

6 S. STATE ST.

6 S. STATE ST., NORTH VERNON, IN 47265

PROPERTY SUMMARY



LOCATION DESCRIPTION

Position your retail or strip center business in the heart of North Vernon, IN, at 6 S. State St. Embrace the opportunity to thrive in a bustling commercial district surrounded by a variety of retail outlets and dining options. The area's close proximity to local attractions such as Muscatatuck Park and the Park Theatre Civic Centre adds to its allure, drawing in a diverse range of potential customers. Lined with charming storefronts and a welcoming ambiance, the area offers an inviting environment for businesses seeking to make a meaningful impact. Immerse yourself in the vibrant energy of North Vernon and establish your retail presence in this dynamic location, known for its strong community spirit and active commercial activity.

PROPERTY HIGHLIGHTS

- Ample parking for customers and tenants.
- Responsive management services.
- Ideal for single retail storefront or larger strip center.
- Prime property for establishing a retail presence in North Vernon, IN.

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	4,780 SF
Building Size:	5,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,351	4,122	6,355
Total Population	3,004	9,417	13,939
Average HH Income	\$60,497	\$65,425	\$61,535

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,780 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6 S State St	Segoku Hibachi & Sushi	1,200 SF	NNN	-	-
6 S. State St.	Available	4,780 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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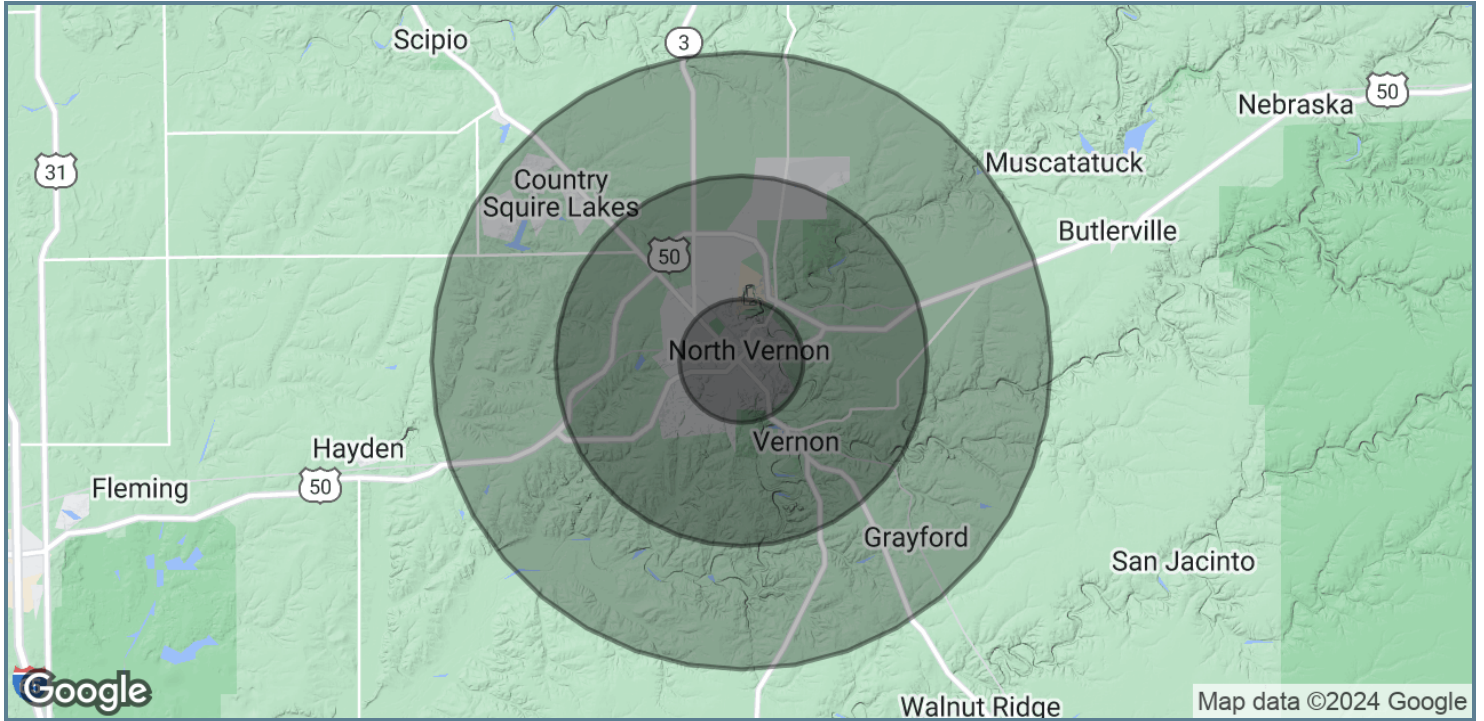
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,004	9,417	13,939
Average Age	40.9	37.7	38.6
Average Age (Male)	38.9	36.9	38.5
Average Age (Female)	43.2	38.6	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,351	4,122	6,355
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$60,497	\$65,425	\$61,535
Average House Value	\$96,433	\$100,623	\$106,672

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

