

612 W. MAIN ST.

612 W. MAIN ST., SALEM, IL 62881

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 612 W. MAIN ST in Salem, IL. This well-managed retail or office space has strong visibility on the NE corner of W Main St & Castle Ave with up to 7000 SF available for lease. Outstanding The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,000 SF building sits near the epicenter of the Salem business district and is ready for its next generation of retail. This property is a well-known retail staple of the Salem community for years and offers landmark recognition & engaging signage. Give our team of Marion 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 NE corner of W Main St & Castle Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	7,000 SF
Lot Size:	0.99 Acres
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,509	3,830	4,811
Total Population	3,172	8,248	10,369
Average HH Income	\$60,480	\$59,439	\$60,290

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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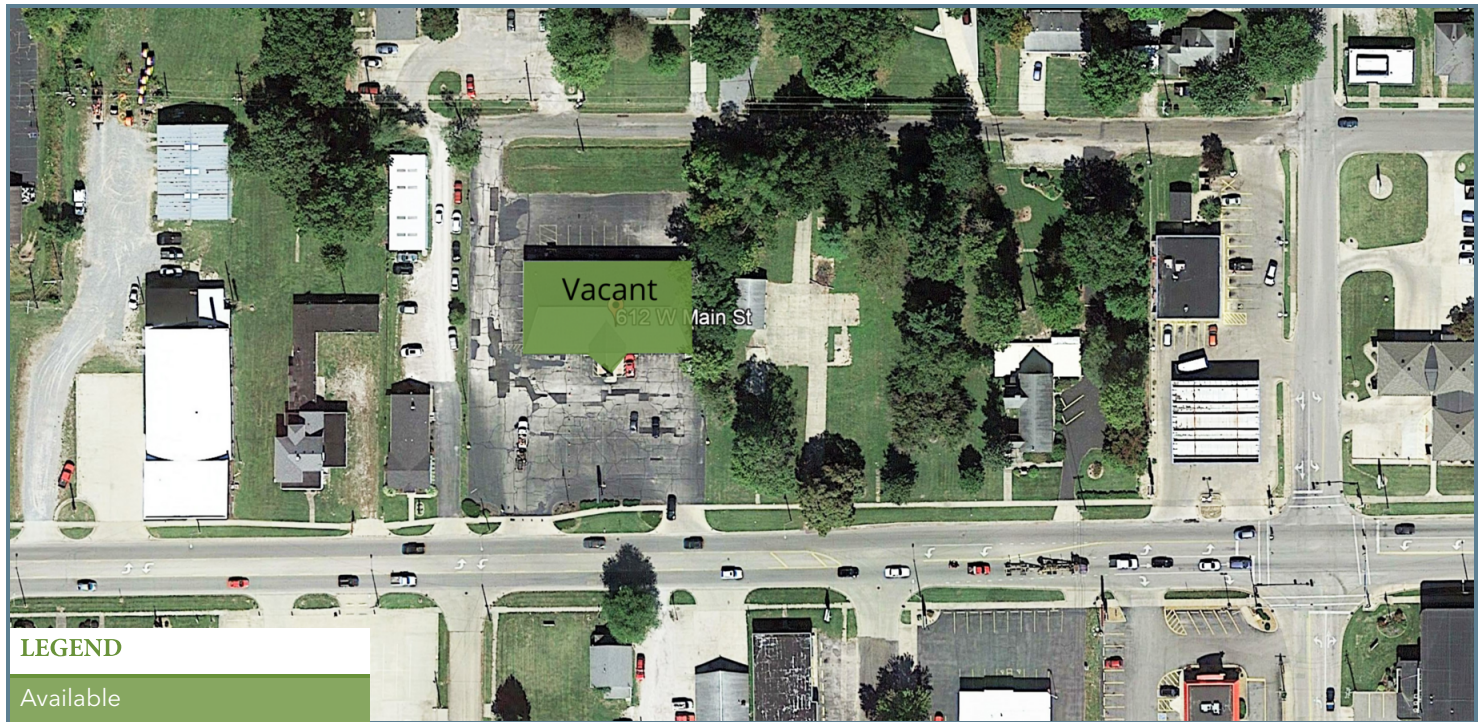
LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
612 W. Main St.	Available	7,000 SF	NNN	Negotiable	-

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RETAILER MAP



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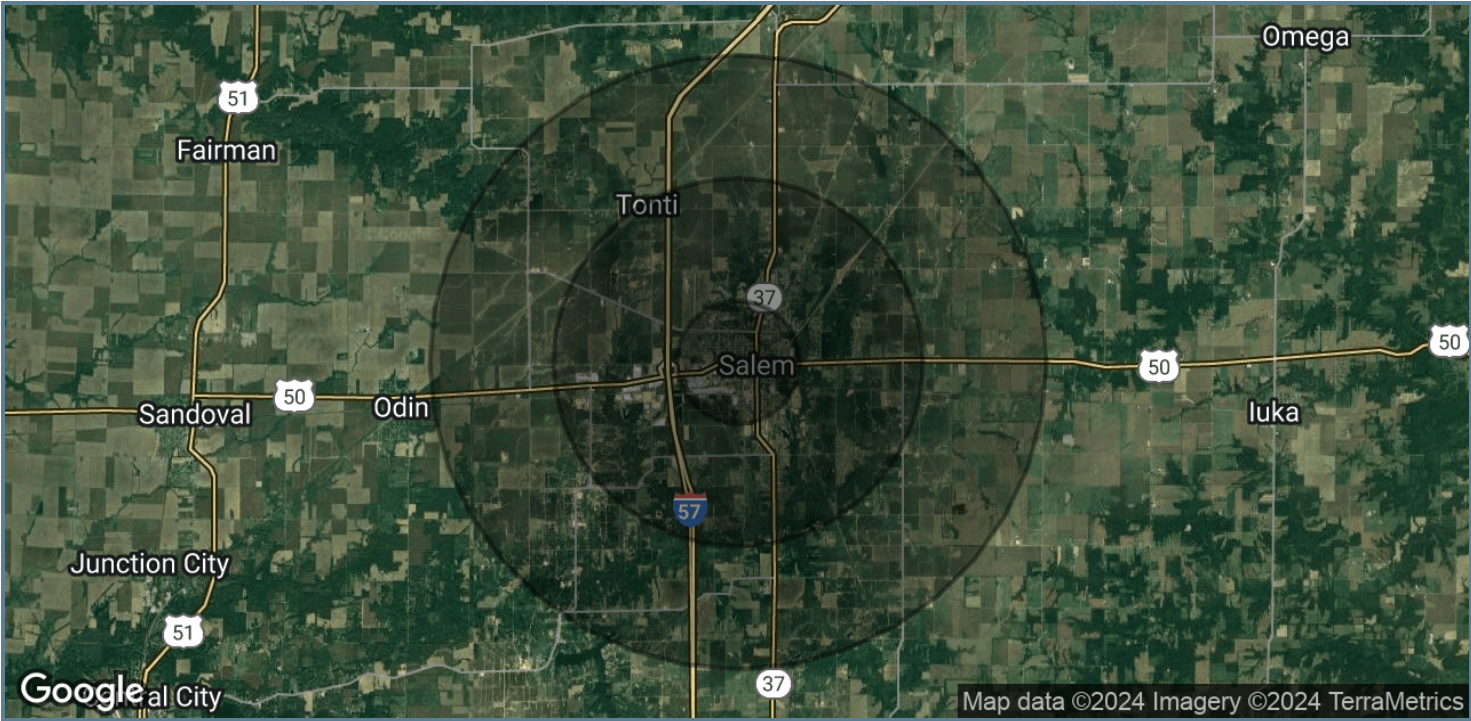
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,172	8,248	10,369
Average Age	41.8	39.6	40.8
Average Age (Male)	41.0	37.8	38.4
Average Age (Female)	43.3	41.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,509	3,830	4,811
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$60,480	\$59,439	\$60,290
Average House Value	\$78,436	\$81,230	\$84,849

* Demographic data derived from 2020 ACS - US Census

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