

1109 WAPAKONETA AVE.

1109 WAPAKONETA AVE., SIDNEY, OH 45365



PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1109 WAPAKONETA AVE in Sidney, OH. This well-managed retail or office space has great visibility on the corner of Wapakoneta & Brookburn Street with up to 1.5 acres available. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 7,000 SF building sits near the heart of the Sidney business district and is ready for its next generation of retail. This property is a well-known retail staple of the Sidney community for years and offers landmark recognition & captivating signage. Give our Shelby County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint in Sidney, Ohio.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,201 - 2,650 SF
Building Size:	7,007 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,066	9,499	11,407
Total Population	8,753	20,780	25,463
Average HH Income	\$52,115	\$62,275	\$65,066

SPACES	LEASE RATE	SPACE SIZE
1109 Wapakoneta Ave (B)	Negotiable	2,650 SF
1109 Wapakoneta Ave (C)	Negotiable	2,201 SF

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

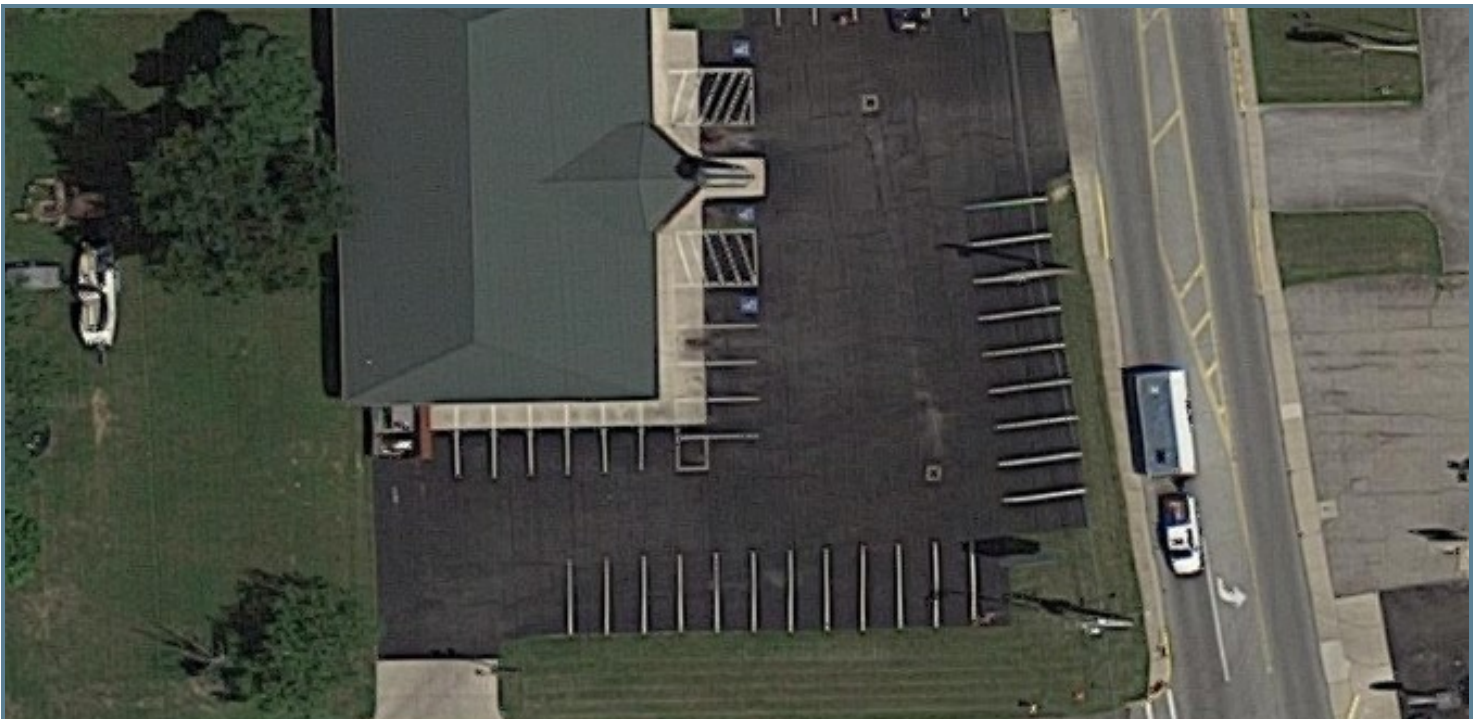


209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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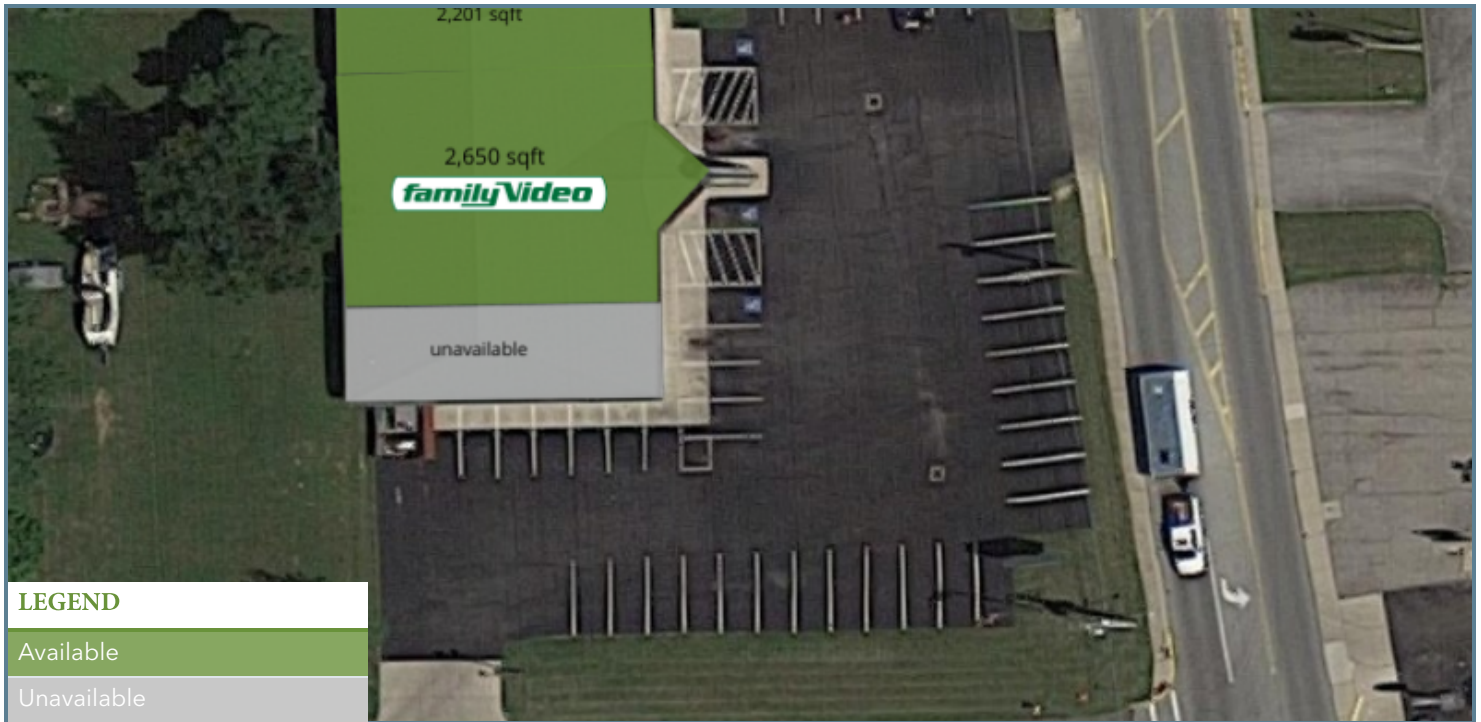
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,201 - 2,650 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1109 Wapakoneta Ave (A)	Domino's	2,156 SF	NNN	-	-
1109 Wapakoneta Ave (B)	Available	2,650 SF	NNN	Negotiable	-
1109 Wapakoneta Ave (C)	Available	2,201 SF	NNN	Negotiable	-

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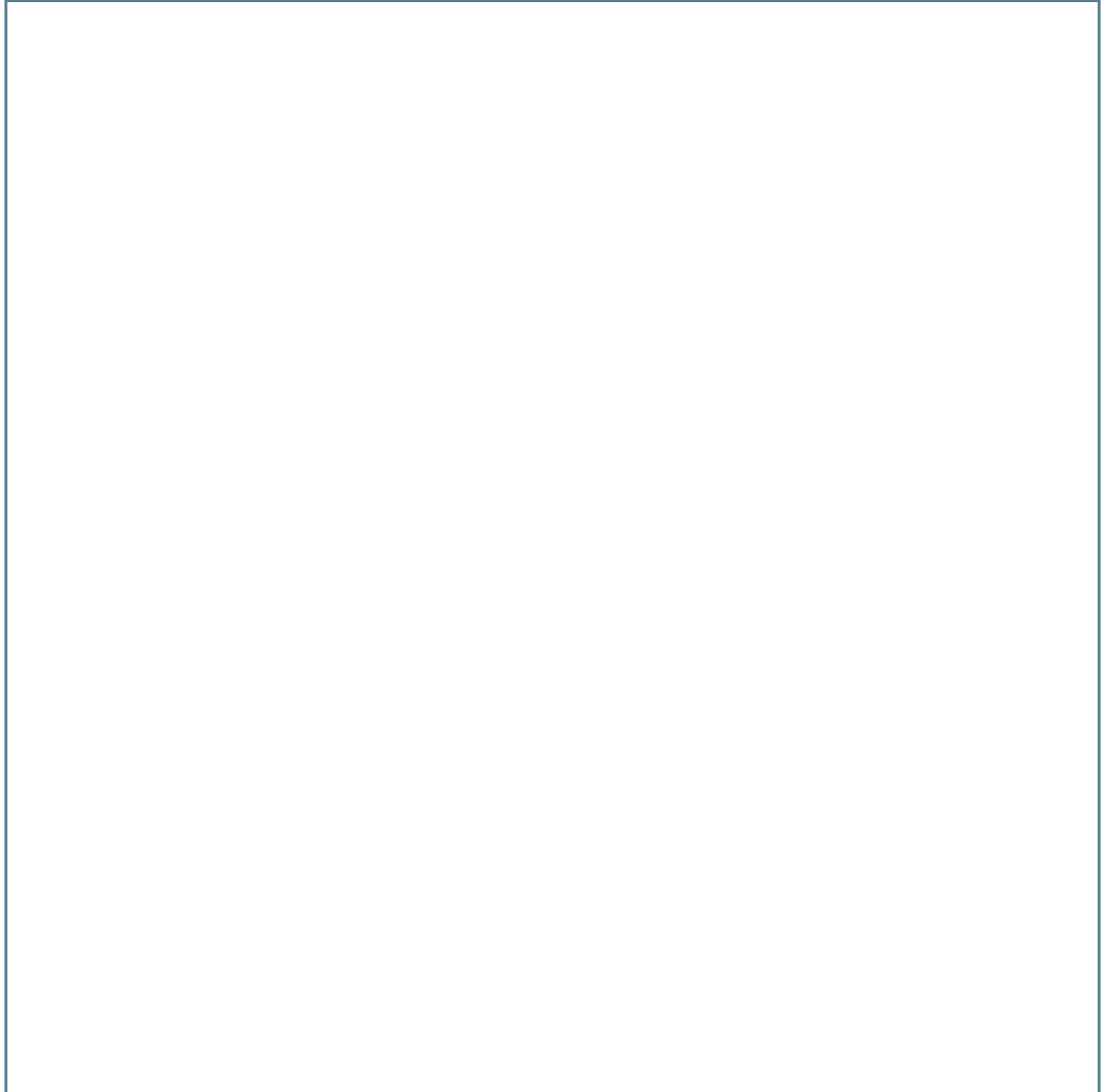
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RETAILER MAP



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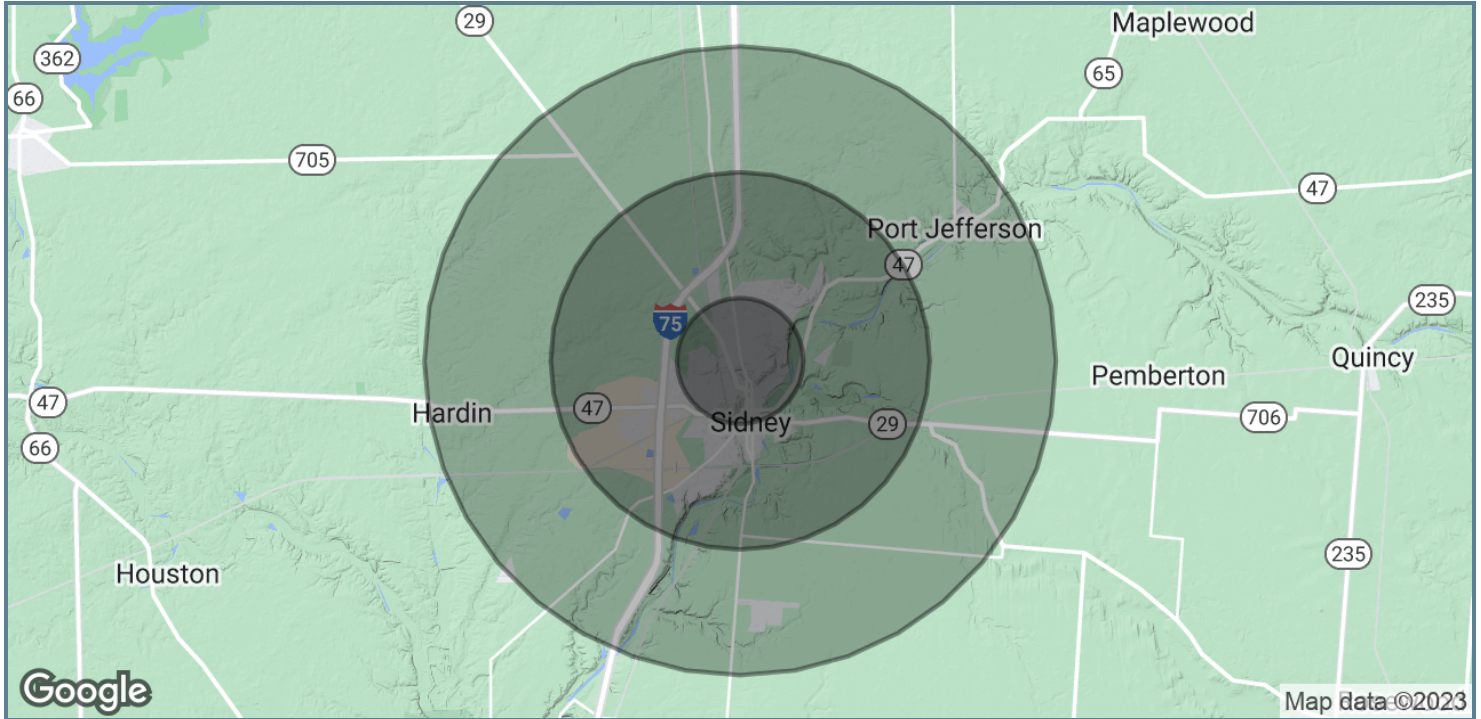
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,753	20,780	25,463
Average Age	37.4	41.0	41.8
Average Age (Male)	34.6	39.5	40.3
Average Age (Female)	40.0	42.3	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,066	9,499	11,407
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$52,115	\$62,275	\$65,066
Average House Value	\$99,334	\$124,571	\$131,300

* Demographic data derived from 2020 ACS - US Census

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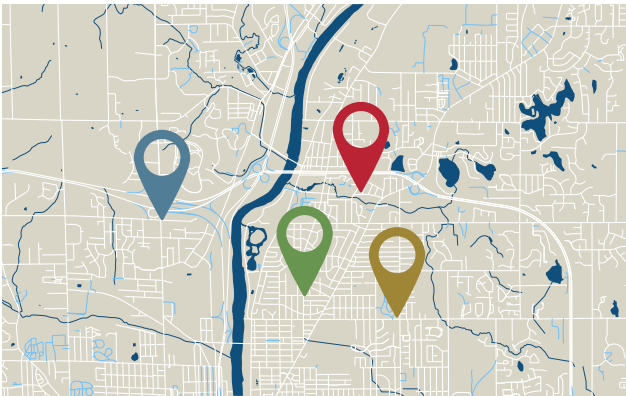


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ACQUISITIONS & DEVELOPMENT

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

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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