

405 N. LINE ST.

405 N. LINE ST., COLUMBIA CITY, IN 46725

PROPERTY SUMMARY



LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 405 N. Line St., located in the heart of Columbia City, IN. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Columbia City. Reach out to our team for further information and arrange a showing.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,516 - 5,533 SF
Building Size:	7,049 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,902	4,763	6,695
Total Population	4,024	10,513	15,001
Average HH Income	\$57,022	\$66,186	\$68,026

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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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:	1,516 - 5,533 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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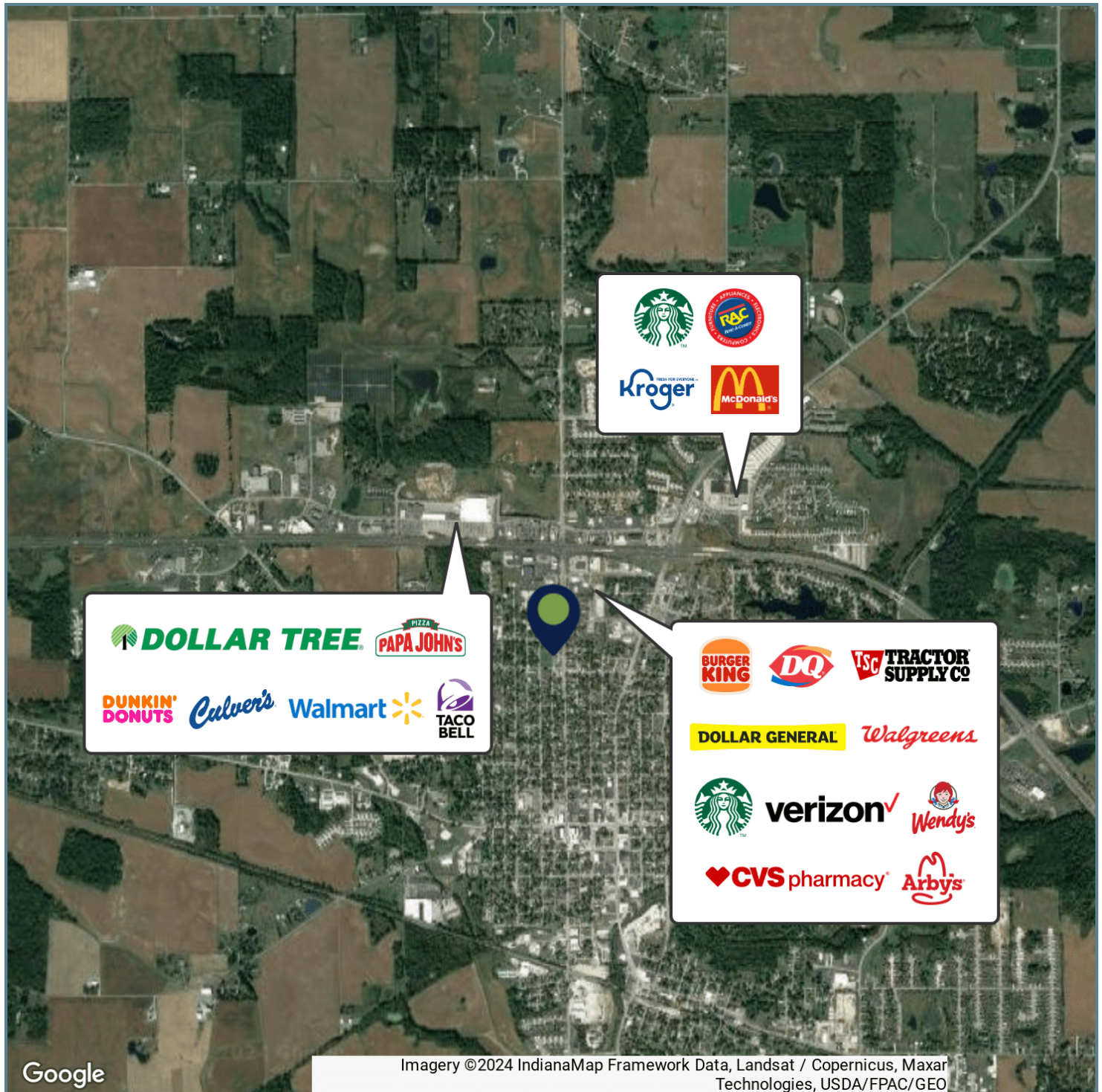
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RETAILER MAP



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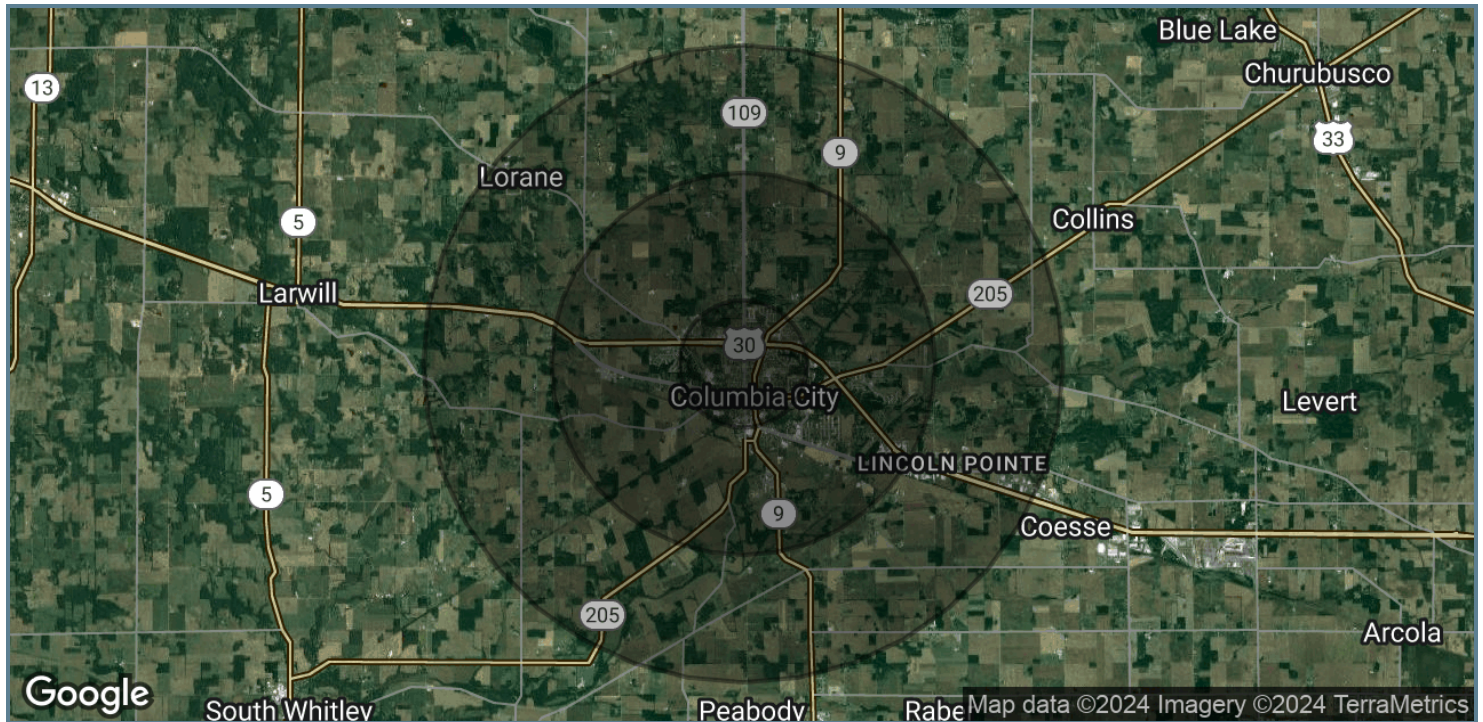
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,024	10,513	15,001
Average Age	36.7	38.6	40.7
Average Age (Male)	35.7	38.3	40.1
Average Age (Female)	33.6	37.1	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,902	4,763	6,695
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$57,022	\$66,186	\$68,026
Average House Value	\$129,439	\$143,562	\$152,698

* 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.

