

659-683 FAIR RD., 702 SPRUCE ST.



LEGACY
COMMERCIAL PROPERTY

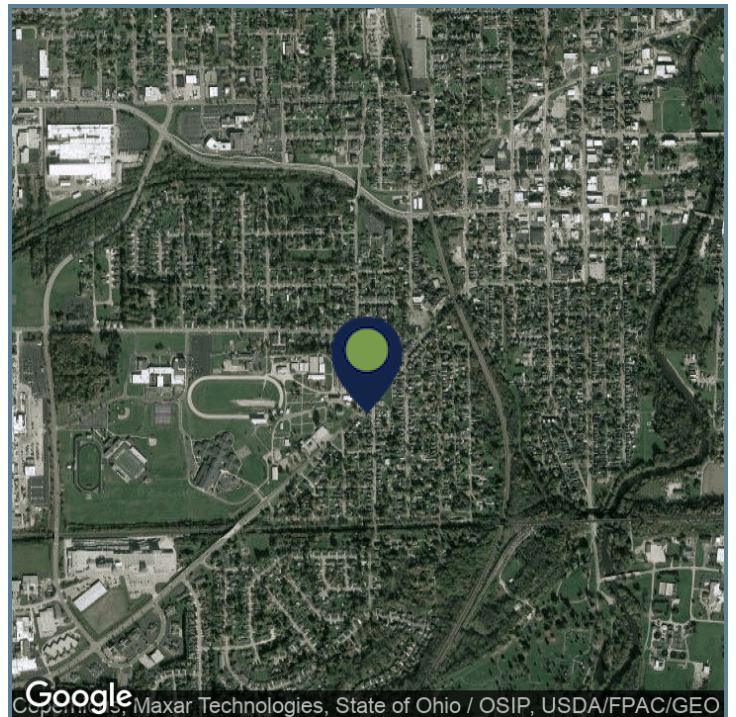
659-683 FAIR RD., 702 SPRUCE ST., SIDNEY, OH 45365

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 659-683 FAIR ROAD, 702 SPRUCE STREET in Sidney, OH. This well-managed vacant land has strong visibility on the SE corner of Spruce St & Fair Rd. Land to build on. The land is in a well-established area and sits near the center of the Sidney business district and is ready for its next generation of retail. This property is a well-known retail staple of the Sidney community for years and offers landmark recognition. Give our team of Shelby County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the SE corner of Spruce St & Fair Rd.



SPACES	LEASE RATE	SPACE SIZE
659-683 Fair Rd., 702 Spruce St.	Negotiable	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,875	9,082	11,256
Total Population	6,194	19,866	25,134

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



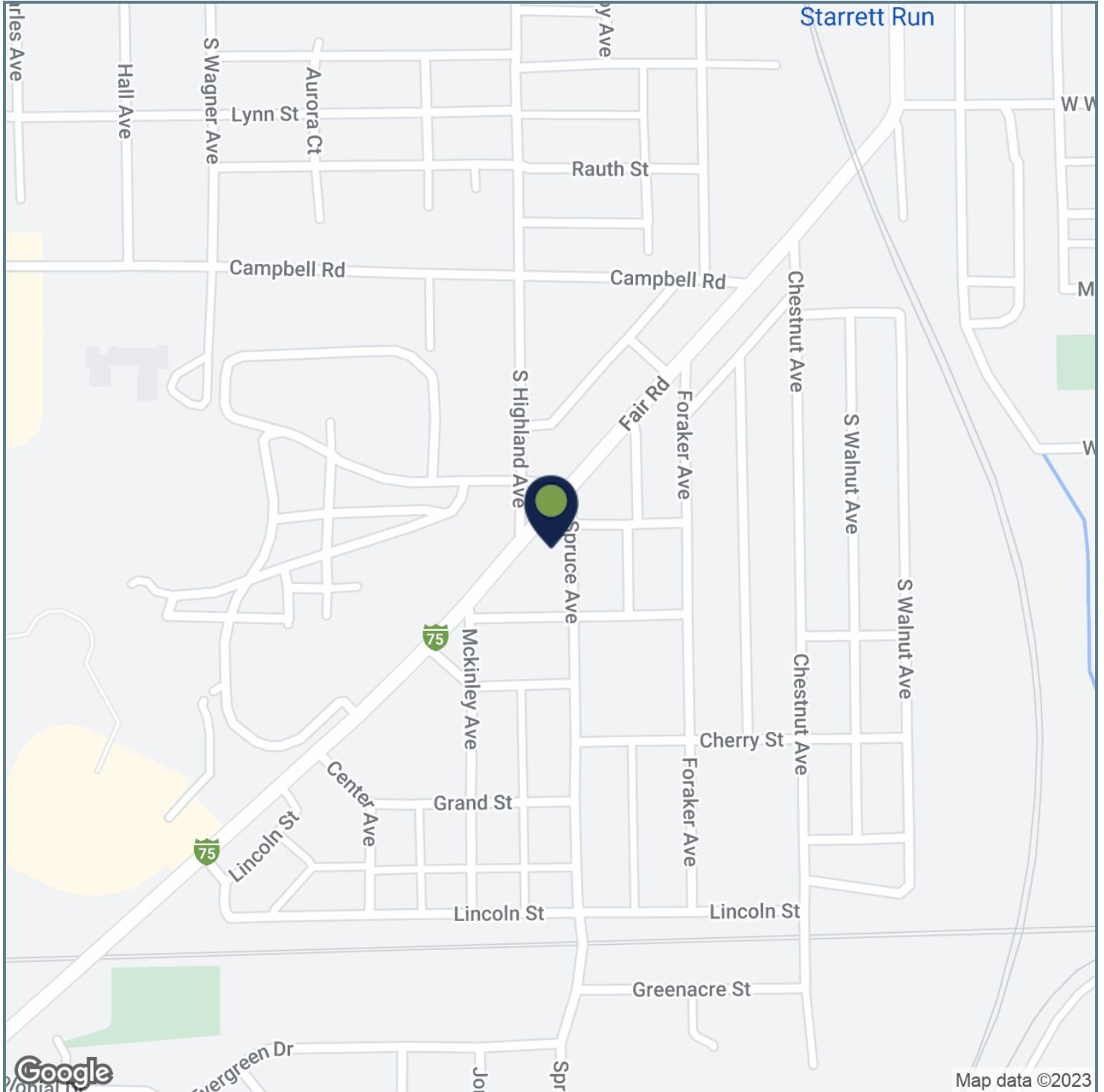
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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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LOCATION MAP



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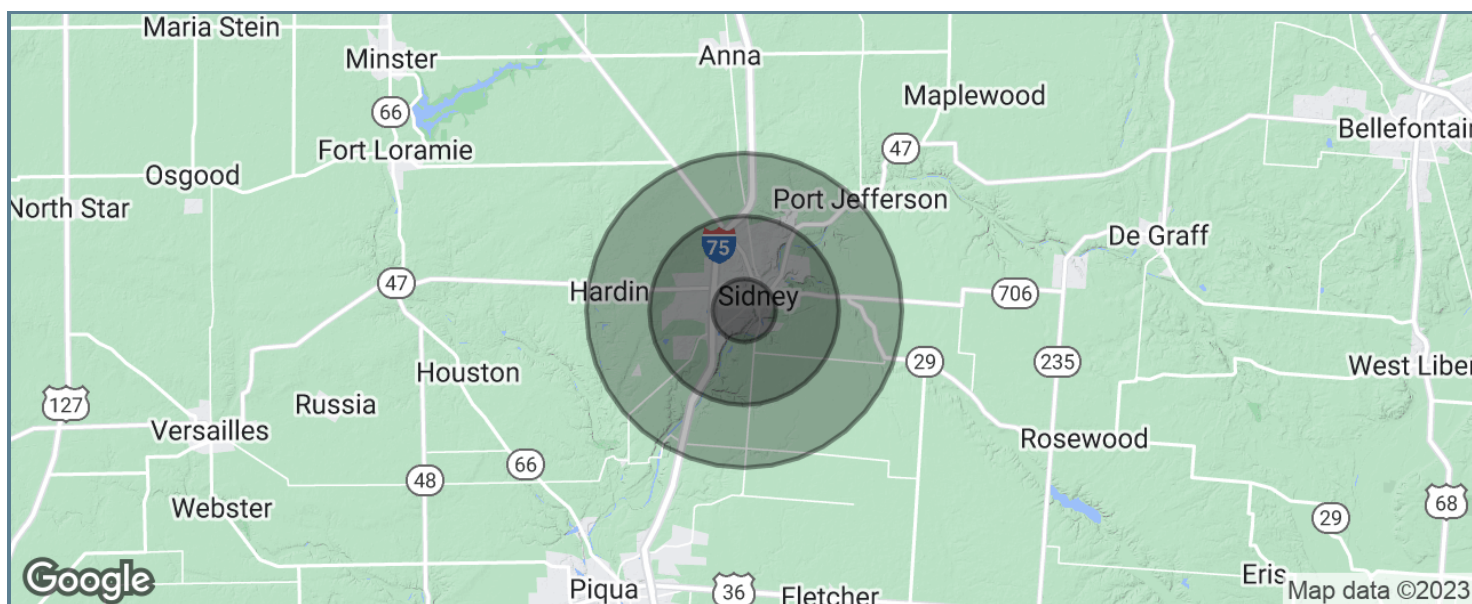
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,194	19,866	25,134
Median age	39.0	40.8	41.8
Median age (Male)	36.5	39.0	40.1
Median age (Female)	40.2	42.4	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,875	9,082	11,256
# of persons per HH	2.2	2.2	2.2
Average HH income	\$54,433	\$59,503	\$64,233
Average house value	\$92,330	\$117,152	\$129,969

* Demographic data derived from 2020 ACS - US Census

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