

4011 STATE RT. 261

4011 STATE RT. 261, NEWBURGH, IN 47630

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 4011 STATE ROUTE 261 in Newburgh, IN. This well-managed retail or office space has strong visibility with up to 5,419 SF available next to Marco's Pizza. The intersection sees ~35,000 vehicles per day. 50,000+ population within 5 miles. The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,007 SF building sits 5 minutes from Walmart and has a better position on the corner than McDonalds, Wendy's, and Starbucks and is ready for its next generation of retail. This property is a well-known retail staple of the Newburgh community for years and offers landmark recognition & engaging signage. Give our team of Warrick 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 Newburgh.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|------------------|------------|
| Lease Rate: | Negotiable |
| Number of Units: | 2 |
| Available SF: | 5,419 SF |
| Building Size: | 7,007 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,958 | 12,818 | 23,175 |
| Total Population | 7,543 | 31,911 | 53,351 |
| Average HH Income | \$104,029 | \$114,333 | \$100,709 |

Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

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ADDITIONAL PHOTOS



Presented By:

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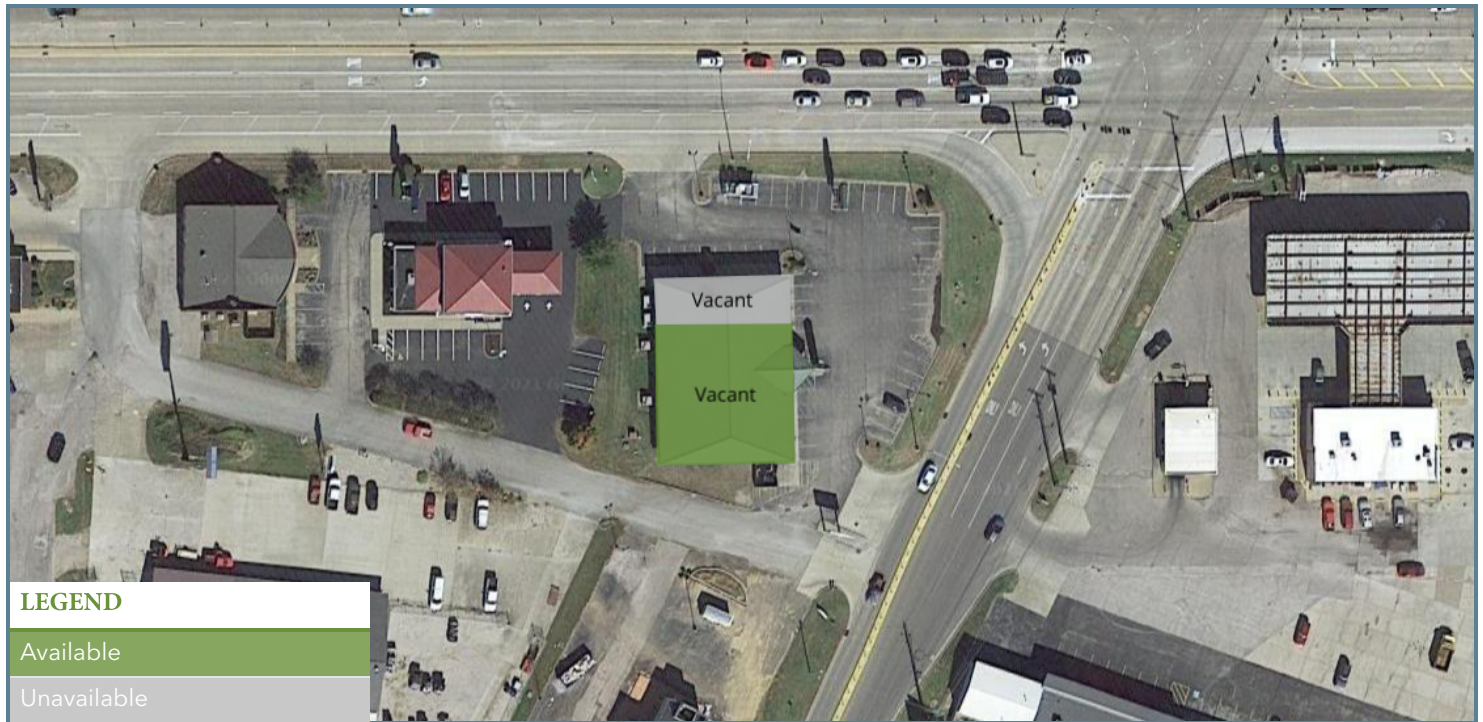
LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 5,419 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|--------------------|-----------|----------|------|------------|-------------|
| 4011 State Rt. 261 | Available | 5,419 SF | NNN | Negotiable | - |
| 4011 State Rt. 261 | Vacant | 1,588 SF | NNN | - | - |

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RETAILER MAP



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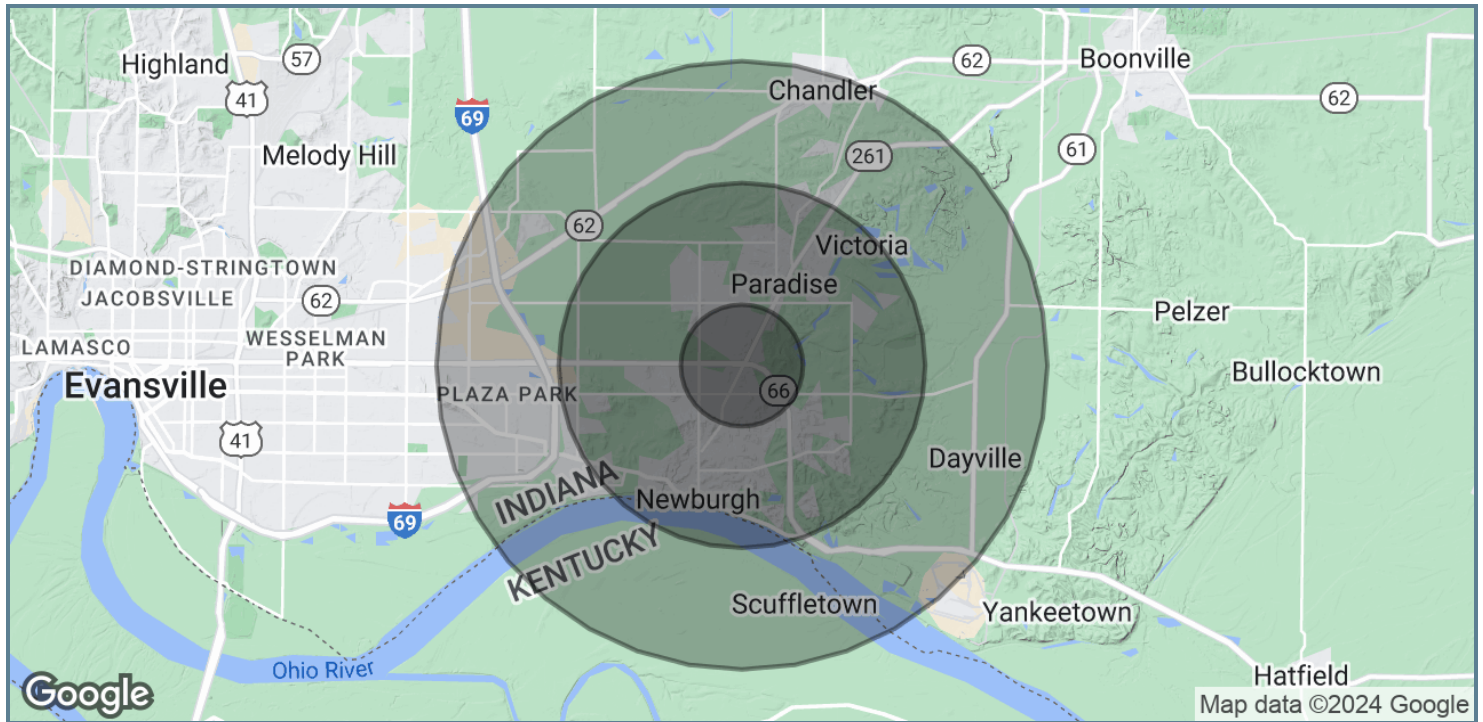
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 7,543 | 31,911 | 53,351 |
| Average Age | 39.3 | 41.0 | 41.8 |
| Average Age (Male) | 39.3 | 40.5 | 40.9 |
| Average Age (Female) | 39.6 | 40.7 | 42.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,958 | 12,818 | 23,175 |
| # of Persons per HH | 2.6 | 2.5 | 2.3 |
| Average HH Income | \$104,029 | \$114,333 | \$100,709 |
| Average House Value | \$214,628 | \$220,486 | \$194,578 |

* Demographic data derived from 2020 ACS - US Census

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LEGACY
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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.

