

1505 LINCOLN WAY

1505 LINCOLN WAY, LAPORTE, IN 46350

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1505 LINCOLNWAY in LaPorte, IN. This well-managed retail or office space has strongly visible on the corners of Lincolnway & Teegarden Street. The building is in a well-established area with great on-site parking, over 40 spaces. The 13,368 SF building sits near the heart of the LaPorte business district and is ready for its next generation of retail. This property is a well-known retail staple of the LaPorte community for years and offers landmark recognition & captivating road signage. Give our LaPorte County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint in Laporte, Indiana.

SPACES	LEASE RATE	SPACE SIZE
1505 Lincoln Way	Negotiable	6,370 SF
1505 Lincoln Way	Negotiable	4,596 SF

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	4
Available SF:	4,596 - 6,370 SF
Building Size:	13,936 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,115	11,034	14,761
Total Population	8,995	22,975	31,841
Average HH Income	\$44,843	\$53,378	\$61,335

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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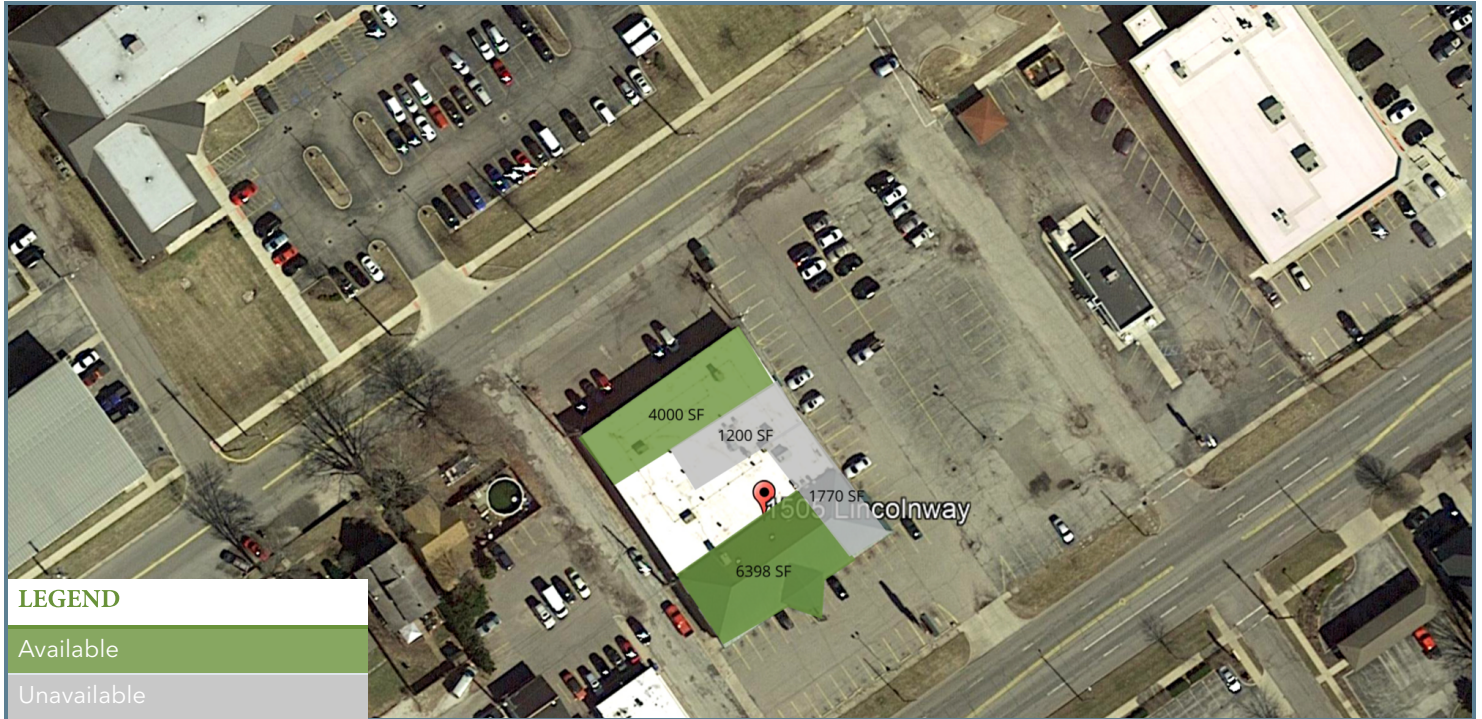
LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,596 - 6,370 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1505 Lincoln Way	Available	6,370 SF	NNN	Negotiable	-
1505 Lincoln Way	Wok and Roll	1,200 SF		-	-
1505 Lincoln Way	Marco's Pizza	1,770 SF		-	-
1505 Lincoln Way	Available	4,596 SF		Negotiable	-

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RETAILER MAP



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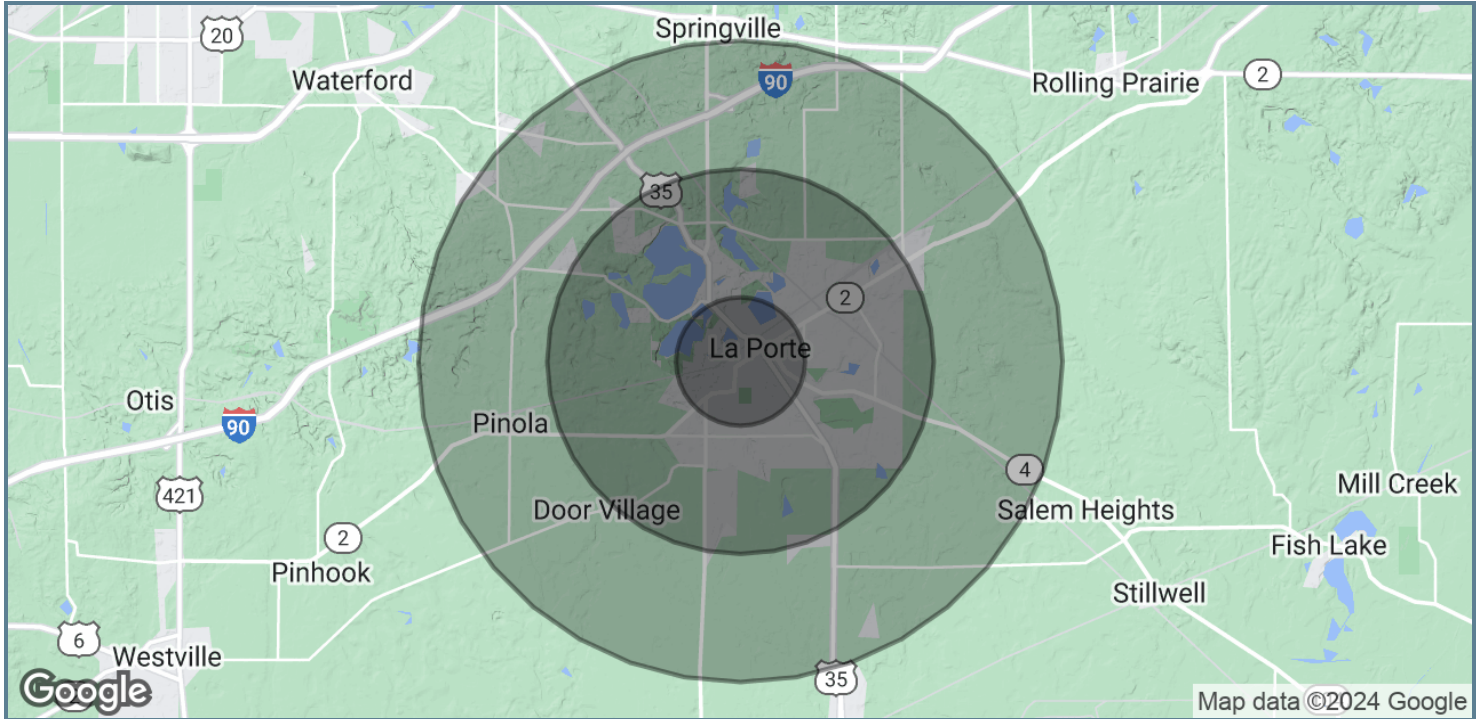
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,995	22,975	31,841
Average Age	35.3	40.1	41.1
Average Age (Male)	32.0	36.7	38.5
Average Age (Female)	38.5	42.3	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,115	11,034	14,761
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$44,843	\$53,378	\$61,335
Average House Value	\$99,887	\$131,157	\$148,081

* Demographic data derived from 2020 ACS - US Census

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

