

206 N. WESTERN ST.

206 N. WESTERN ST., MEXICO, MO 65265

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 206 N WESTERN ST. in Mexico, MO. This well-managed retail or office space has vet good visibility on the NE corner of N Western Street & W Monroe Street. The building is in an established area with great on-site parking, over 40 spaces. The 7,014 SF building is located near the heart of the Mexico business district and is ready for its next generation of retail. This property is a well-known retail staple of the Mexico community for years and offers landmark recognition & captivating signage. Give our Audrain County commercial leasing agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint in Mexico, Missouri.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	5,214 SF
Building Size:	7,014 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,325	4,275	5,925
Total Population	2,987	9,609	13,198
Average HH Income	\$43,919	\$51,852	\$53,740

Presented By:

Legacy Commercial Property

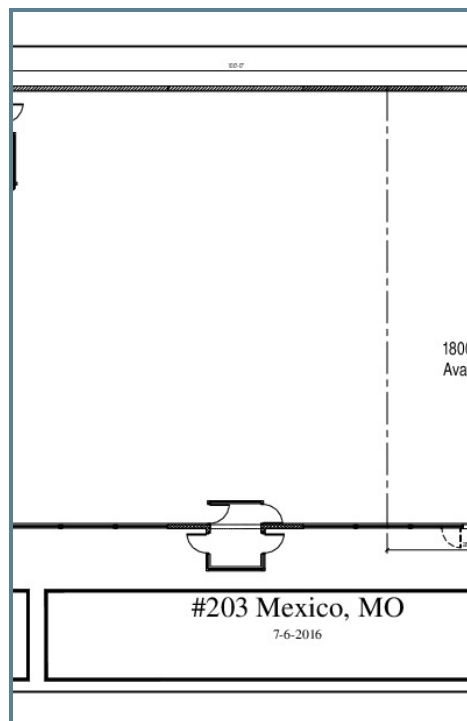
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,214 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
206 Western St	Available	5,214 SF	NNN	Negotiable	-
206 Western St	US Cellular	1,800 SF	NNN	-	-

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RETAILER MAP



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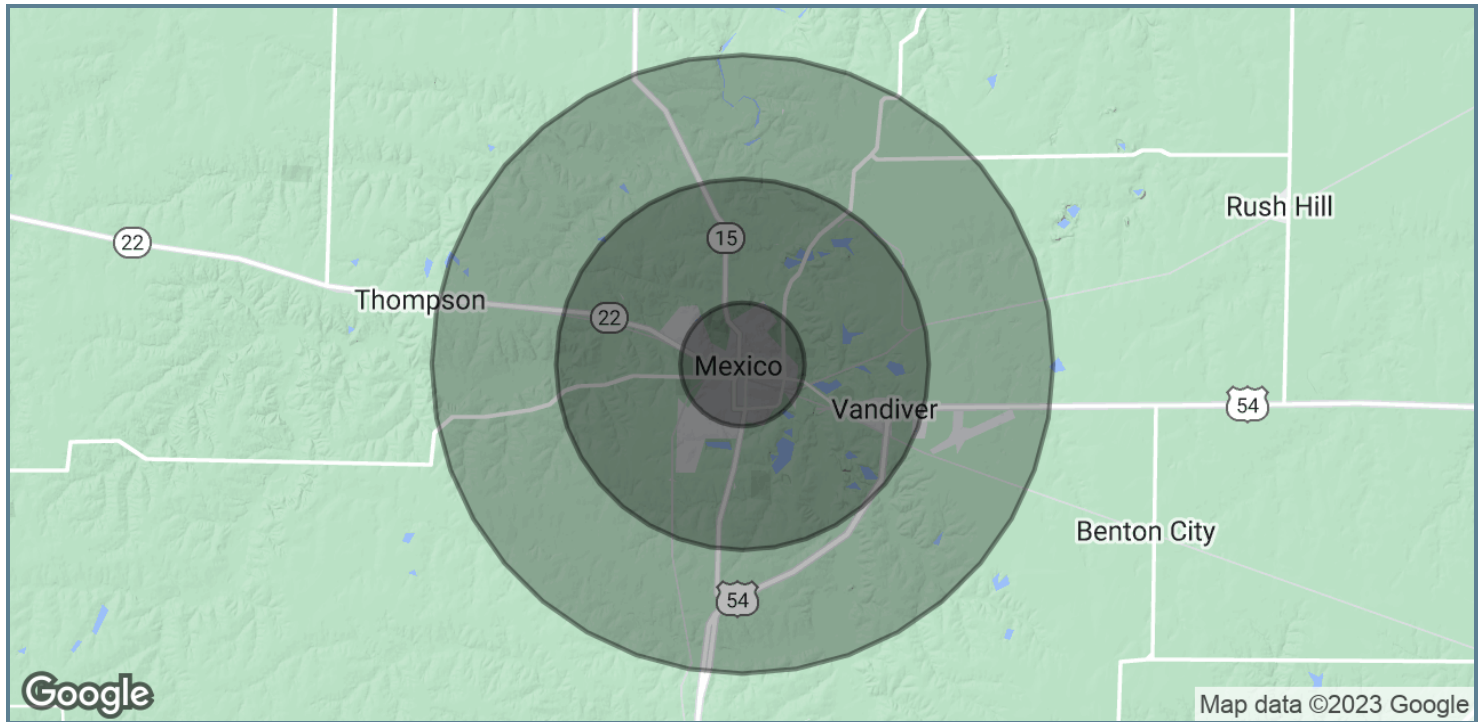
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,987	9,609	13,198
Average Age	40.2	38.6	39.6
Average Age (Male)	36.5	34.6	36.0
Average Age (Female)	39.7	40.8	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,325	4,275	5,925
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$43,919	\$51,852	\$53,740
Average House Value	\$99,605	\$147,920	\$142,299

* 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.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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