

805 NORTH LINCOLN AVE

URBANA, IL 61801



PROPERTY SUMMARY



LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 805 NORTH LINCOLN AVE, located in the heart of Urbana, IL. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Urbana. Reach out to our team for further information and arrange a showing.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	
Building Size:	6,591 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,647	44,130	62,700
Total Population	19,275	96,363	136,598
Average HH Income	\$23,757	\$48,582	\$57,668

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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

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ADDITIONAL PHOTOS



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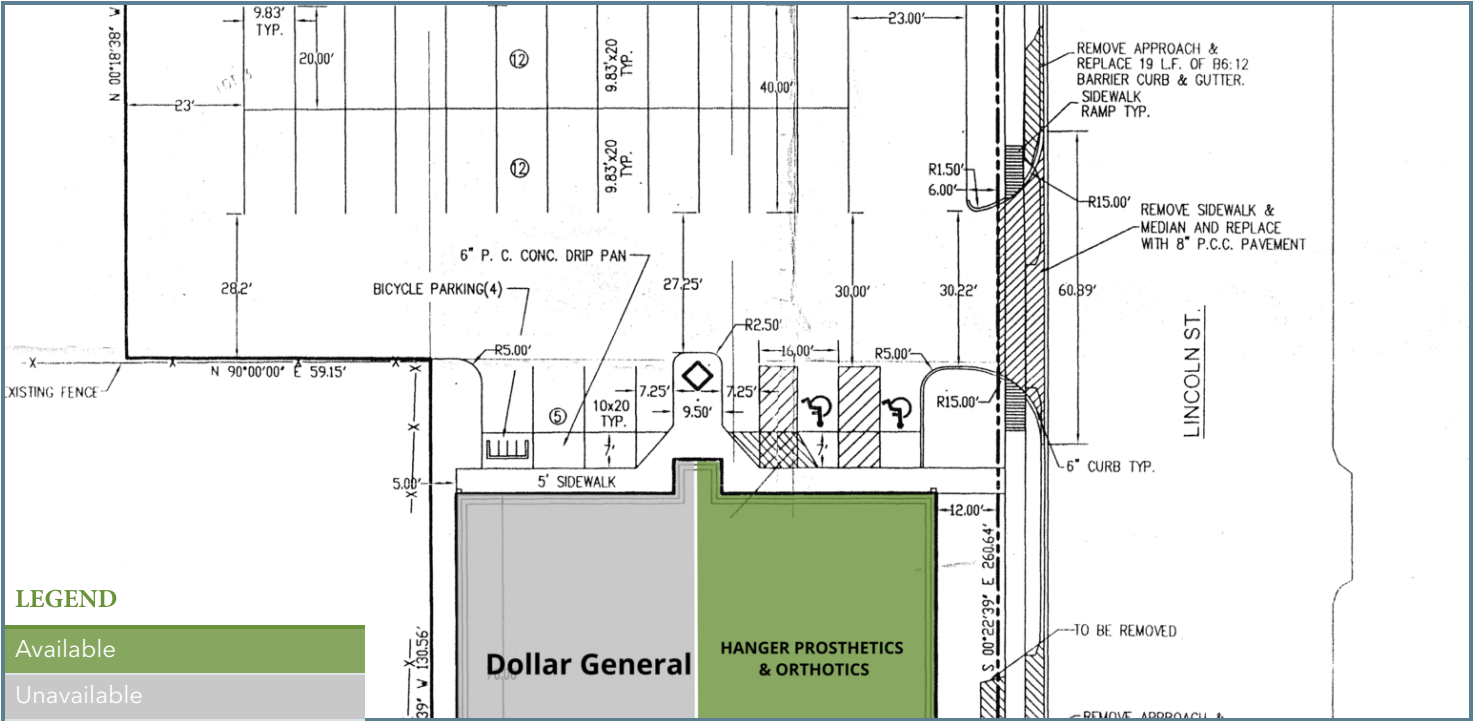
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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
805 NORTH LINCOLN AVE	Dollar General	6,591 SF	NNN	-	-

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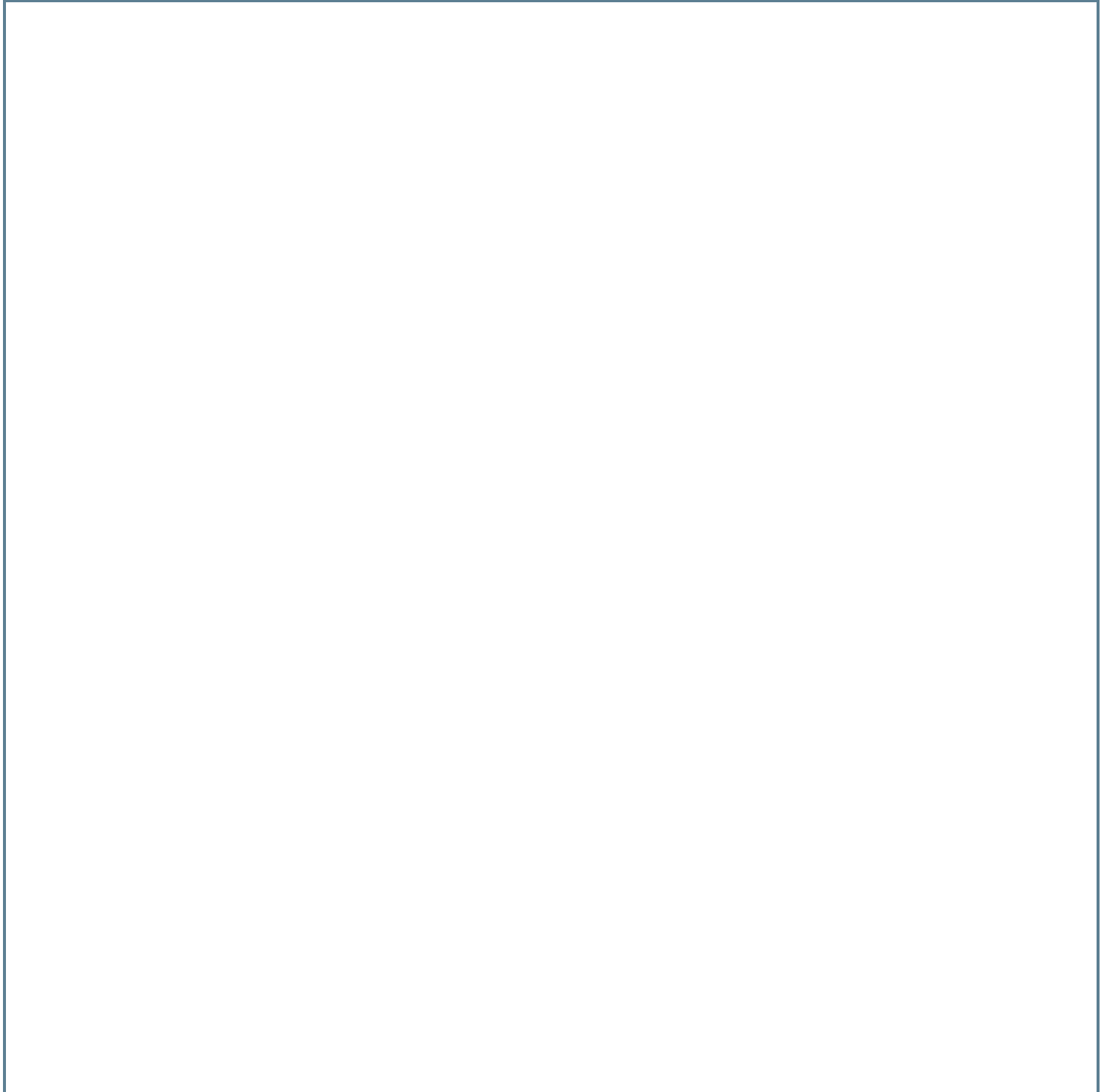
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RETAILER MAP



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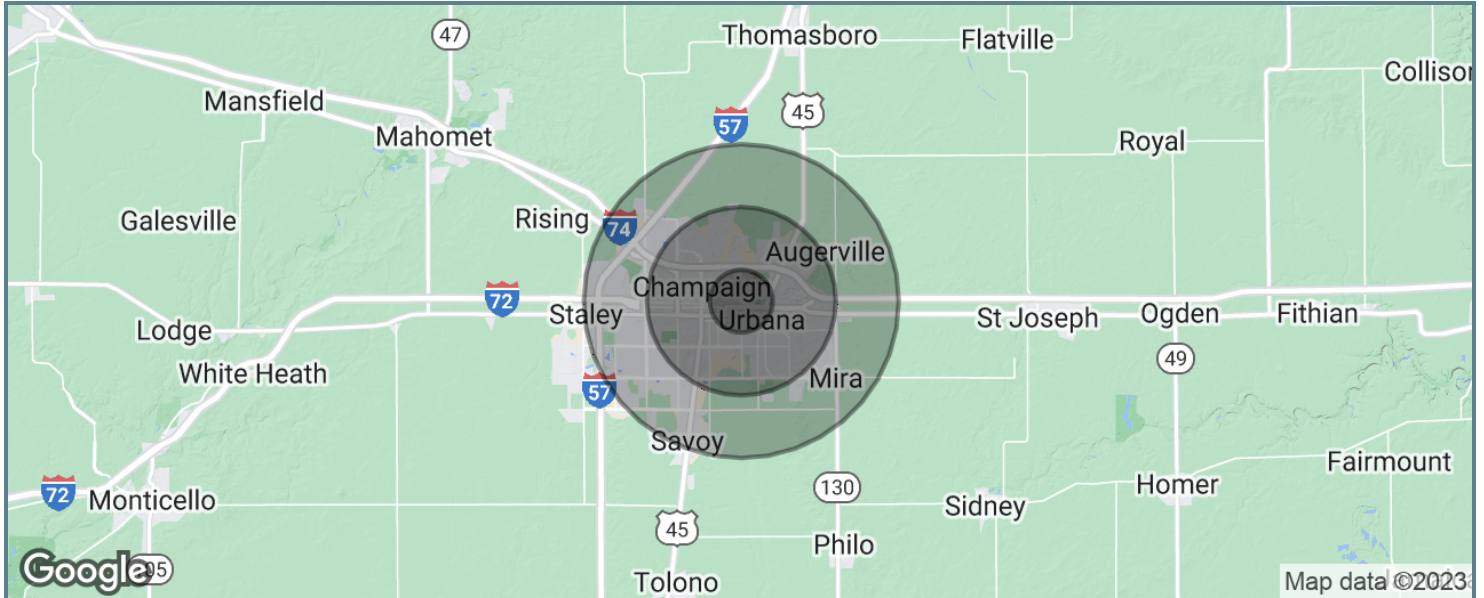
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	19,275	96,363	136,598
Median age	24.1	30.1	32.9
Median age (Male)	22.9	30.4	32.8
Median age (Female)	24.2	30.3	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	9,647	44,130	62,700
# of persons per HH	2.0	2.2	2.2
Average HH income	\$23,757	\$48,582	\$57,668
Average house value	\$32,917	\$95,369	\$113,444

* Demographic data derived from 2020 ACS - US Census

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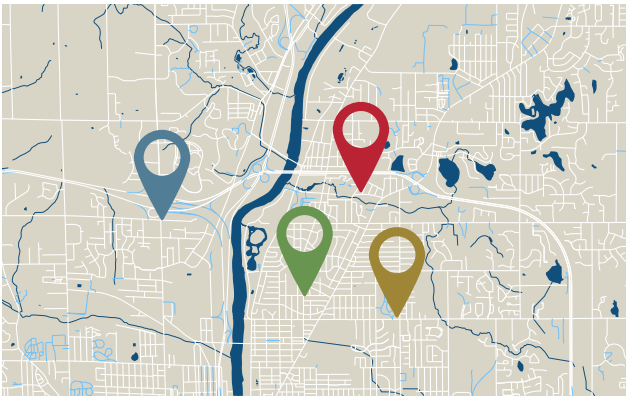
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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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