

1102 W. MAIN ST

TROY, OH 45373

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Strong visibility on the southwest corner of Main ST and N Ridge Ave with up to 4139 Sq Ft available

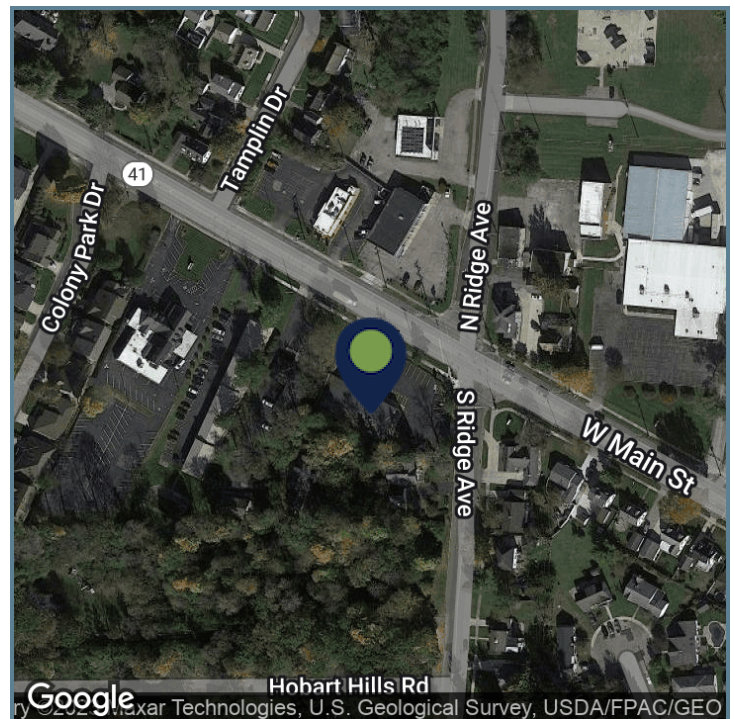
OFFERING SUMMARY

Lease Rate: Currently Occupied | Inquire if Interested

Available SF:

Building Size: 6,050 SF

SPACES	LEASE RATE		SPACE SIZE	
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	739	6,872	17,017	
Total Population	1,784	17,051	42,355	
Average HH Income	\$55,315	\$62,276	\$62,175	



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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PLANS



LEGEND

Unavailable

LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1102 W Main St	Marco's Pizza #3662	1,978 SF	NNN	-	-
1102 W Main St	Vacant	4,072 SF	NNN	-	-

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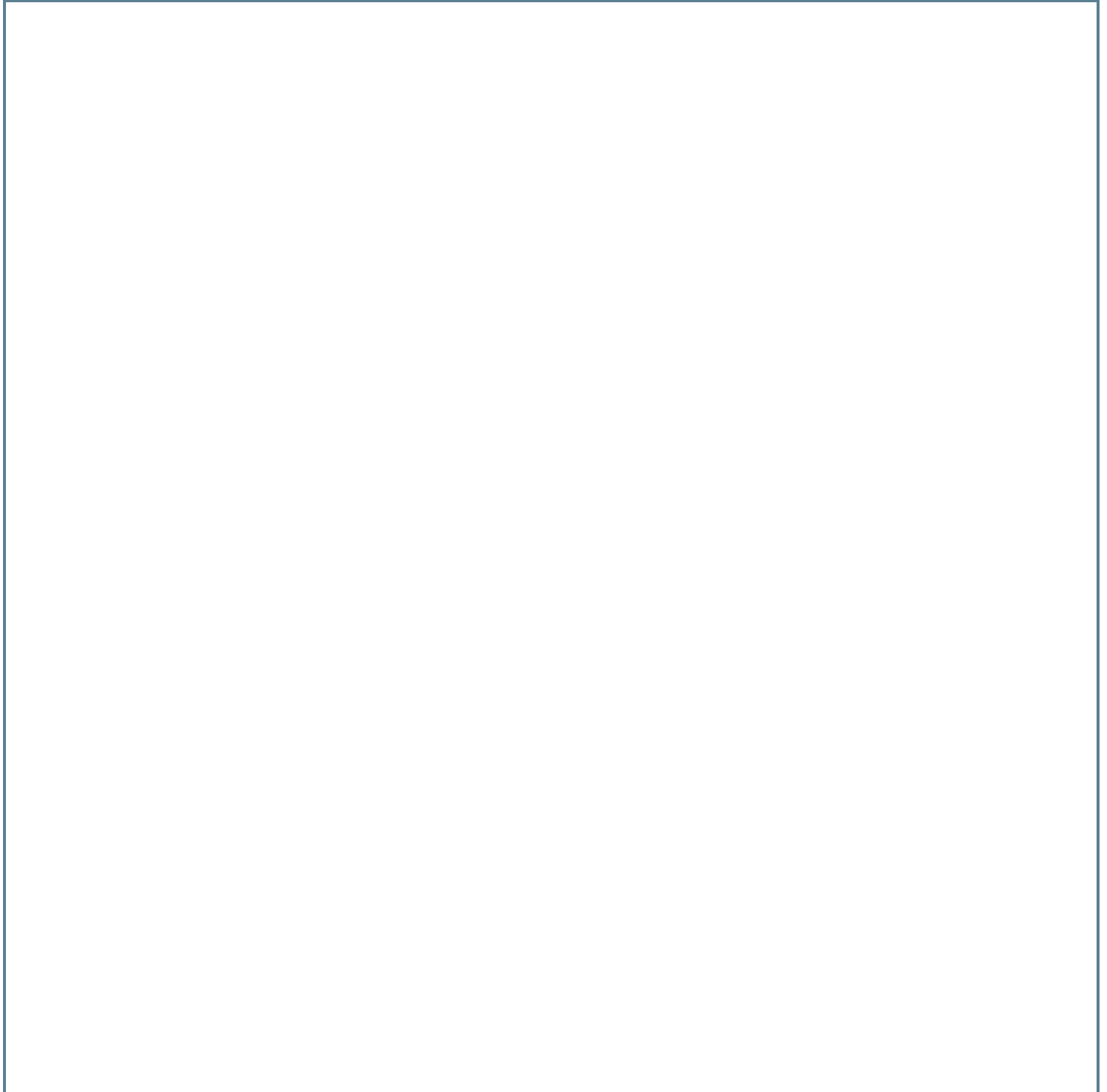
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RETAILER MAP



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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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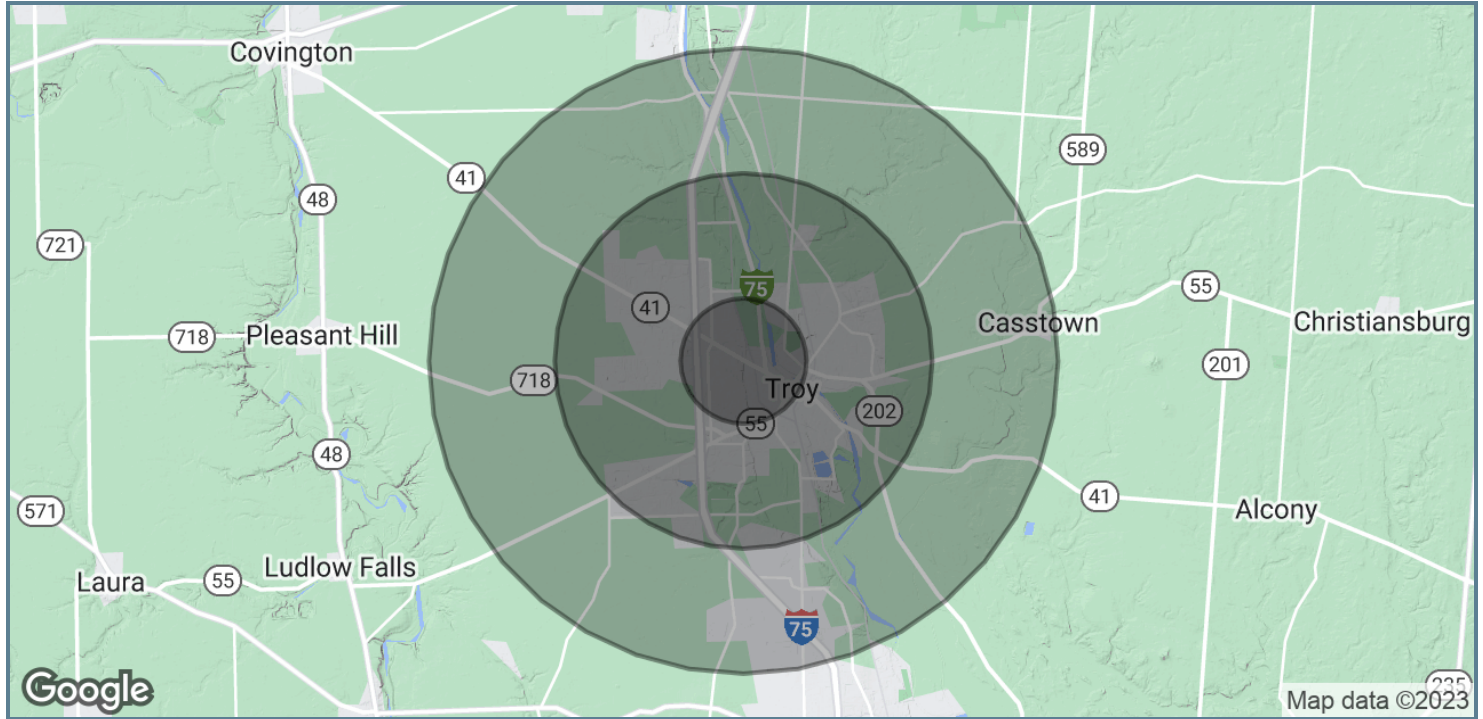
Chat With a Leasing Agent Today

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,784	17,051	42,355
Average Age	37.6	37.8	38.0
Average Age (Male)	35.2	36.7	36.8
Average Age (Female)	40.6	38.9	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	739	6,872	17,017
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$55,315	\$62,276	\$62,175
Average House Value	\$155,515	\$155,338	\$153,959

* Demographic data derived from 2020 ACS - US Census

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