

# 2939 45TH ST.

2939 45TH ST., HIGHLAND, IN 46322

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 2939 45th St., located in the heart of Highland, Indiana. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Highland, Indiana. Reach out to our team for further information and arrange a showing.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	5,666 SF
Building Size:	7,045 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,828	29,601	78,132
Total Population	10,782	68,738	186,155
Average HH Income	\$70,489	\$85,218	\$76,533

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



# 2939 45TH ST.

2939 45TH ST., HIGHLAND, IN 46322

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

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



# 2939 45TH ST.

2939 45TH ST., HIGHLAND, IN 46322

PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,666 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



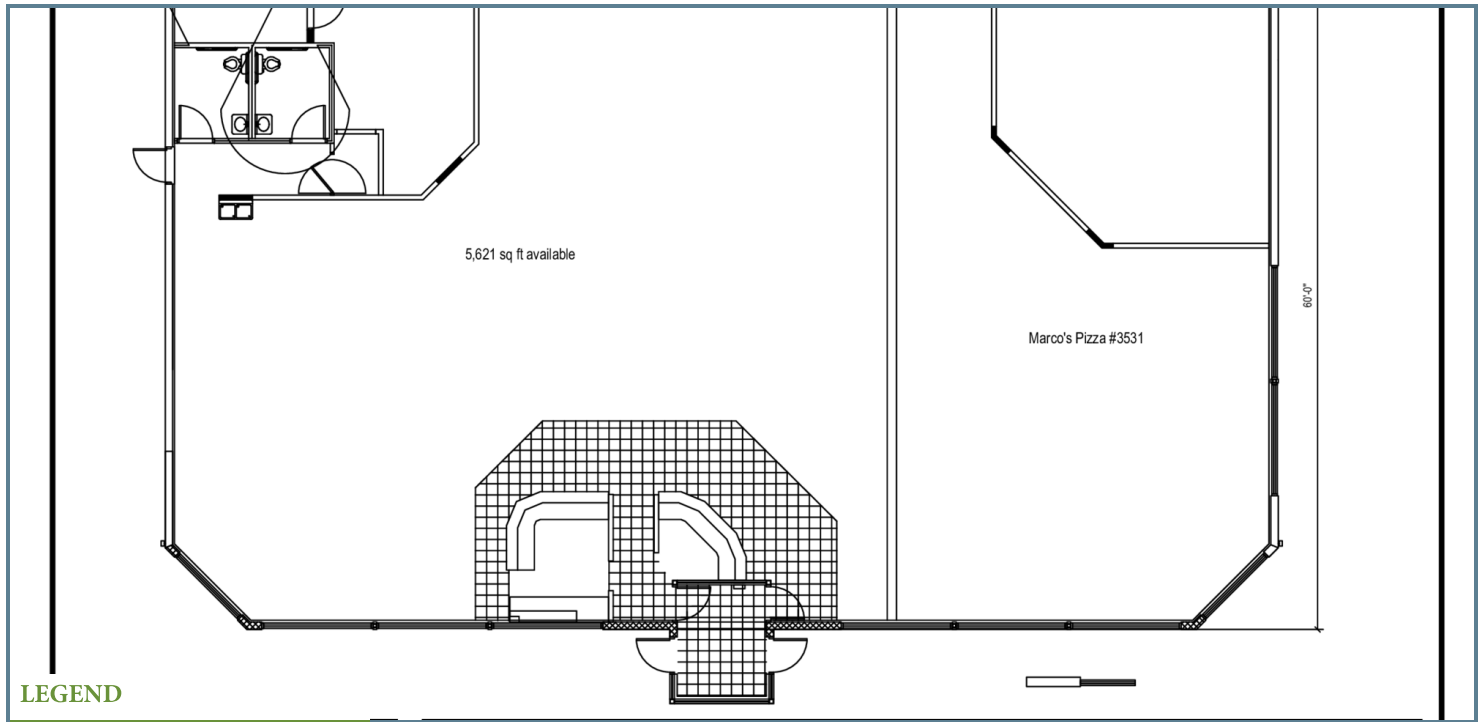
**LEGACY**  
COMMERCIAL PROPERTY

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

# 2939 45TH ST.

2939 45TH ST., HIGHLAND, IN 46322

## PLANS



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,666 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

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



# 2939 45TH ST.

2939 45TH ST., HIGHLAND, IN 46322

## RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

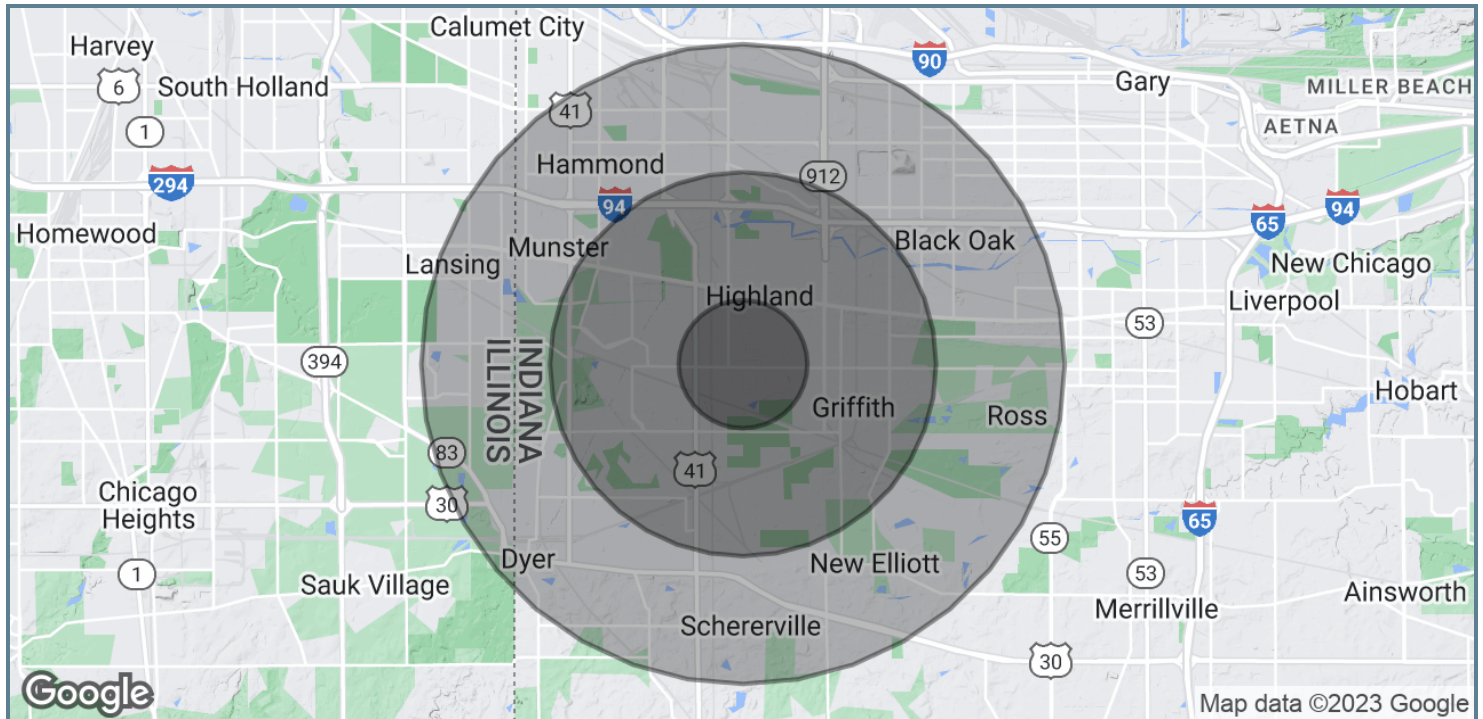
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



# 2939 45TH ST.

2939 45TH ST., HIGHLAND, IN 46322

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,782	68,738	186,155
Average Age	42.3	42.9	41.3
Average Age (Male)	38.7	41.5	38.8
Average Age (Female)	47.0	44.5	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,828	29,601	78,132
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$70,489	\$85,218	\$76,533
Average House Value	\$153,618	\$189,975	\$167,066

\* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**

COMMERCIAL PROPERTY

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



# 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.



**LEGACY**  
COMMERCIAL PROPERTY

**Chat With a Leasing Agent Today**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
[info@legacypro.com](mailto:info@legacypro.com)