

# 1896 MAPLE ST

FAIRBORN, OH 45324

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

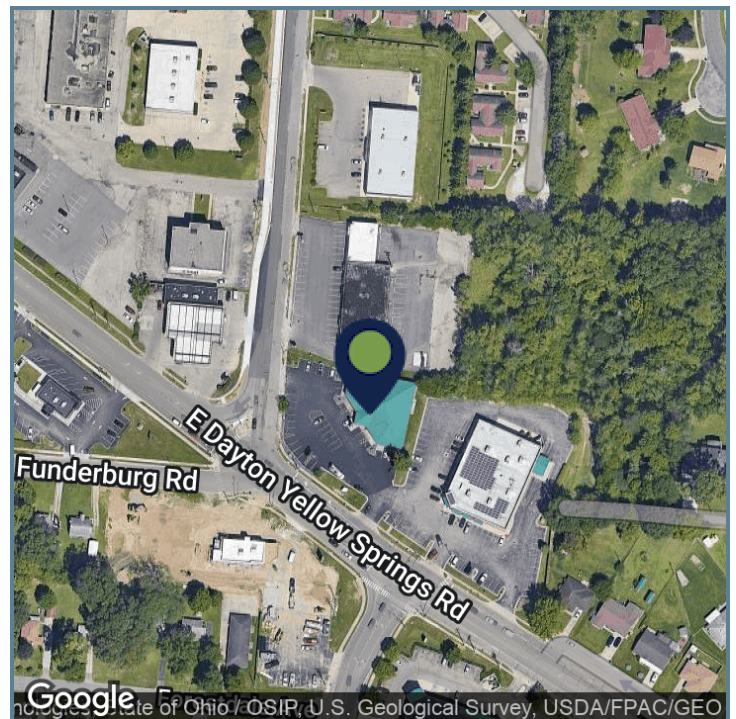
Strong visibility on the northeast corner of S Maple Ave and E Dayton Yellow Spring Rd with up to 3977 Sq Ft available

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	3
Available SF:	3,977 SF
Building Size:	7,010 SF

SPACES	LEASE RATE	SPACE SIZE
1896 S Maple Ave	Negotiable	3,977 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,336	17,253	30,877
Total Population	9,457	40,325	76,527
Average Income	\$51,143	\$42,000	\$42,000



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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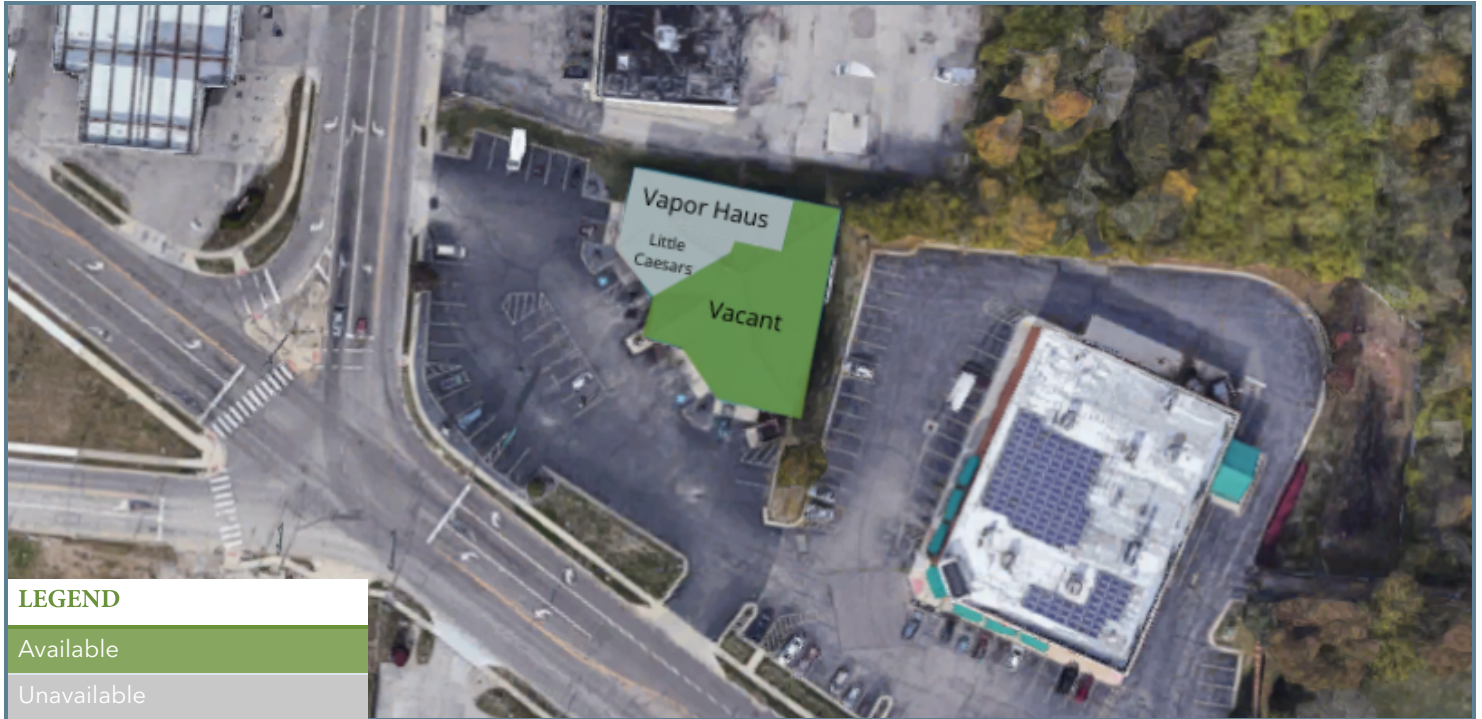
209 Powell Place  
Brentwood, TN 37027  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,977 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1896 S Maple Ave	Vapor Haus	1,467 SF	NNN	-	-
1896 S Maple Ave	Little Caesars	1,566 SF	NNN	-	-
1896 S Maple Ave	Available	3,977 SF	NNN	Negotiable	-

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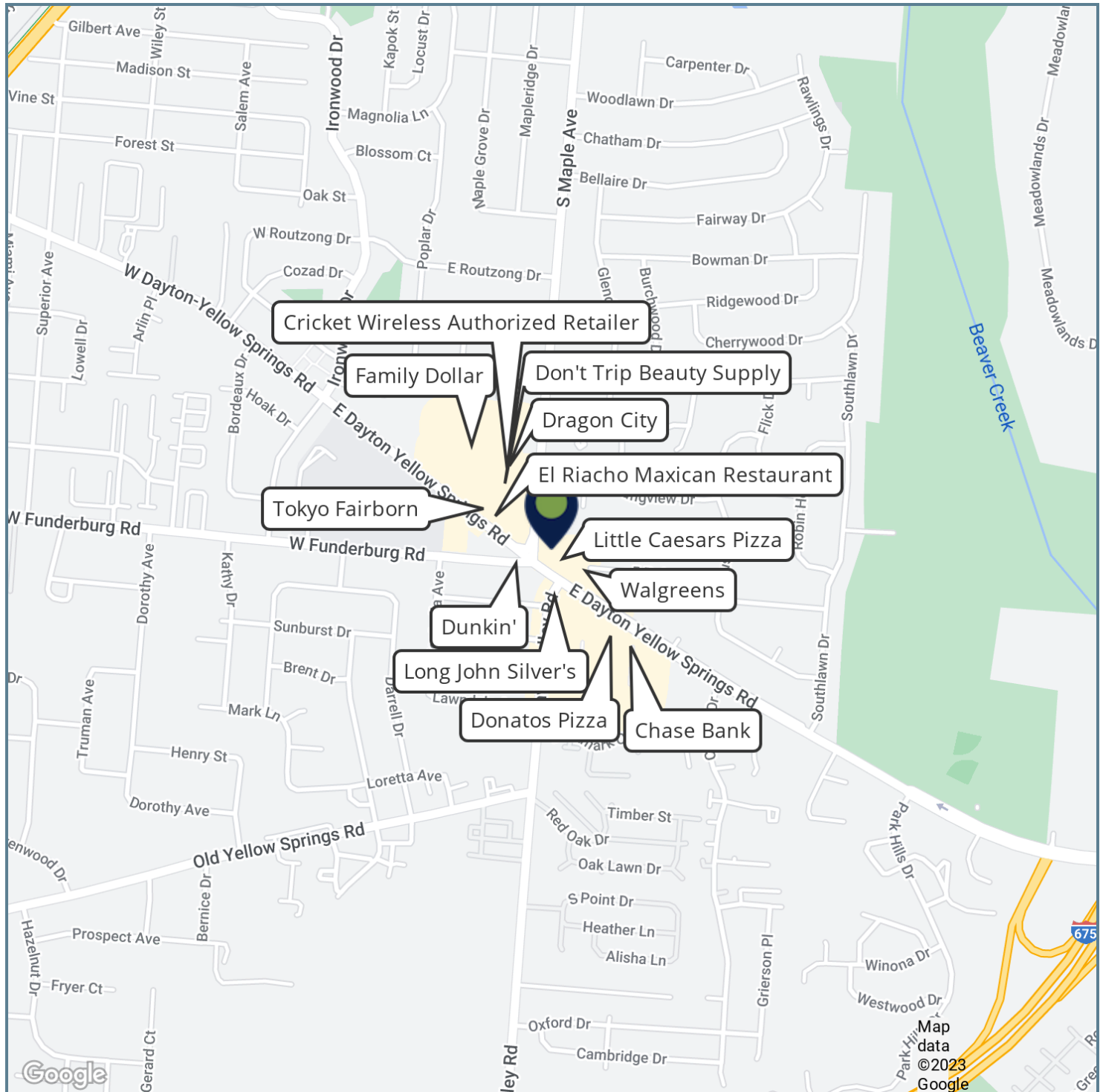
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## RETAILER MAP



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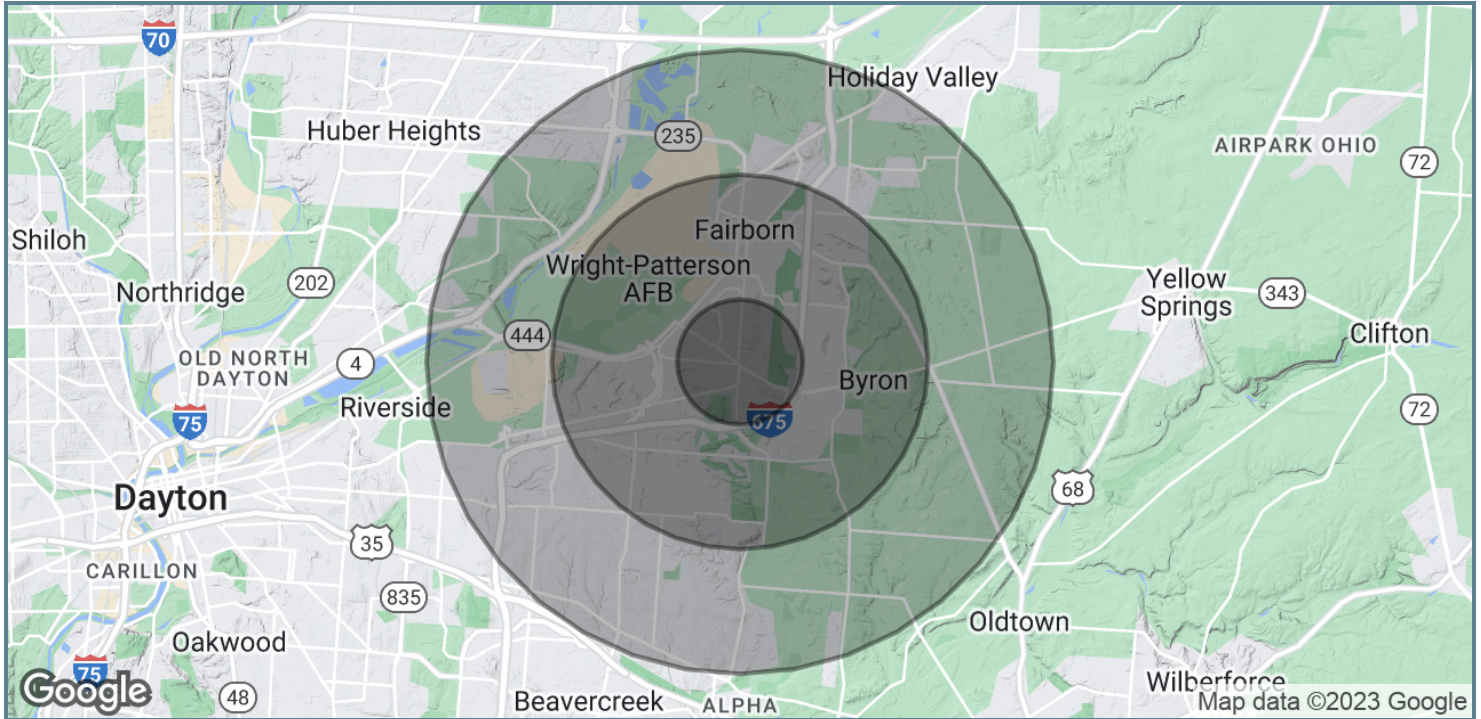
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,457	40,325	76,527
Average Age	33.8	34.5	35.7
Average Age (Male)	32.0	33.3	34.2
Average Age (Female)	35.6	35.6	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,336	17,253	30,877
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$51,148	\$60,988	\$68,312
Average House Value	\$106,944	\$150,318	\$168,787

\* 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**

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