

318 WEST MARKET ST

TIFFIN, OH 44883

PROPERTY SUMMARY



PROPERTY DESCRIPTION

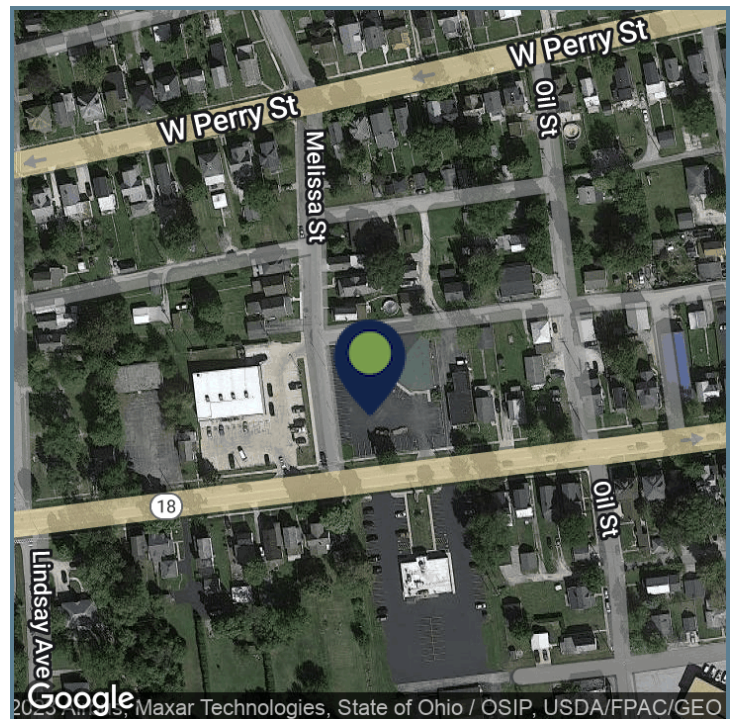
Strong visibility on the northeast corner of W Market St and Melissa St with up to 4700 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	4,700 SF
Building Size:	6,000 SF

SPACES	LEASE RATE	SPACE SIZE
318 W Market St	Negotiable	4,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	664	5,136	9,984
Total Population	1,565	12,525	25,092
Average HH Income	\$45,454	\$48,396	\$51,212



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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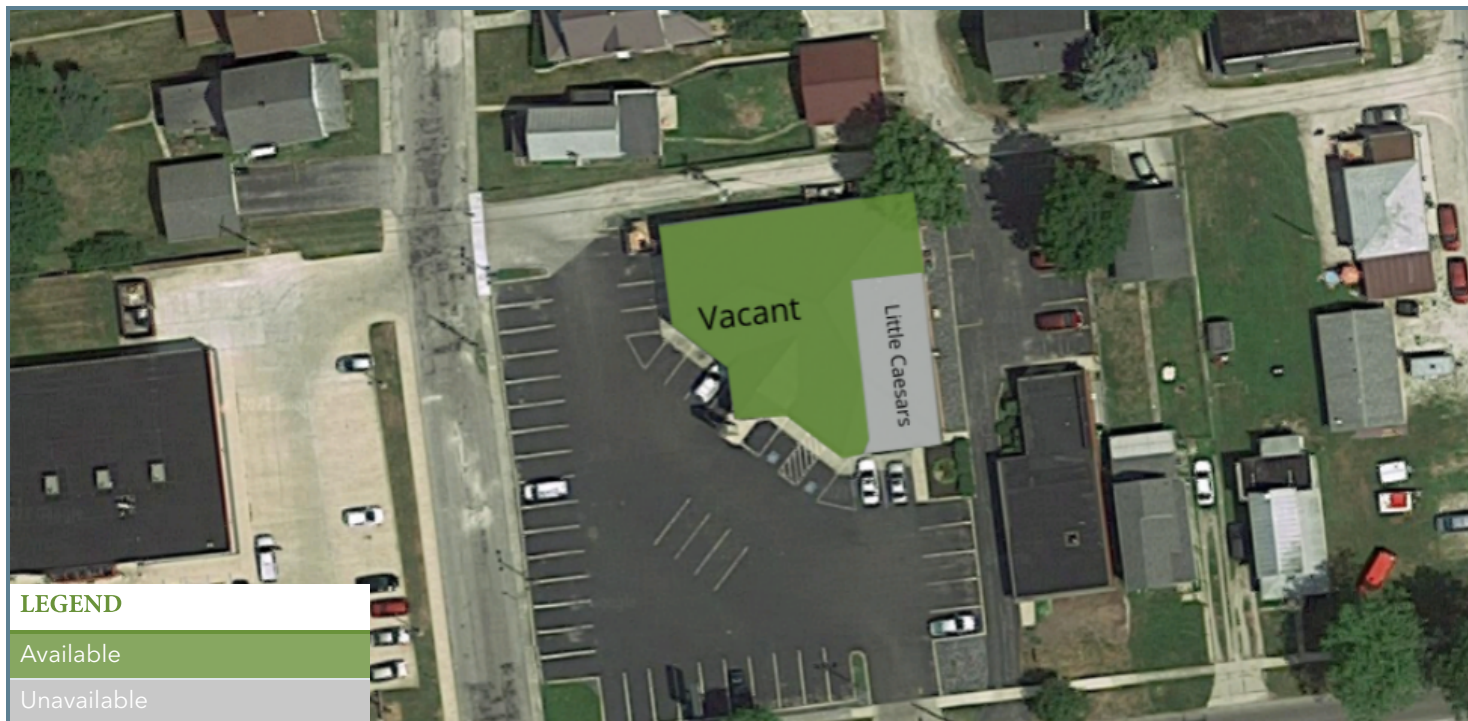
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,700 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
318 W Market St	Available	4,700 SF	NNN	Negotiable	-
318 W Market St	Little Caesars #1574-0003	1,300 SF	NNN	-	-

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RETAILER MAP



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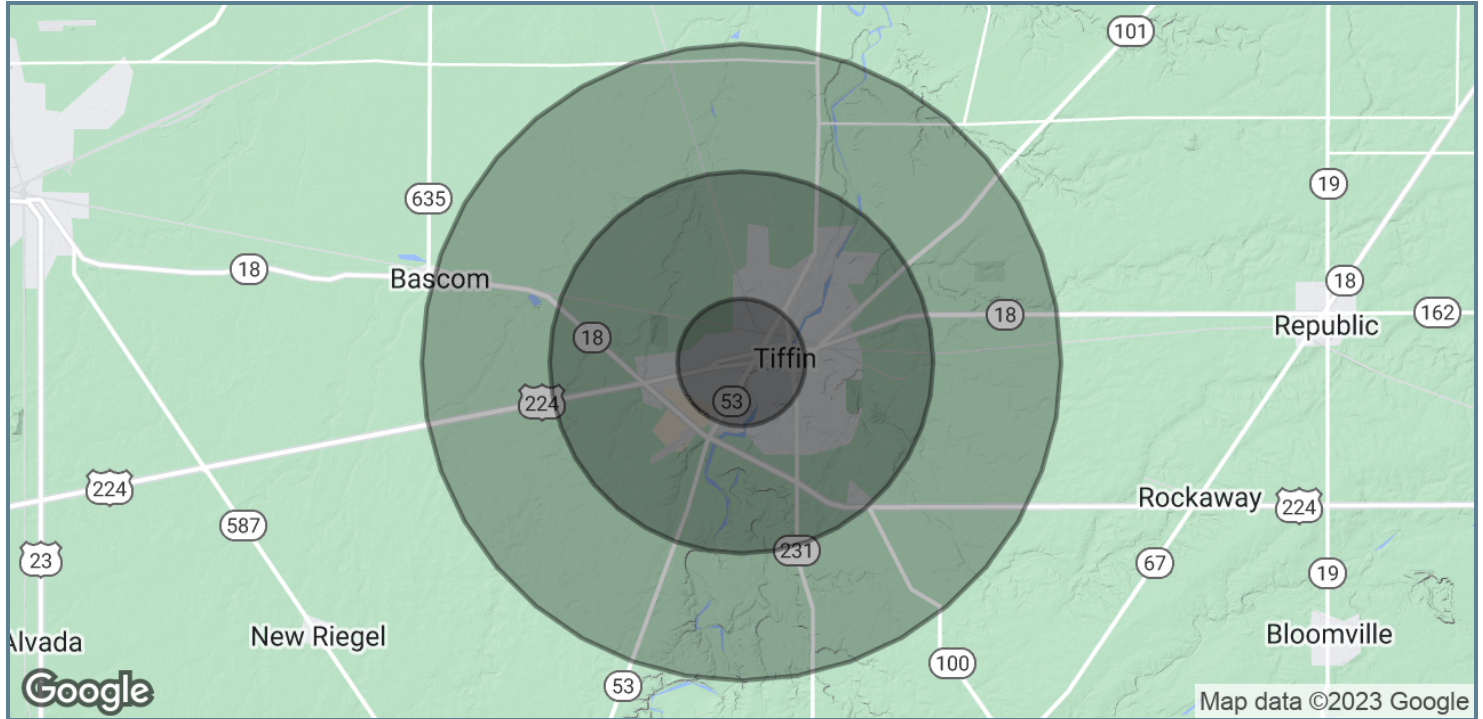
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,565	12,525	25,092
Average Age	34.9	35.0	36.8
Average Age (Male)	33.3	33.6	35.1
Average Age (Female)	36.4	36.4	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	664	5,136	9,984
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$45,454	\$48,396	\$51,212
Average House Value	\$90,157	\$100,048	\$108,712

* Demographic data derived from 2020 ACS - US Census

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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

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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