

240 MAIN ST.

240 MAIN ST., GREENVILLE, PA 16125

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in the heart of Greenville, 240 Main St. provides a prime retail leasing opportunity within a vibrant and engaging community. Directly surrounding the property, retailers will find themselves immersed in a bustling commercial district, with an array of local shops, restaurants, and entertainment venues offering a diverse and lively atmosphere. Further adding to the charm of the area, tenants can leverage the proximity to key local attractions such as Riverside Park and Thiel College, drawing in both local residents and visitors. With its small-town appeal and strong community spirit, this location presents an exciting opportunity for retail or strip center tenants to establish a thriving presence in the heart of Greenville.

PROPERTY HIGHLIGHTS

- Prime Main St. location
- Ample parking for customers
- Spacious interior for flexible retail layouts

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	6,008 SF
Building Size:	6,008 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,264	4,408	6,845
Total Population	5,284	9,775	14,975
Average HH Income	\$53,641	\$56,078	\$58,744

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,008 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
240 Main St	Available	6,008 SF	NNN	Contact Broker for Pricing	-

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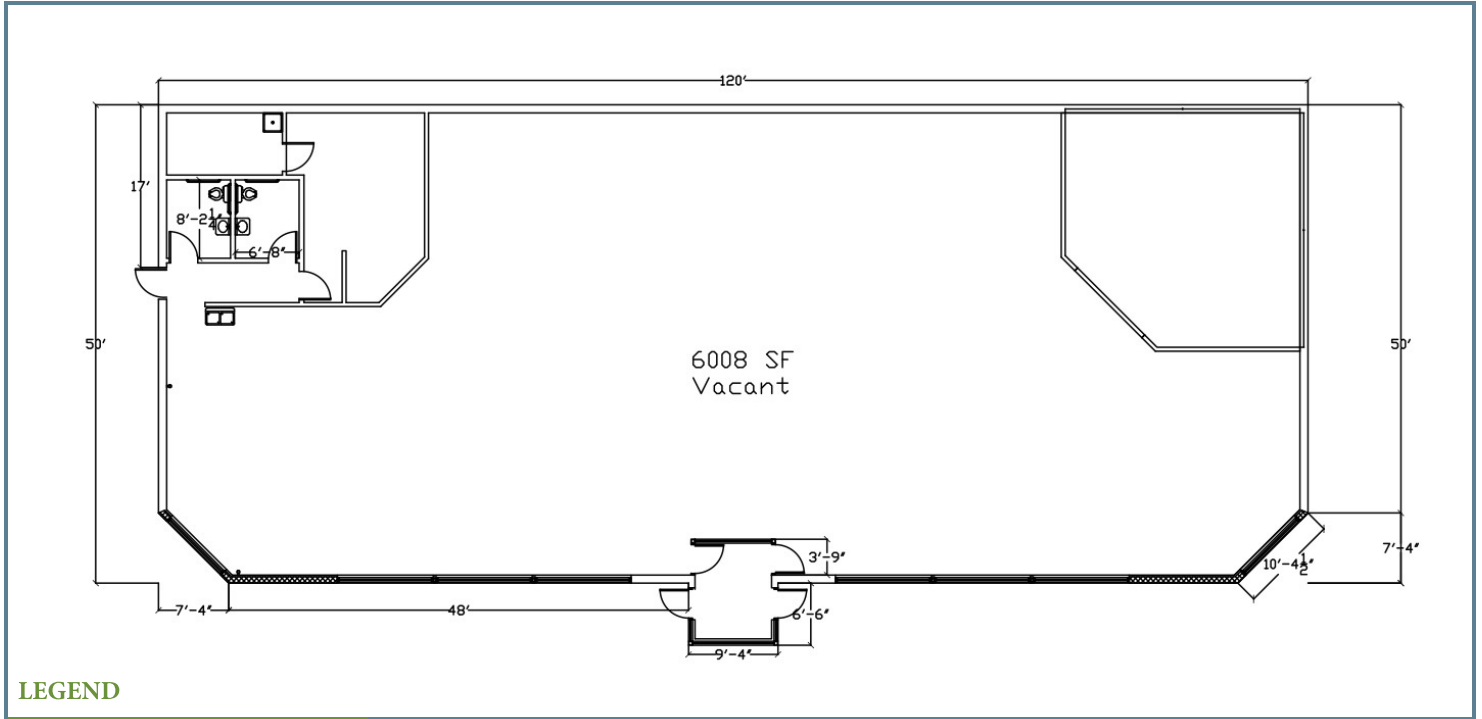
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RETAILER MAP



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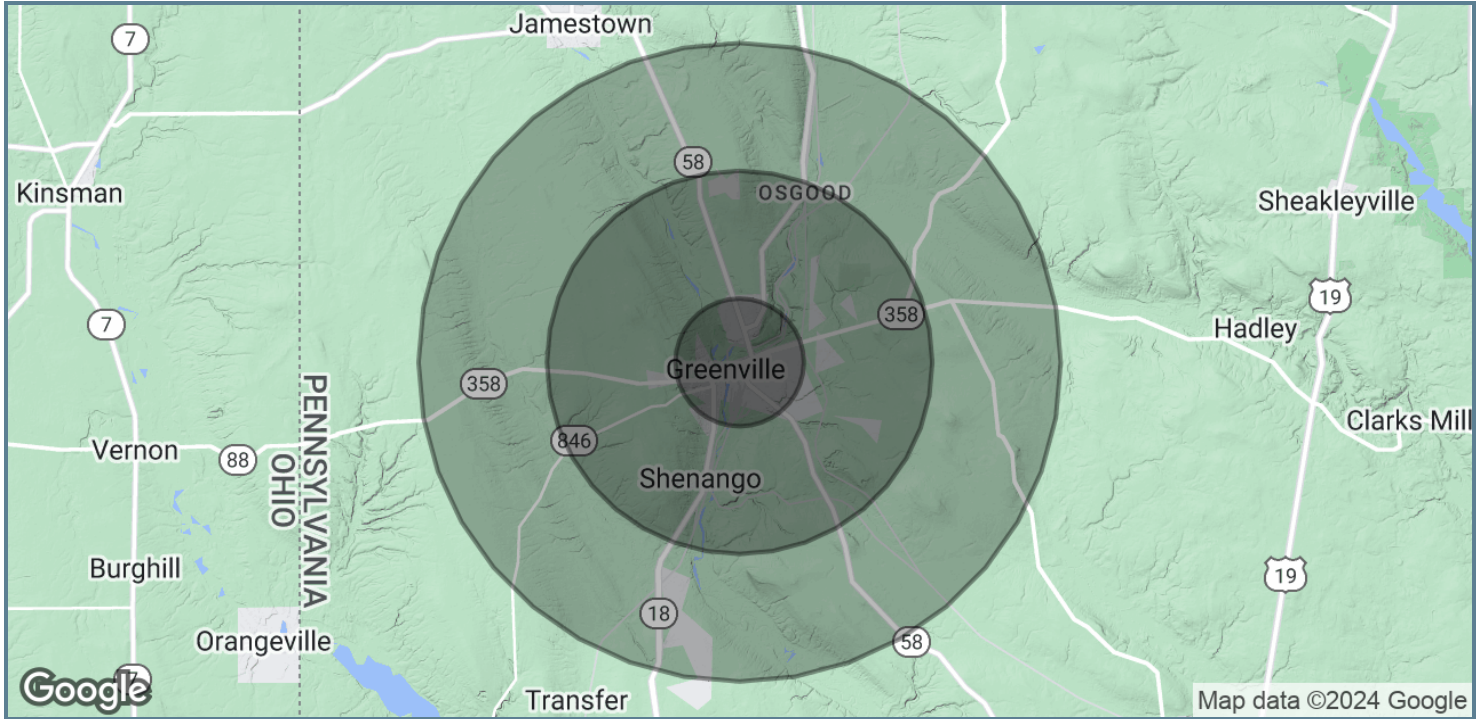
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,284	9,775	14,975
Average Age	30.9	41.9	43.8
Average Age (Male)	32.6	42.1	43.9
Average Age (Female)	29.9	41.8	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,264	4,408	6,845
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$53,641	\$56,078	\$58,744
Average House Value	\$78,276	\$109,078	\$116,676

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.

