

646 W. WATER ST.

646 W. WATER ST., PIQUA, OH 45356

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

5,650 SF

Lease Rate:

Negotiable

Building Size:

7,000 SF

PROPERTY OVERVIEW

Strong visibility on the northeast corner of W Water St and N College St with up to 5471 Sq Ft available



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



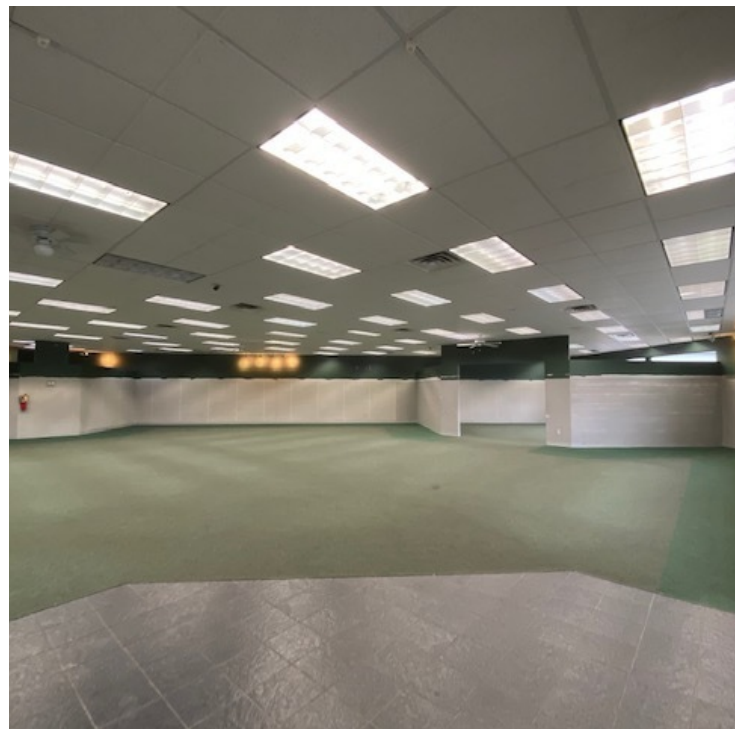
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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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ADDITIONAL PHOTOS



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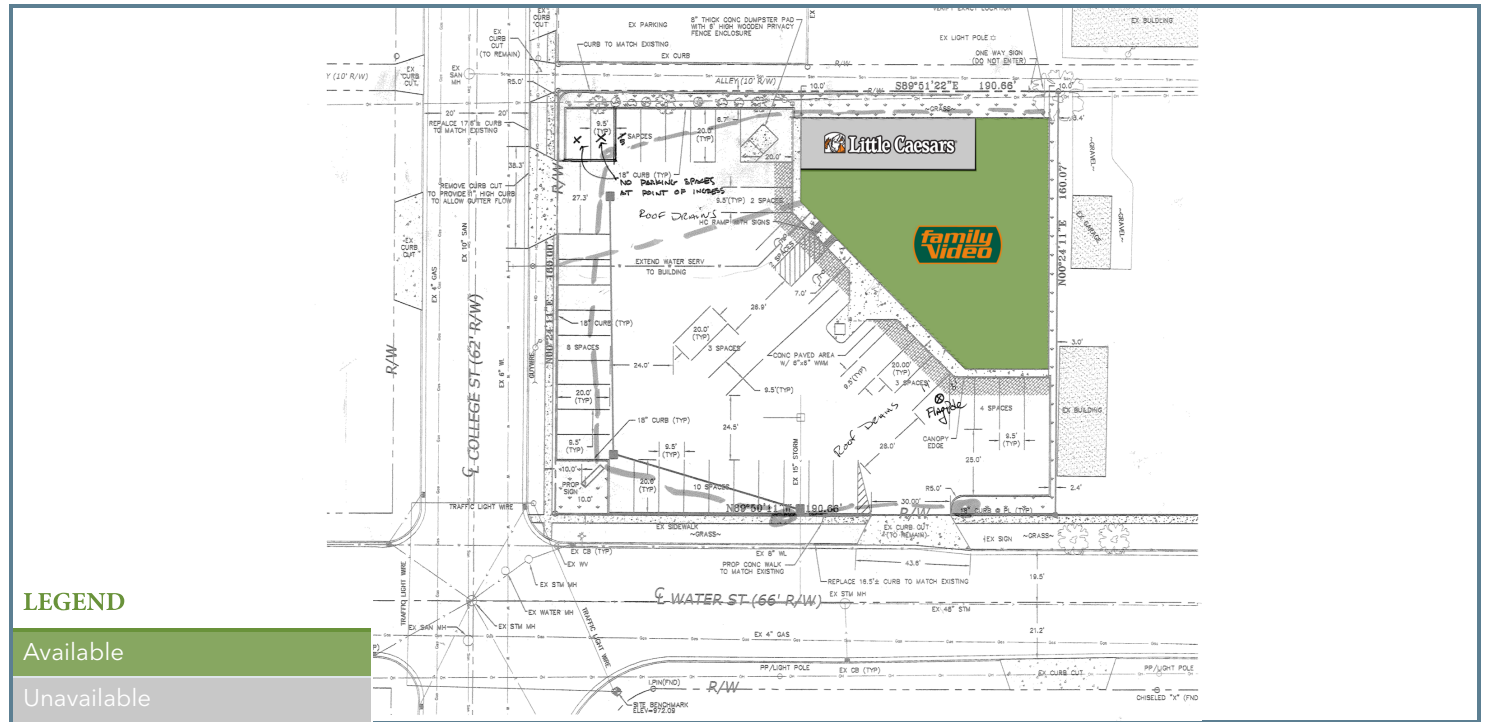
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PLANS



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 5,650 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|--------------------------|----------------------|----------|------|------------|-------------|
| Vacant- 646 W. Water St. | Available | 5,650 SF | NNN | Negotiable | - |
| 646 W. Water St. | Little Caesars Pizza | 1,568 SF | NNN | - | - |

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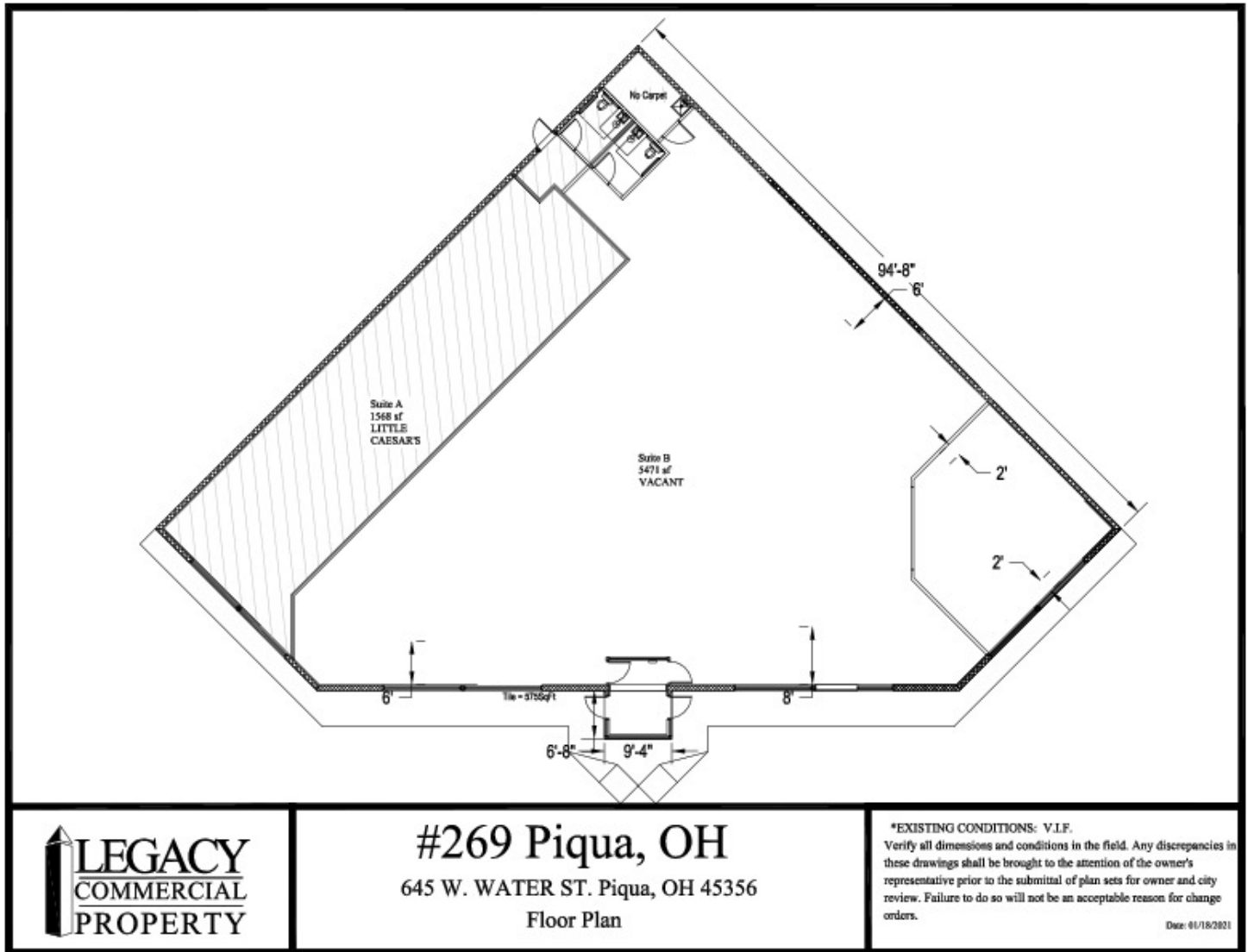
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FLOOR PLANS



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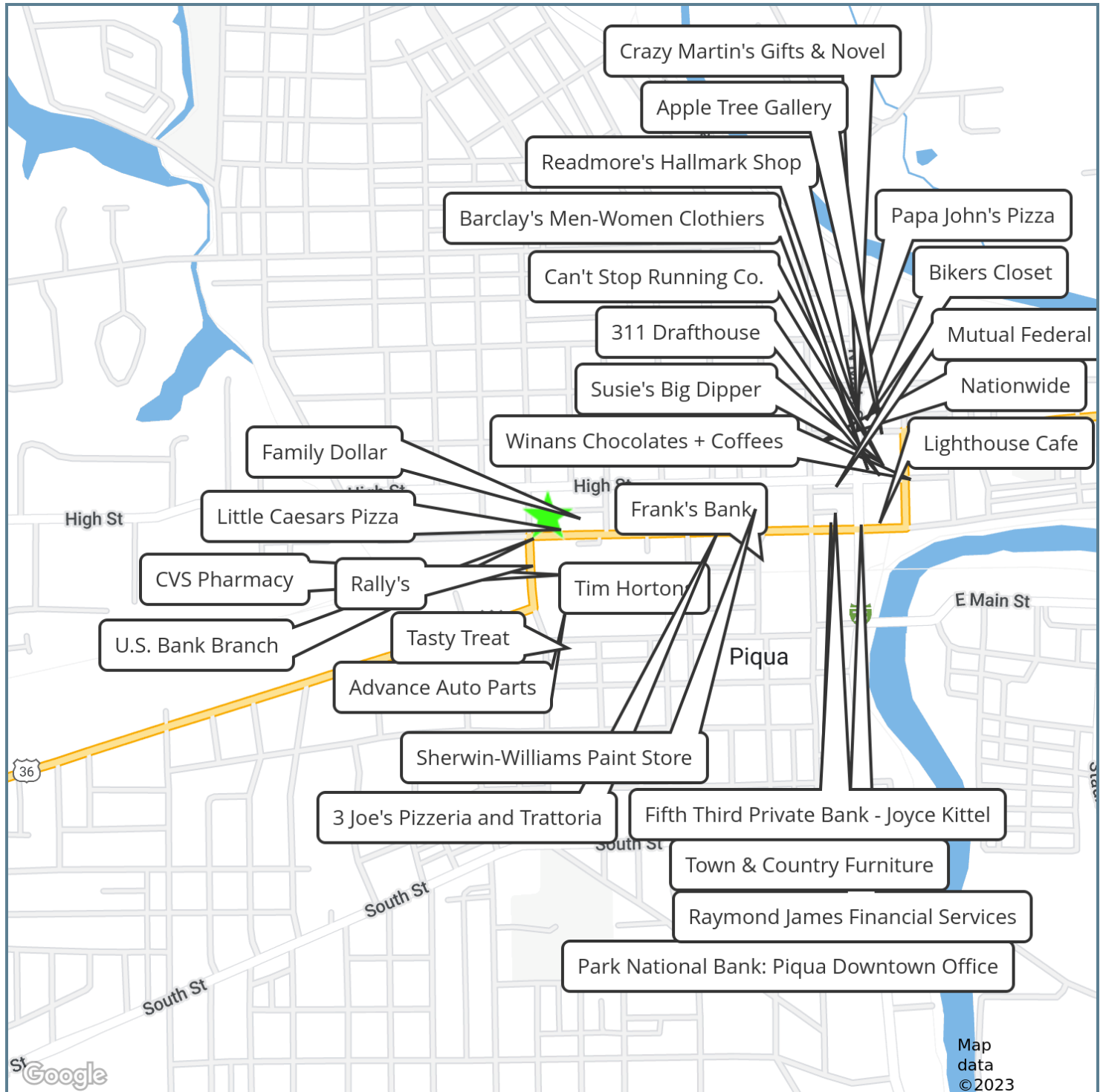
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RETAILER MAP



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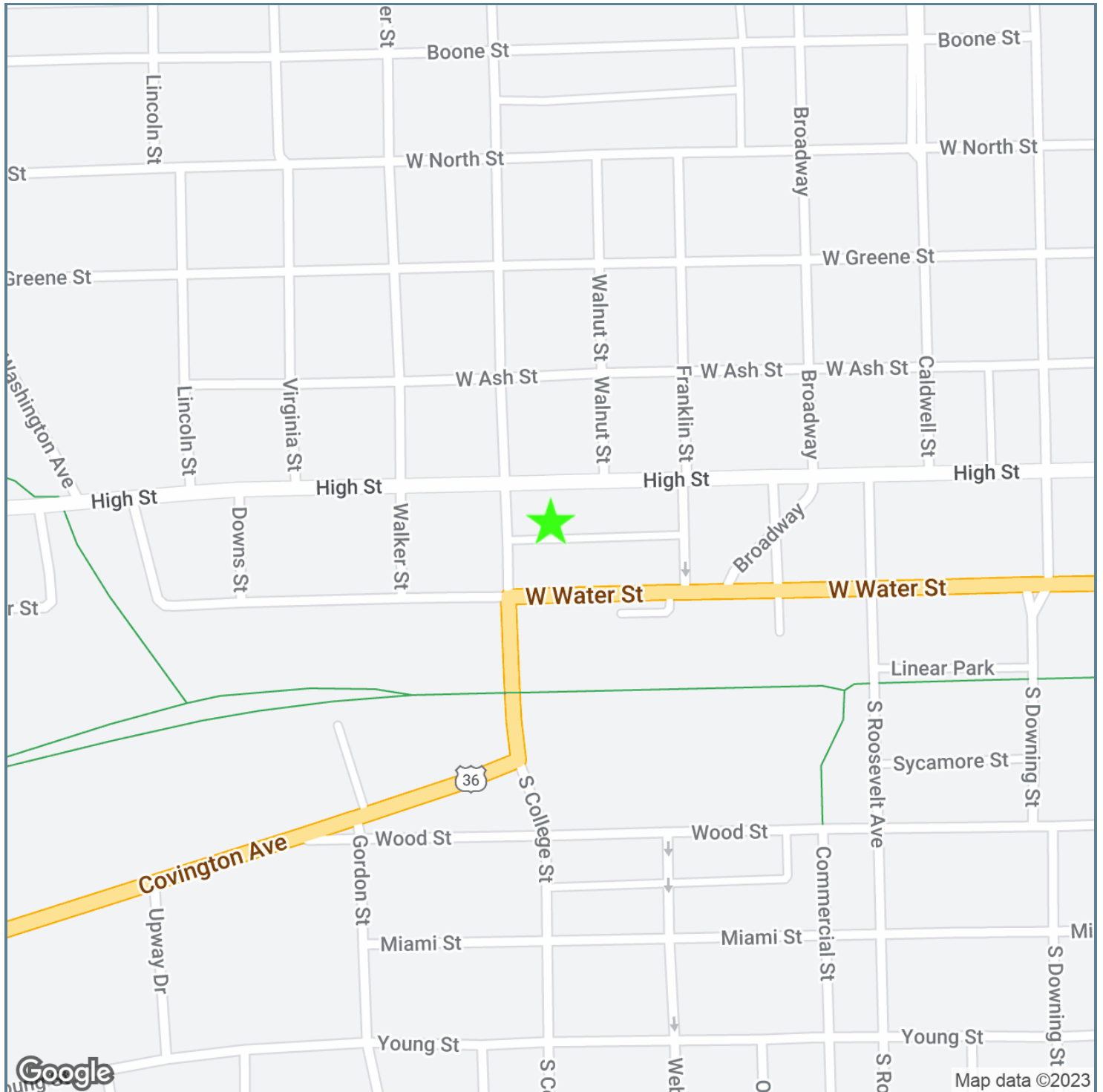
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LOCATION MAPS



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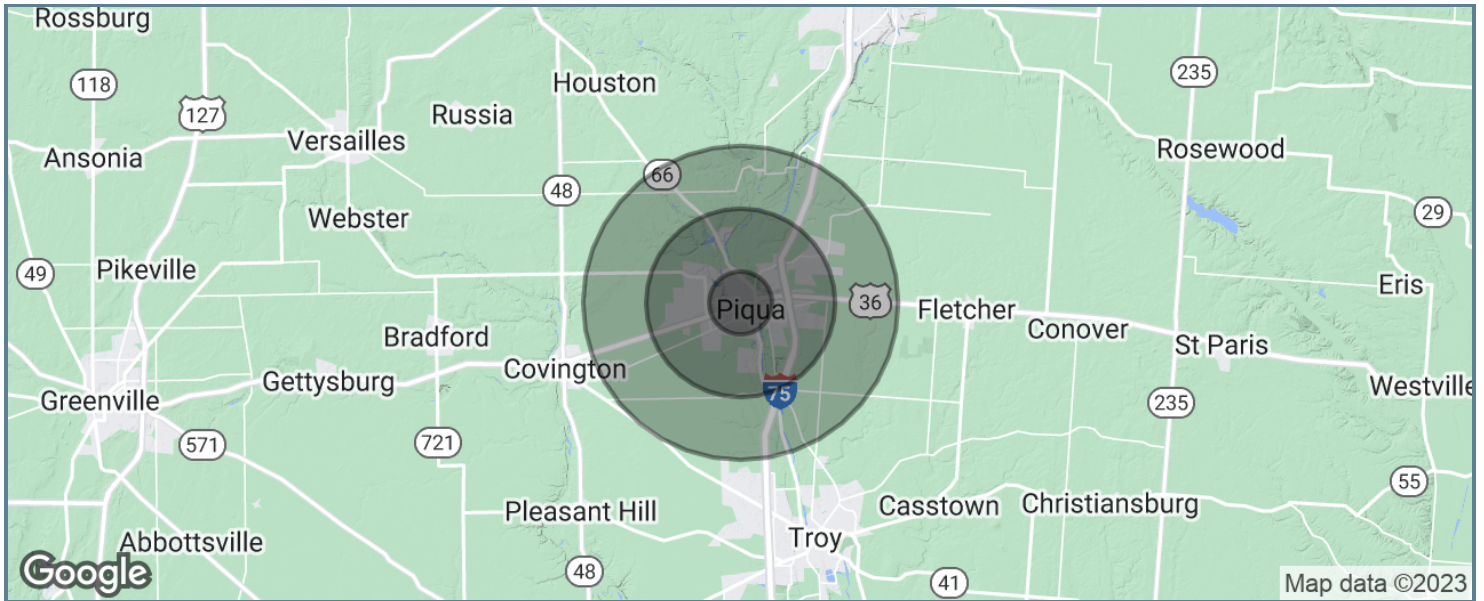
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|--------|--------|--------|
| Total population | 12,042 | 20,005 | 26,713 |
| Median age | 39.0 | 40.4 | 42.3 |
| Median age (Male) | 36.9 | 38.5 | 40.6 |
| Median age (Female) | 40.5 | 41.7 | 43.6 |

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|----------|-----------|-----------|
| Total households | 5,359 | 8,757 | 11,693 |
| # of persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH income | \$48,699 | \$52,976 | \$57,365 |
| Average house value | \$82,238 | \$103,652 | \$116,620 |

* Demographic data derived from 2020 ACS - US Census

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