

# 801 STATE ST.

801 STATE ST., GIRARD, OH 44420

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 801 STATE ST. in Girard, OH. This well-managed retail or office space has strong visibility on the NE corner of N State St & Churchill Rd with up to 4,431 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 5,981 SF building sits near the center of the Girard business district and is ready for its next generation of retail. Leasing the commercial real estate at 801 State Street may be a great opportunity for your business due to its prime location, versatile space, affordable rent, established infrastructure, and vibrant community. Girard, OH is a vibrant and growing community with a strong local economy. The area has a diverse mix of businesses, including retail stores, restaurants, and service providers. By leasing this commercial space, you can become a part of this thriving community and establish your business in a growing market.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	4,431 SF
Building Size:	5,981 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,278	18,716	50,594
Total Population	4,298	38,152	100,881
Average HH Income	\$58,464	\$52,053	\$48,605

Presented By:

Legacy Commercial Property

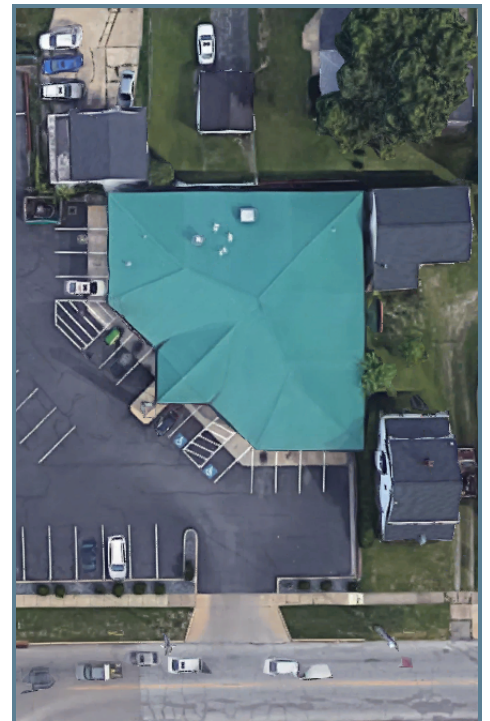
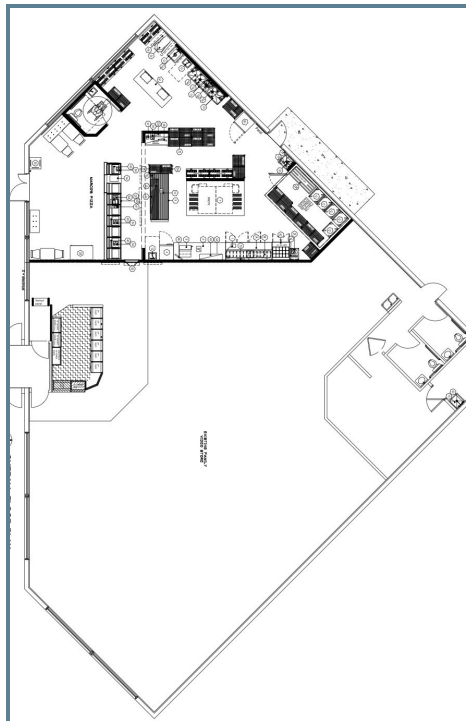
847.904.9200

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:	4,431 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
801 N State St	Marco's Pizza #3570	1,550 SF	Modified Gross	-	-
801 N State St	Available	4,431 SF	NNN	Negotiable	-

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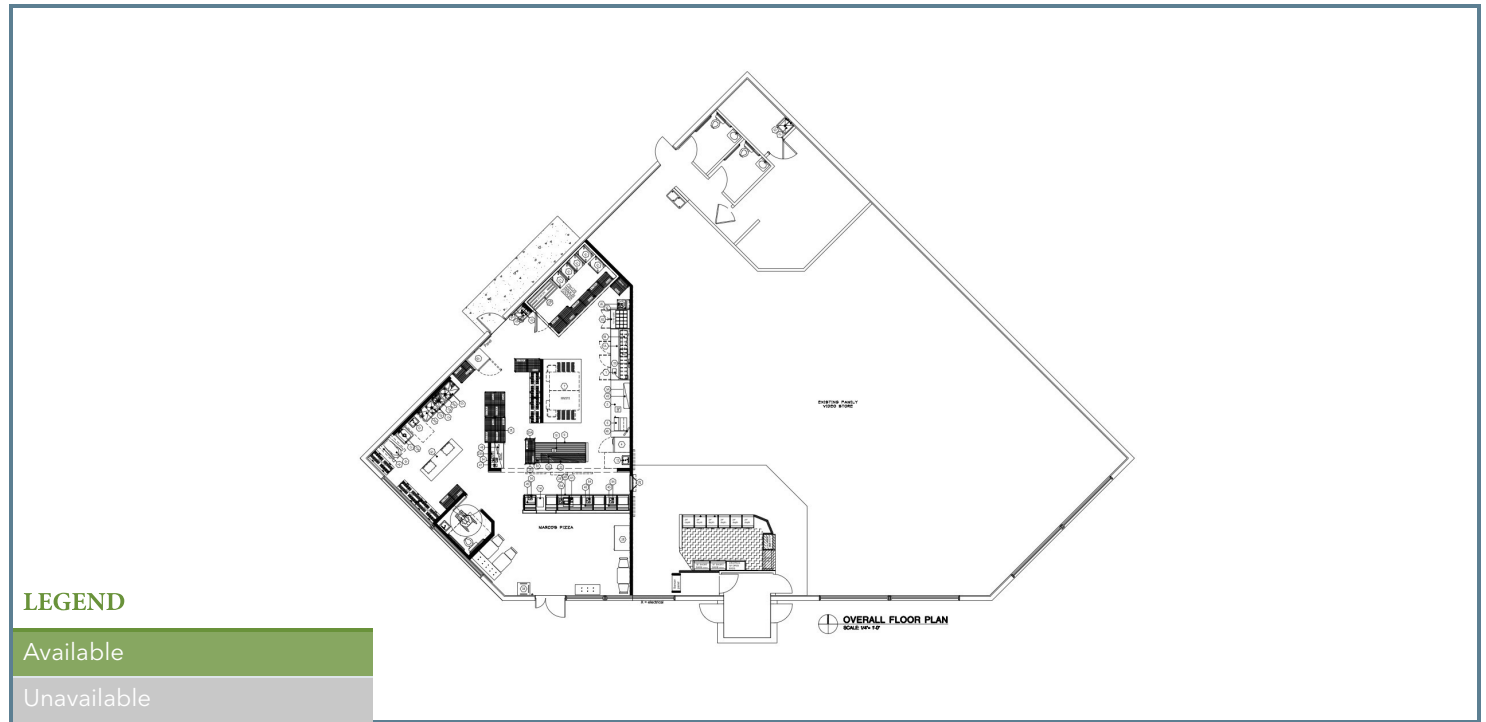
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RETAILER MAP



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



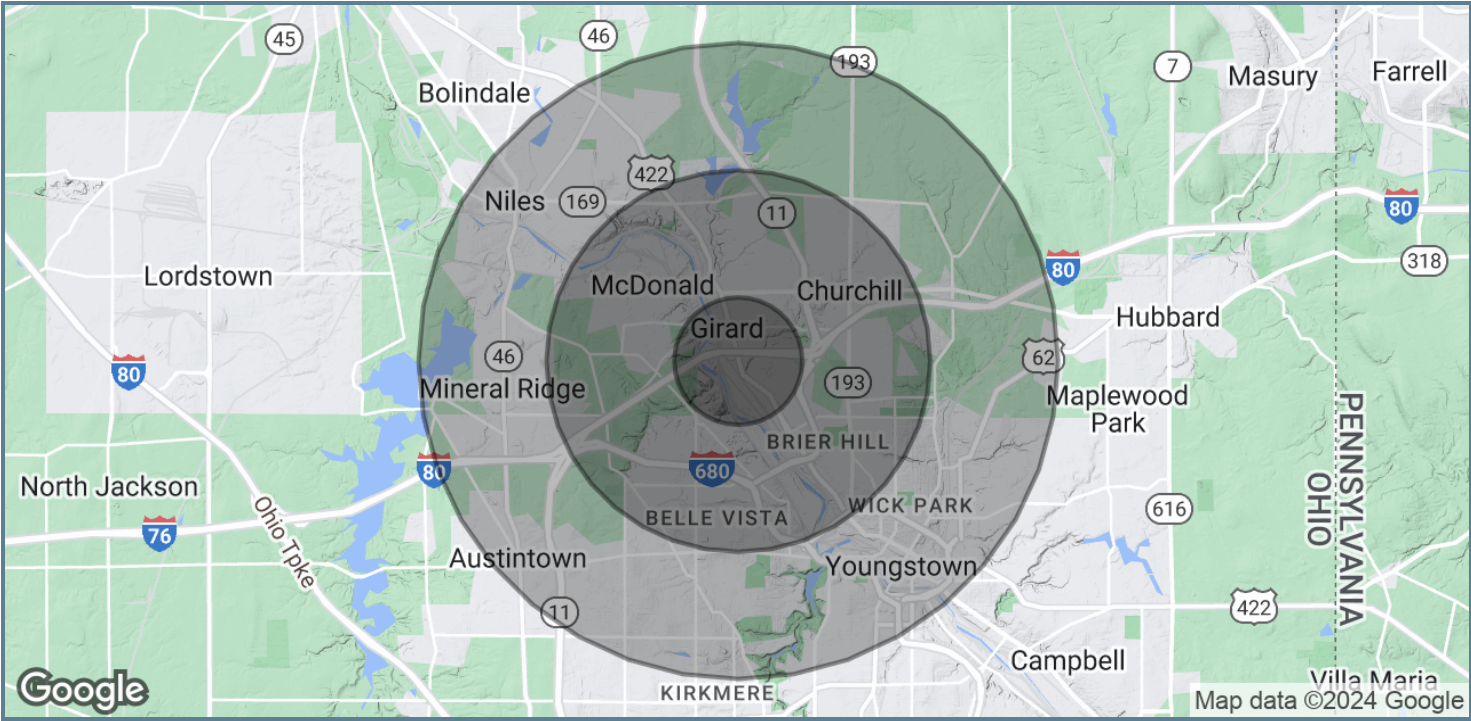
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,298	38,152	100,881
Average Age	40.2	40.7	41.7
Average Age (Male)	37.4	39.6	39.5
Average Age (Female)	45.0	42.0	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,278	18,716	50,594
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$58,464	\$52,053	\$48,605
Average House Value	\$69,409	\$82,243	\$84,099

\* Demographic data derived from 2020 ACS - US Census





**LEGACY**  
COMMERCIAL PROPERTY

## 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.

