

# 909 LINCOLN AVE.

909 LINCOLN AVE., CHARLESTON, IL 61920

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 909 LINCOLN AVE in Charleston, IL. This well-managed retail or office space has strong visibility on the NE corner of Lincoln Avenue & 9th Street. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 6,000 SF building sits near the center of the Charleston business district and is ready for its next generation of retail. This property is a well-known retail staple of the Charleston community for years and offers landmark recognition & captivating signage. Give our team of Coles 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 in Charleston, IL.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,924	9,201	10,257
Total Population	11,279	20,379	22,584
Average HH Income	\$44,654	\$54,354	\$54,914

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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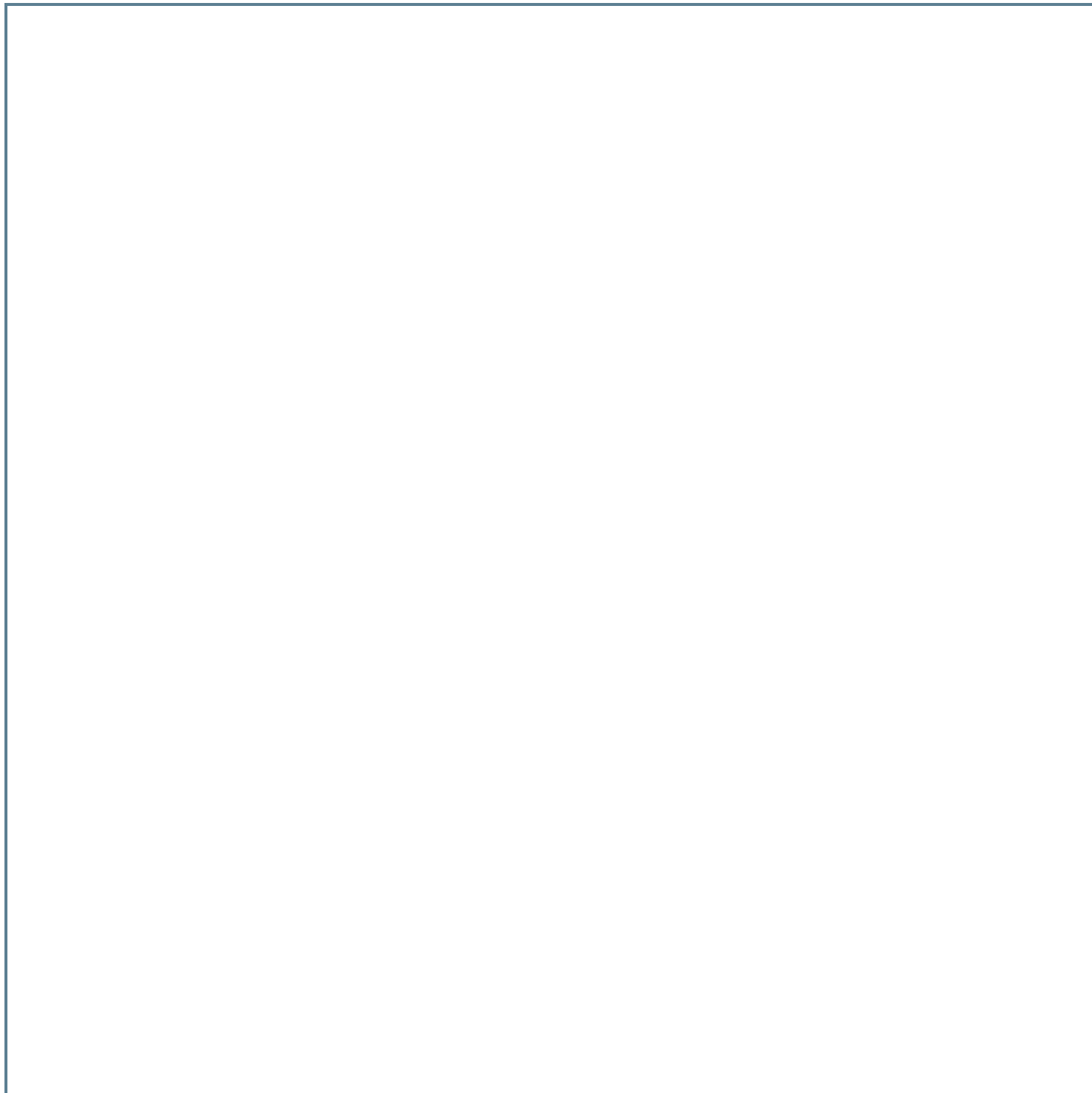
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RETAILER MAP



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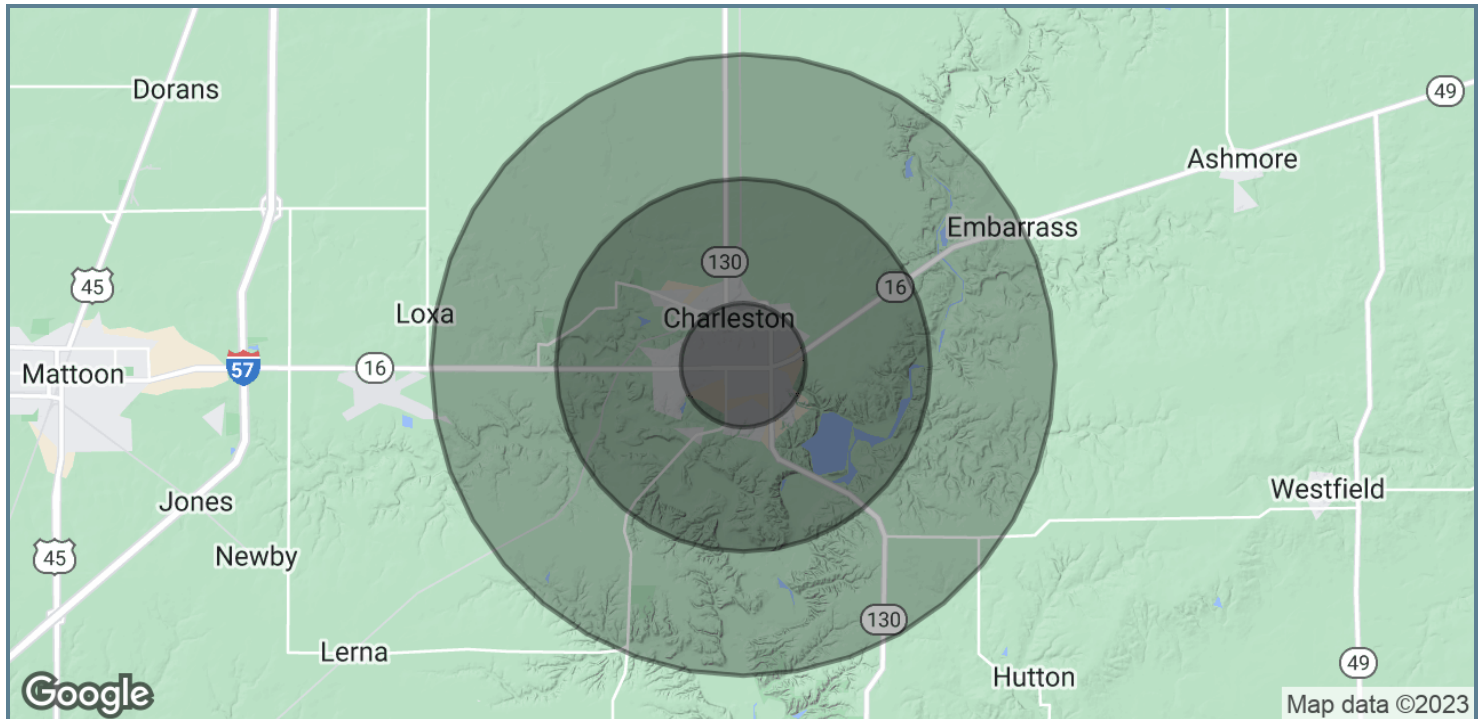
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,279	20,379	22,584
Average Age	31.2	33.8	34.6
Average Age (Male)	30.8	32.7	33.6
Average Age (Female)	31.9	35.8	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,924	9,201	10,257
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$44,654	\$54,354	\$54,914
Average House Value	\$73,576	\$93,143	\$95,309

\* Demographic data derived from 2020 ACS - US Census

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# 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.



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**Chat With a Leasing Agent Today**

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