

# 731 CONANT ST.

731 CONANT ST. MAUMEE, OH 43537

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 731 CONANT ST in Maumee, OH. This well-managed retail or office space has strong visibility on the NW corner of Conant Street & Anthony Wayne Trail. The building is in an established area with attractive on-site parking, over 40 spaces. The 7,000 SF building sits near the center of the Maumee business district and is ready for its next generation of retail. This property is a well-known retail staple of the Maumee community for years and offers landmark recognition & captivating signage. Give our team of Lucas 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 Maumee.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	3,621 SF
Building Size:	6,971 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,162	23,116	52,741
Total Population	4,875	50,258	113,274
Average HH Income	\$95,051	\$82,674	\$77,208

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

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## PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,621 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
731 Conant St	Little Caesars #1574-0002	1,200 SF	NNN	-	-
731 Conant St	Available	3,621 SF	NNN	Negotiable	-

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RETAILER MAP



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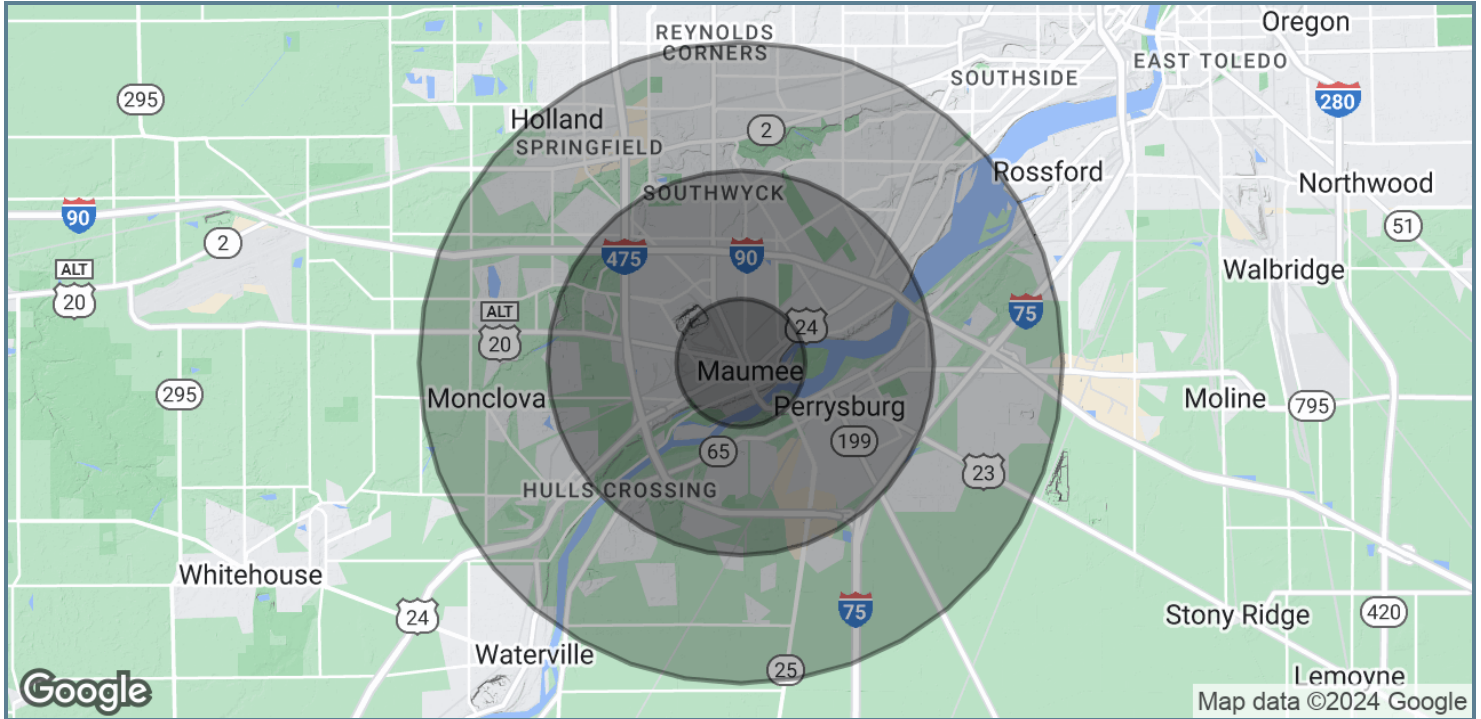
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,875	50,258	113,274
Average Age	44.7	41.1	41.6
Average Age (Male)	45.9	38.5	40.2
Average Age (Female)	43.4	42.7	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,162	23,116	52,741
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$95,051	\$82,674	\$77,208
Average House Value	\$169,244	\$176,501	\$163,576

\* Demographic data derived from 2020 ACS - US Census

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

