

# 316 UNION ST. ROUTE 16



316 UNION ST. ROUTE 16, LITCHFIELD, IL 62056

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 316 UNION ST ROUTE 16 in Litchfield, IL. This well-managed retail or office space has strong visibility on the SE corner of Union St & N Adams St. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 7,000 SF building is located near the center of the Litchfield business district and is ready for its next generation of retail. This property is a well-known retail staple of the Litchfield community for years and offers landmark recognition & engaging signage. Give our team of Montgomery County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business in Litchfield.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	2
Available SF:	
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,835	3,571	4,163
Total Population	3,451	6,744	7,963
Average HH Income	\$43,980	\$48,028	\$52,084

Presented By:

Legacy Commercial Property

847.904.9200

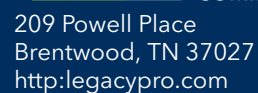
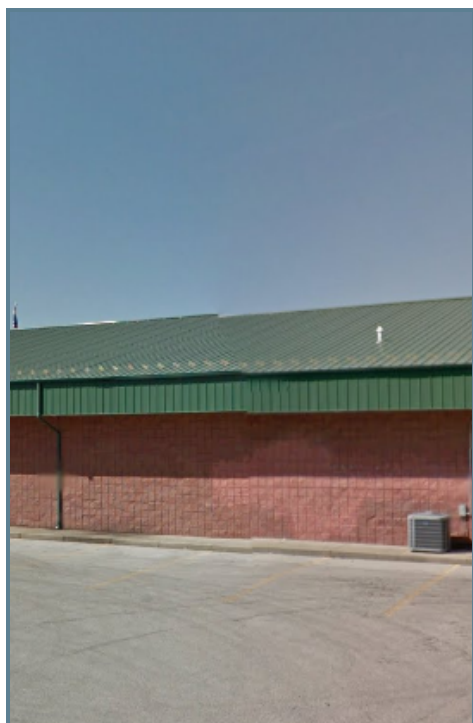
info@legacypro.com



209 Powell Place  
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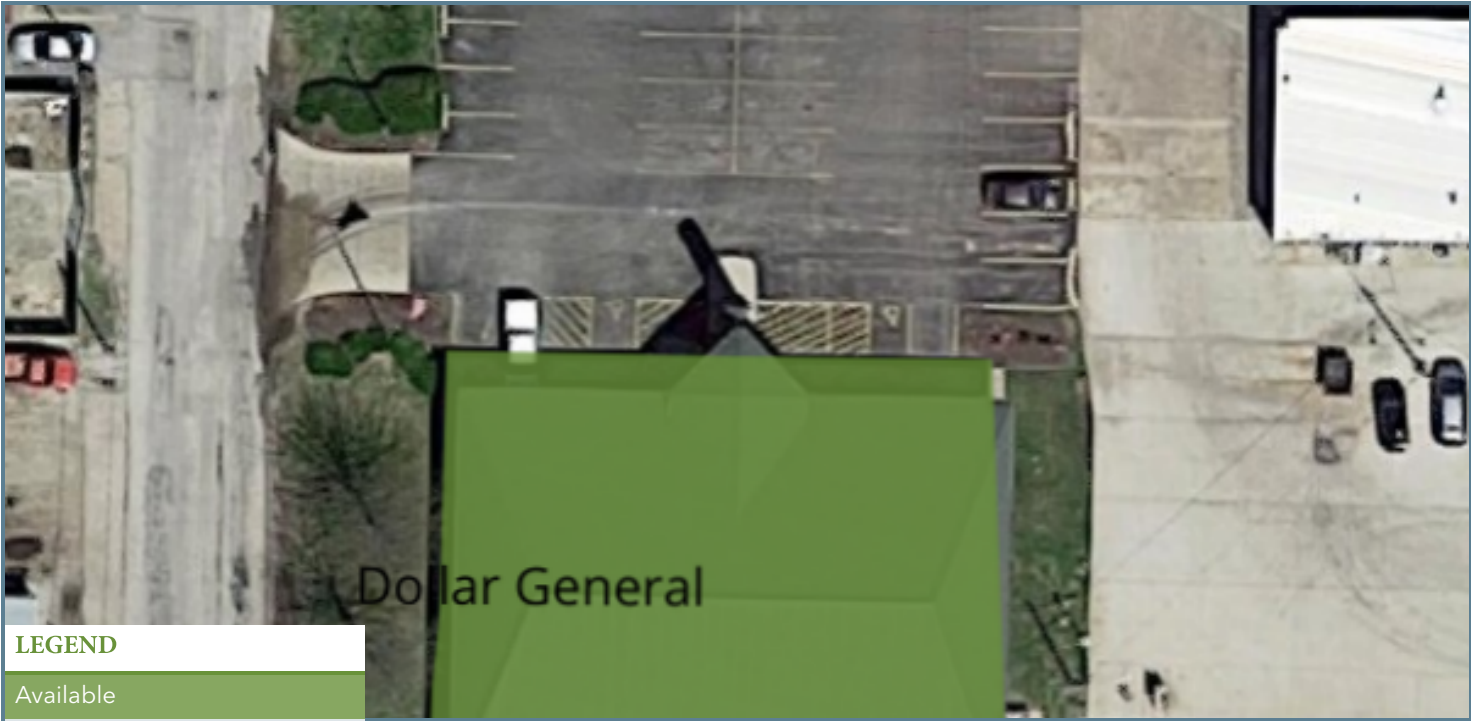
A photograph of a Family Life Church building. The building has a green metal roof and a prominent tall, white steeple. The facade is brick with large windows. A sign above the entrance reads "Family Life Church". To the left, a yellow sign says "EAT DRINK &amp; BE MERRY". A dark pickup truck is parked in the asphalt parking lot in front of the church. The sky is overcast and grey. In the foreground, there is a grassy area with some yellow wildflowers and a sidewalk.



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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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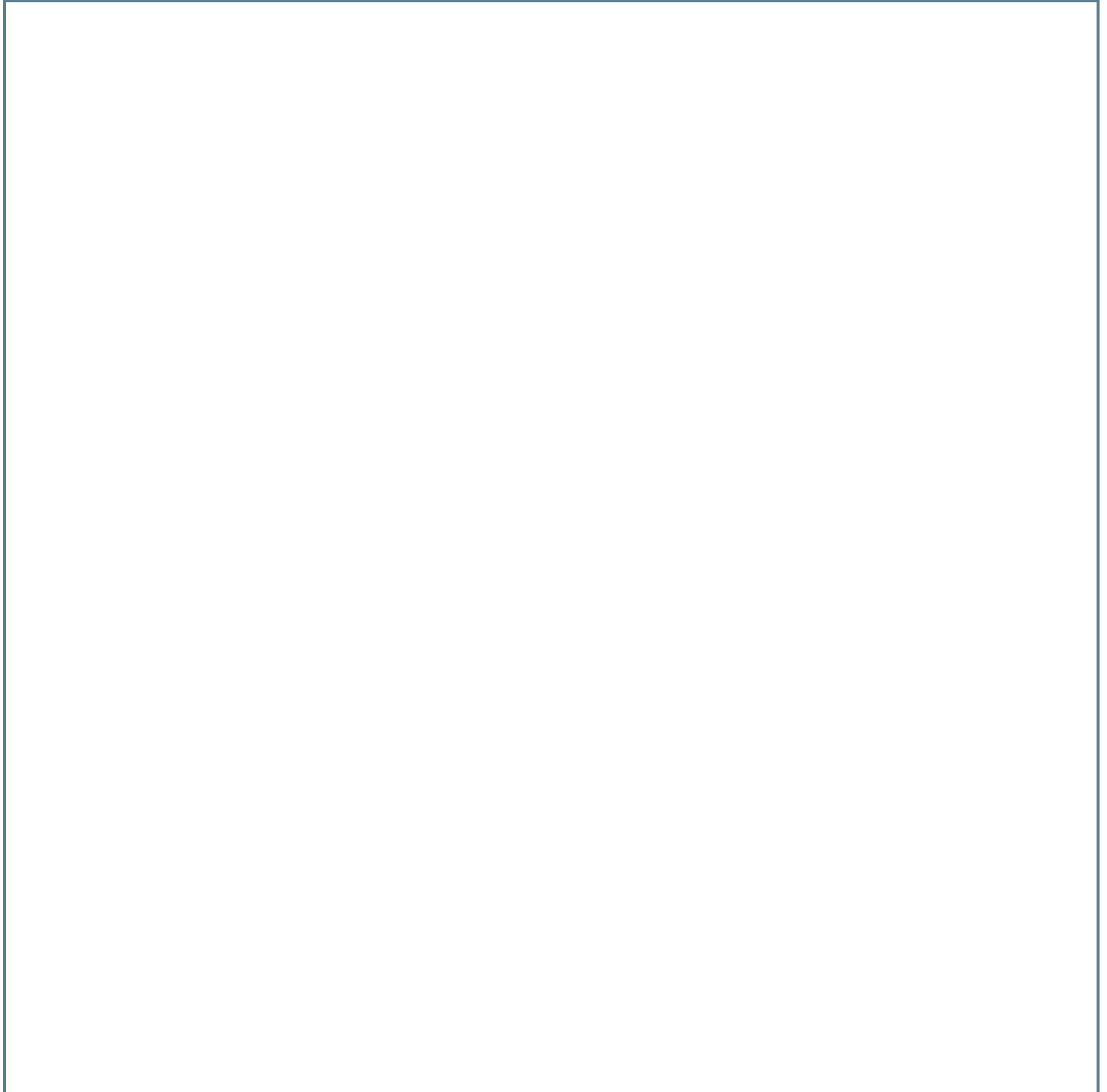
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RETAILER MAP



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847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)



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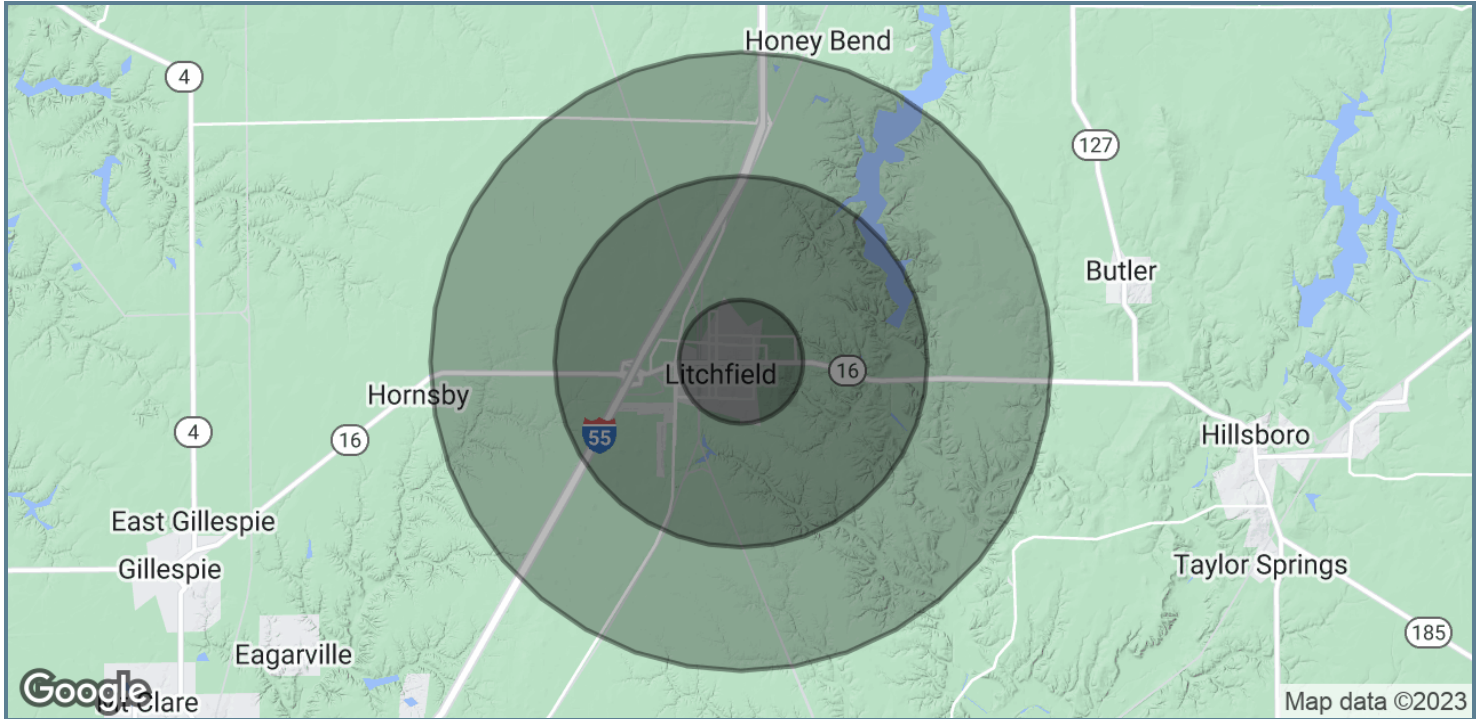
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,451	6,744	7,963
Average Age	44.7	45.4	45.6
Average Age (Male)	40.0	41.5	42.1
Average Age (Female)	50.2	50.1	49.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,835	3,571	4,163
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$43,980	\$48,028	\$52,084
Average House Value	\$80,913	\$91,537	\$100,929

\* 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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