

601 N. COLLEGE AVE.

601 N. COLLEGE AVE., VINCENNES, IN 47591

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 601 N. COLLEGE AVE in Vincennes, IN. This well-managed retail or office space has strong visibility on the SW corner of College Ave & N 6th St with up to 5800 SF available for lease. The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,046 SF building sits near the epicenter of the Vincennes business district and is ready for its next generation of retail. This property is a well-known retail staple of the Vincennes community for years and offers landmark recognition & engaging signage. Give our team of Knox 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 on the SW corner of College Ave & N 6th St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	5,846 SF
Building Size:	7,046 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,680	8,720	10,019
Total Population	10,013	18,481	21,458
Average HH Income	\$35,893	\$52,669	\$57,224

Presented By:

Legacy Commercial Property

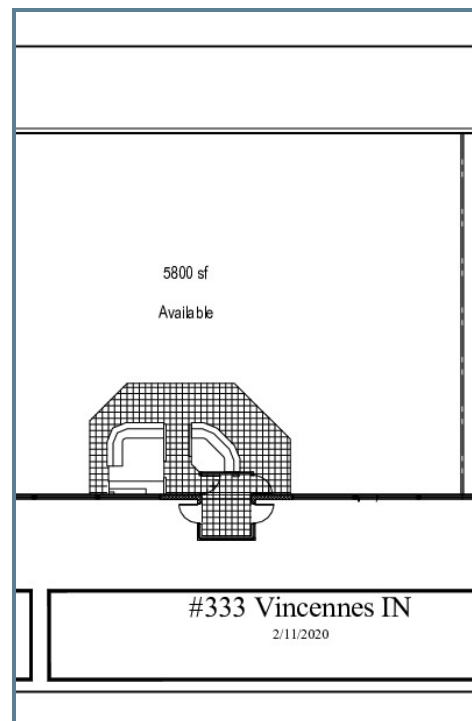
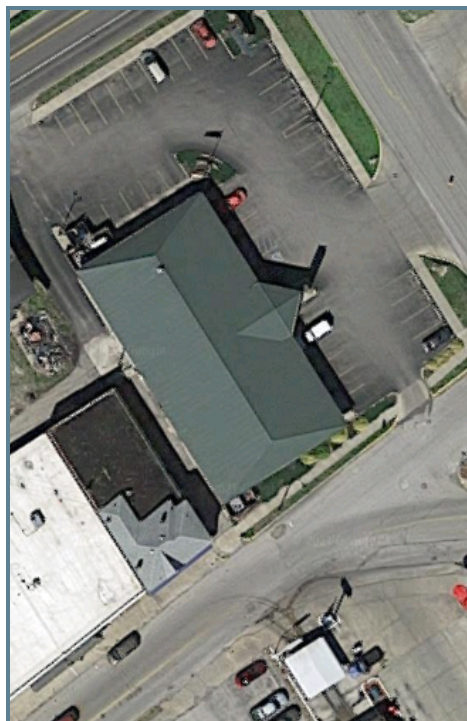
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY

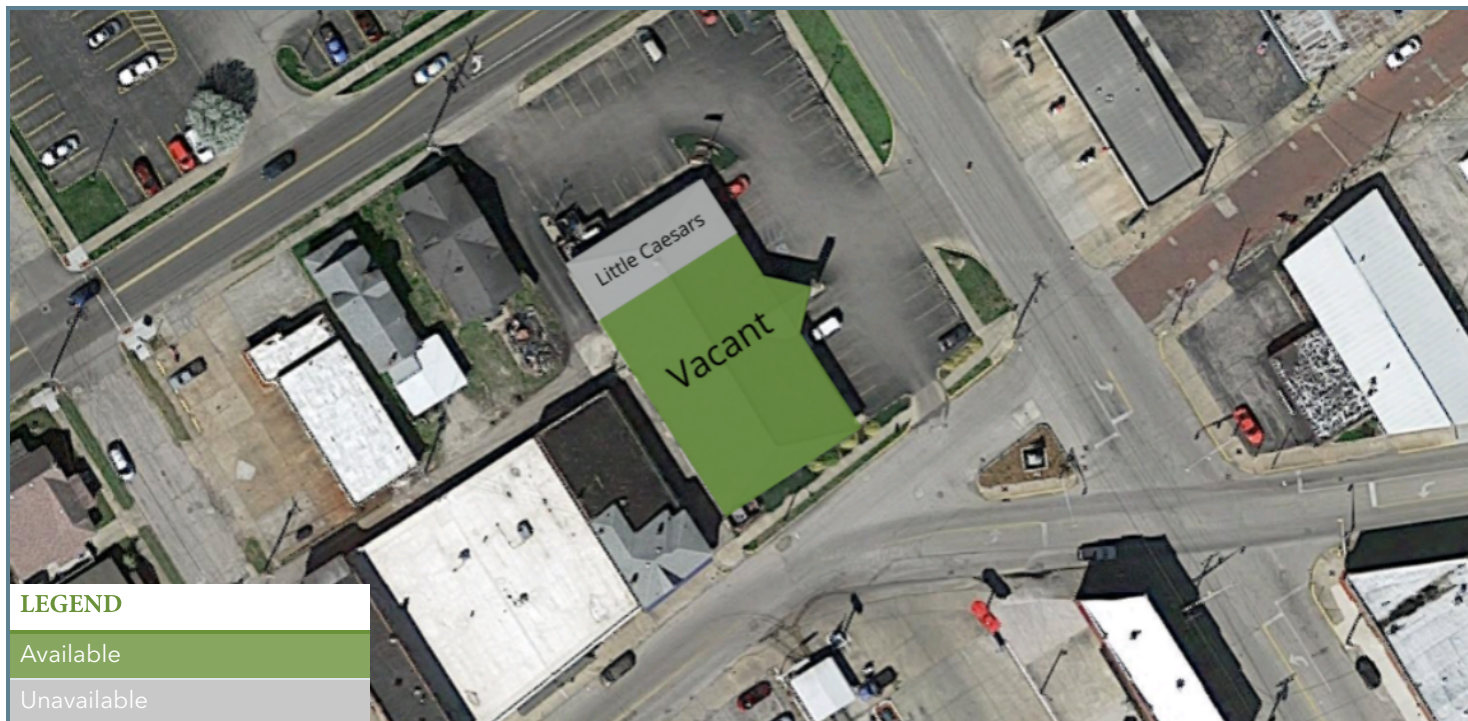
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,846 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
601 N. College Ave.	Available	5,846 SF	NNN	Negotiable	-
601 N. College Ave.	Little Caesars #1112-0009	1,200 SF	NNN	-	-

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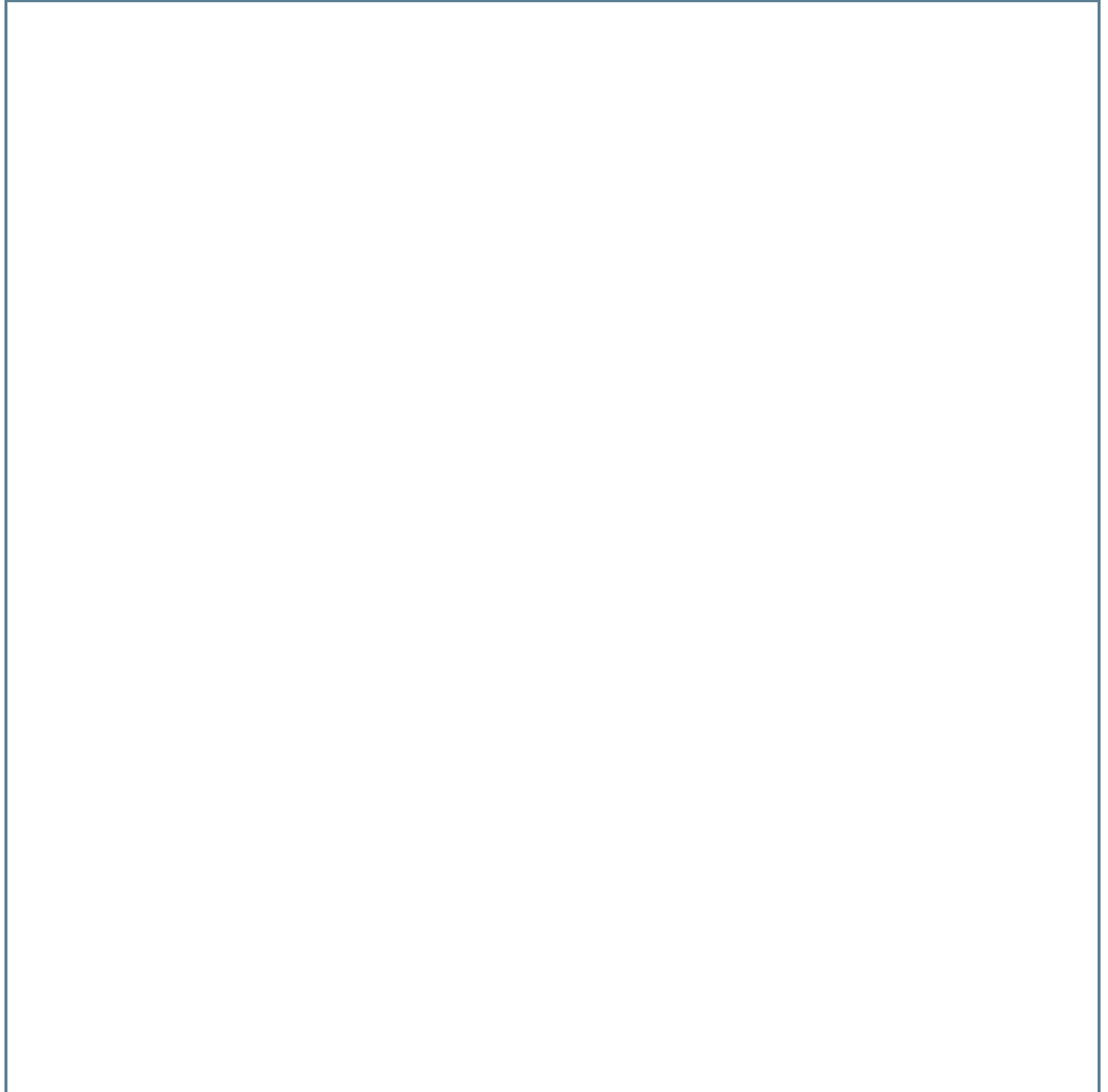
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RETAILER MAP



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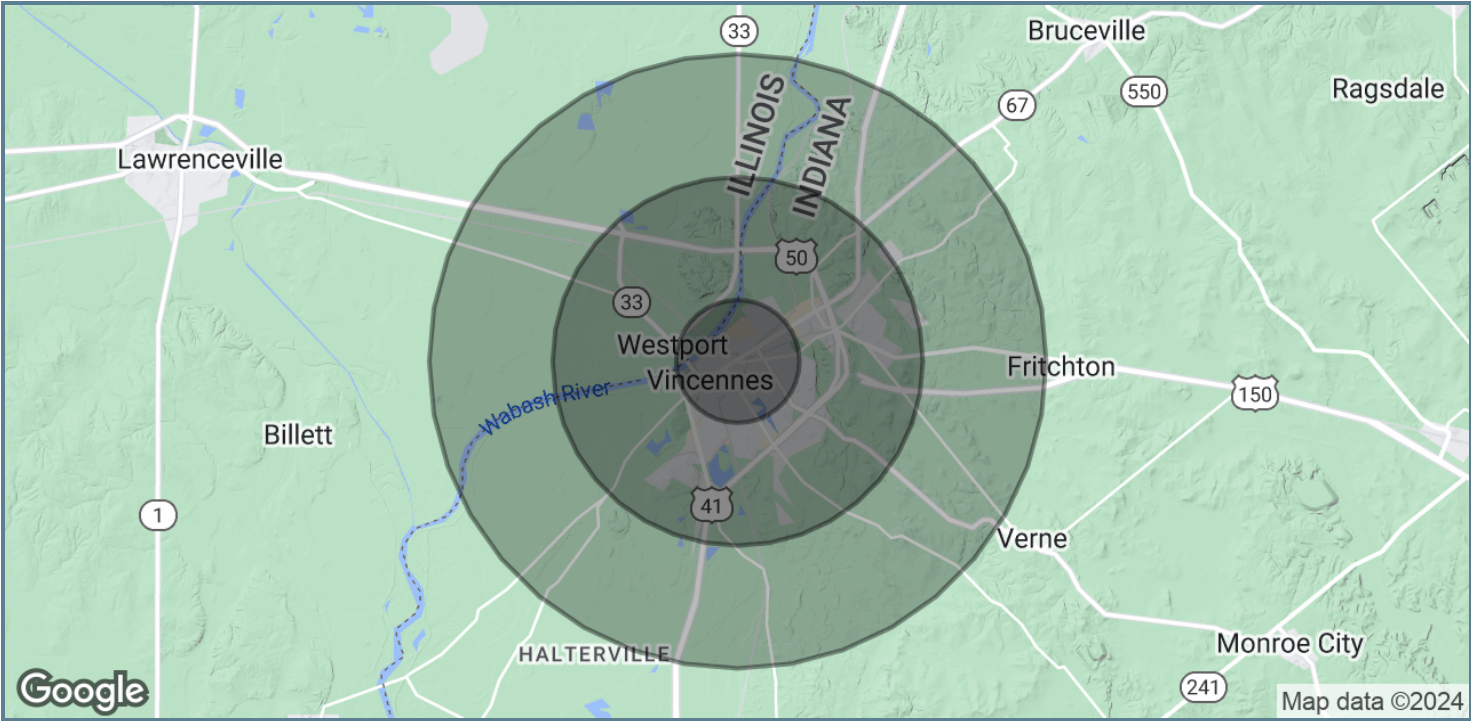
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,013	18,481	21,458
Average Age	35.7	39.3	40.4
Average Age (Male)	32.6	35.9	36.9
Average Age (Female)	36.4	41.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,680	8,720	10,019
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$35,893	\$52,669	\$57,224
Average House Value	\$65,089	\$90,733	\$98,721

* Demographic data derived from 2020 ACS - US Census

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