

6 S. STATE ST.

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

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

4,780 SF

PROPERTY OVERVIEW

Strong visibility on the southeast corner of S State St and Buckeye St with up to 6000 Sq Ft available

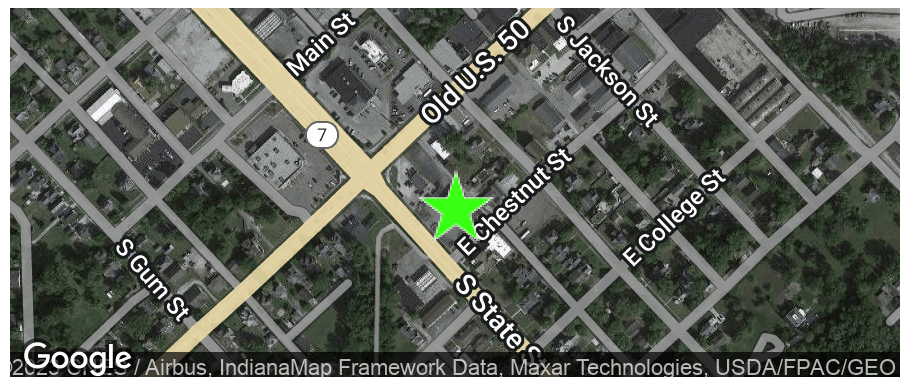
PROPERTY HIGHLIGHTS

Lease Rate:

Negotiable

Building Size:

5,980 SF



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place
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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,780 SF	Lease Rate:	Negotiable

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	Negotiable	-

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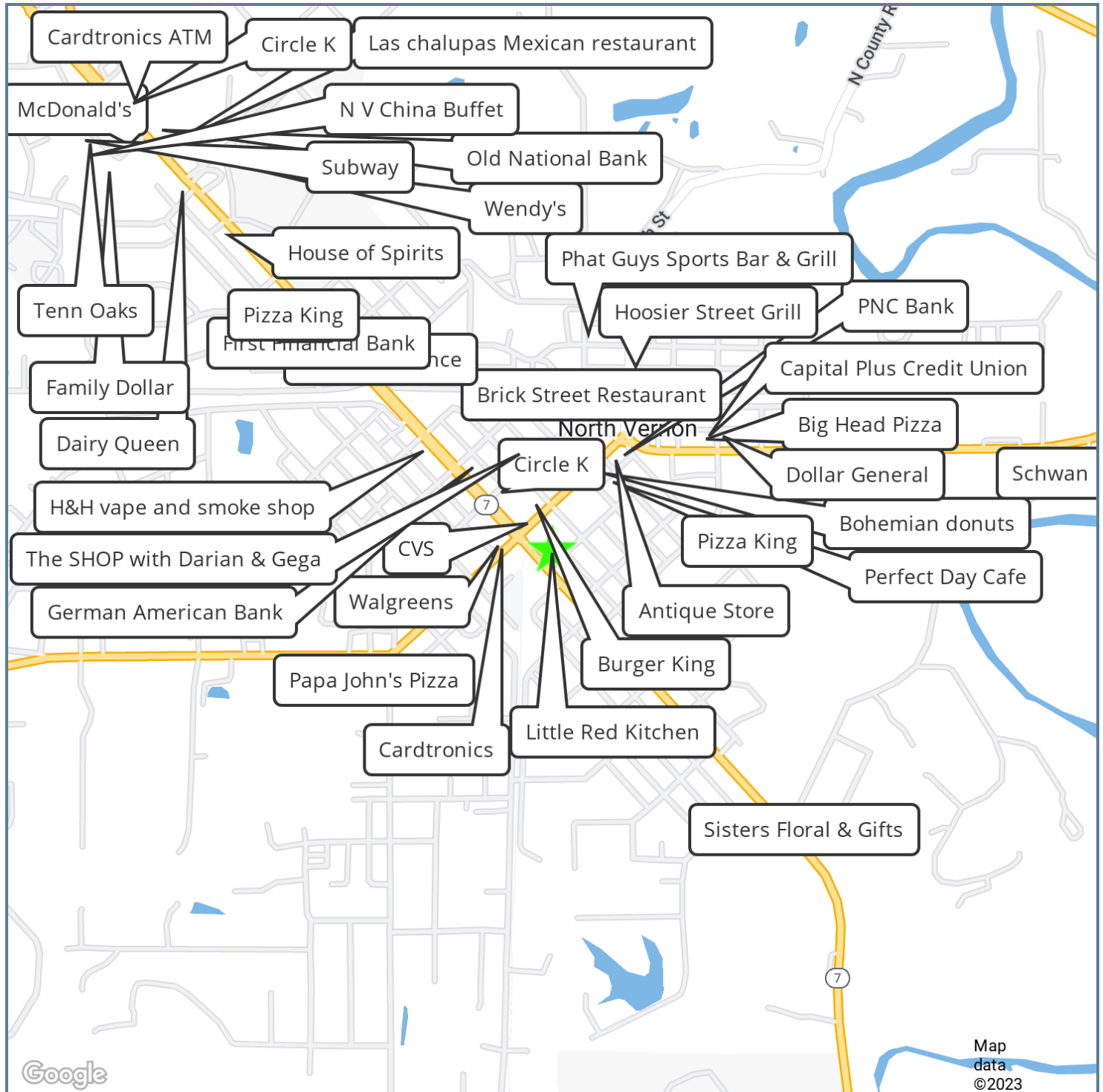
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RETAILER MAP



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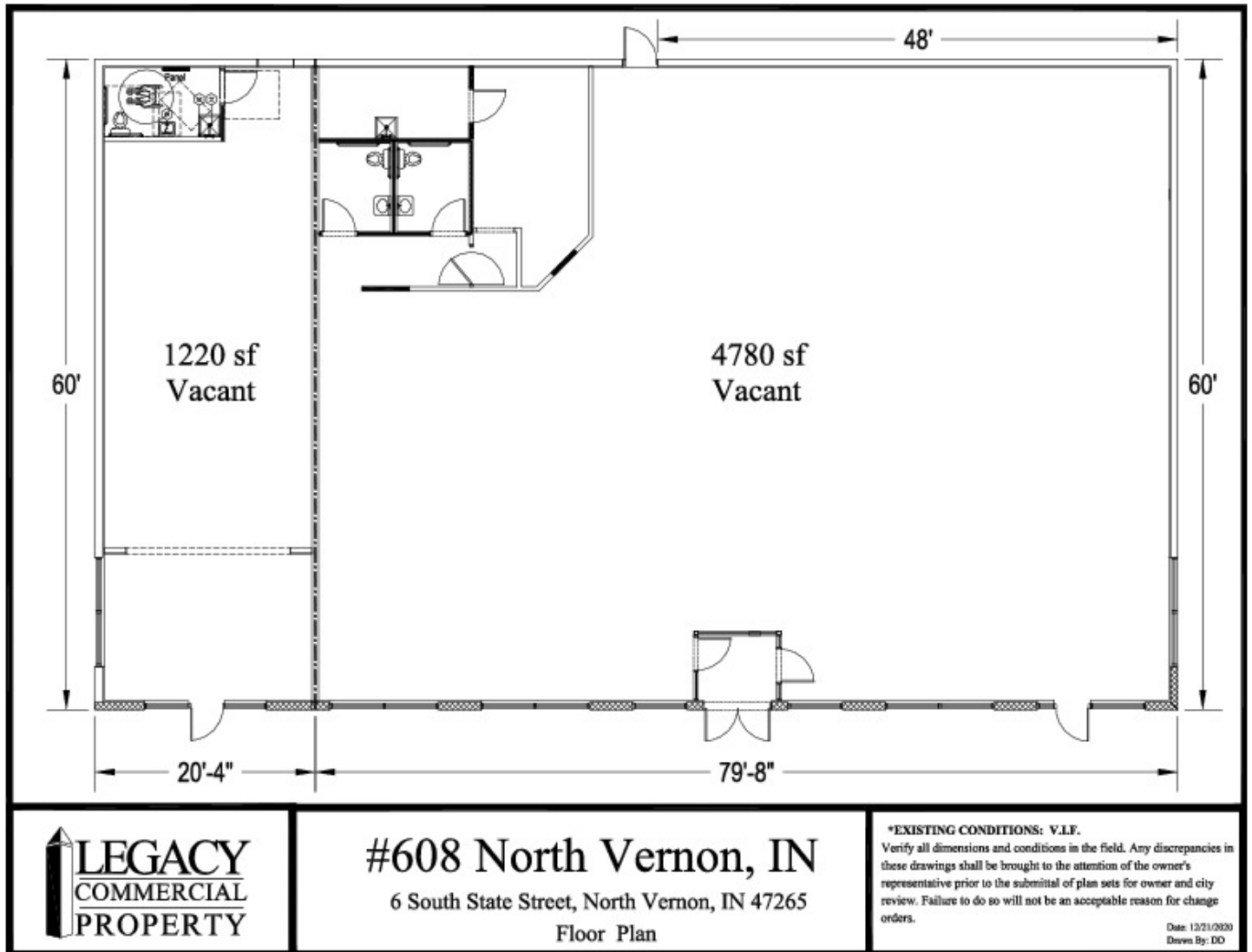
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FLOOR PLANS



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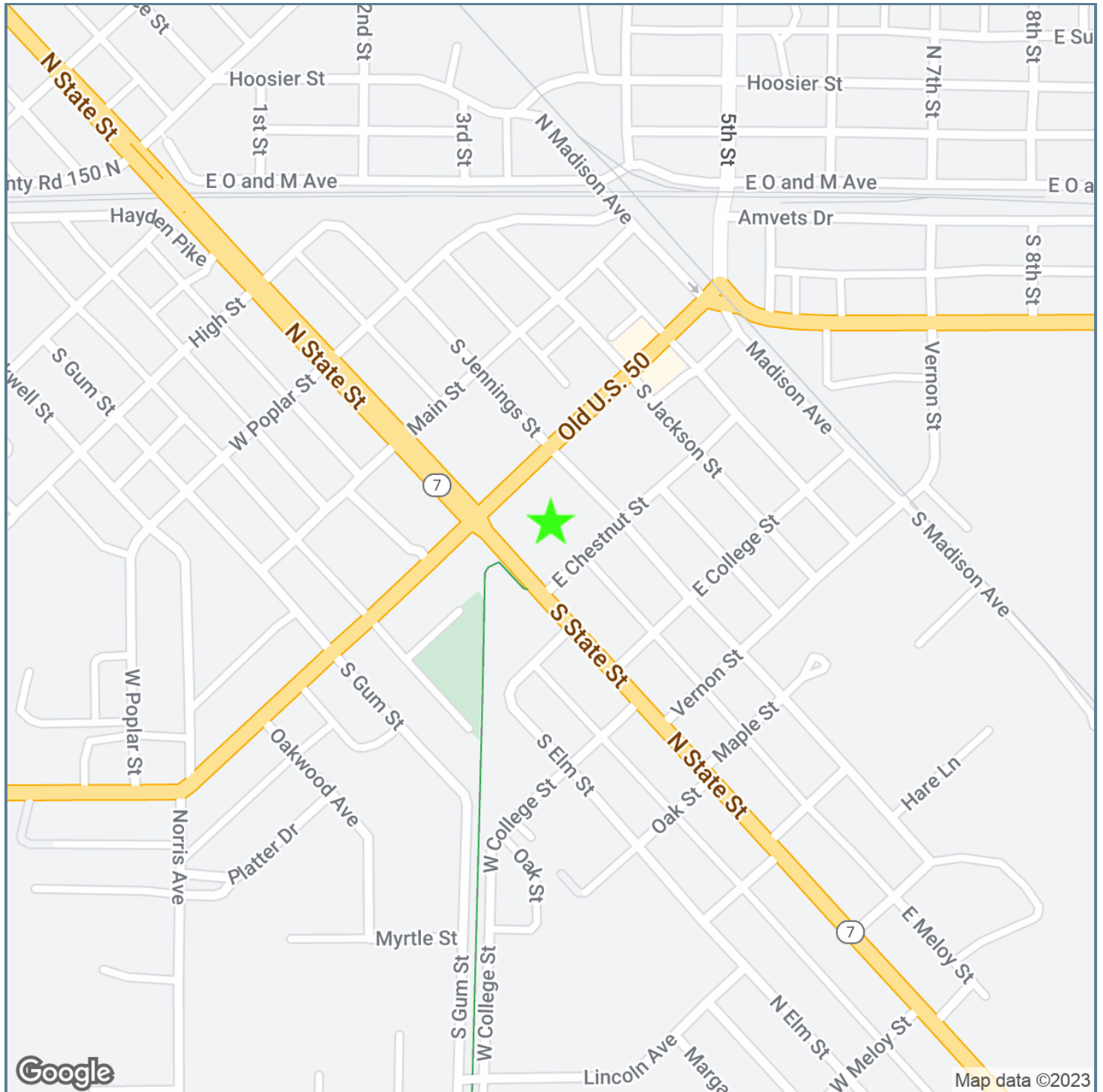
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LOCATION MAPS



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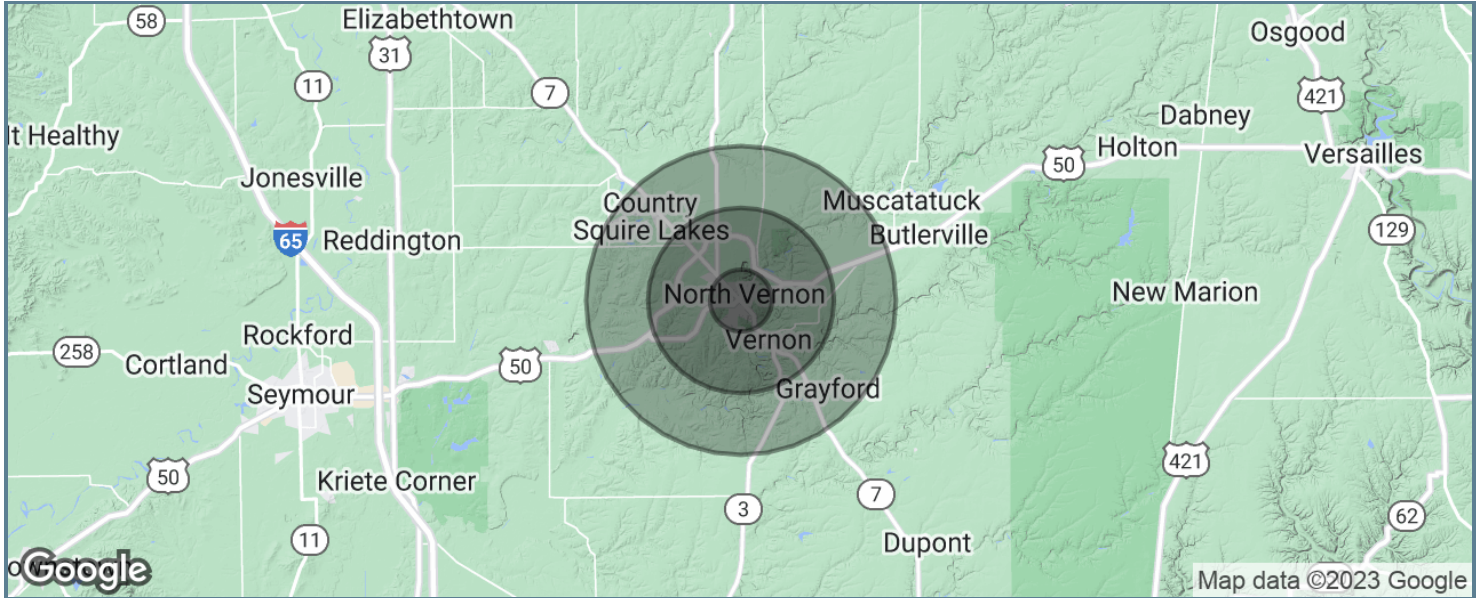
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,004	9,417	13,939
Median age	40.9	37.7	38.6
Median age (Male)	38.9	36.9	38.5
Median 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

* Demographic data derived from 2020 ACS - US Census

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