

# 3612 WESLEY ST.

3612 WESLEY ST., GREENVILLE, TX 75401

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has a great opportunity in our retail space at 3612 Wesley St. in Greenville, TX. This commercial, retail or office space has great visibility on the SW corner of Welsey & O'neal with up to 1150 SF available for lease. The building is in a well-established area with superb on-site parking, over 40 spaces. The 8,396 SF building is located near the epicenter of the Greenville business district and is ready for its next generation of retail. This property is a well-known retail staple of the Greenville community for years and offers landmark recognition & engaging signage. This is the perfect chance to expand your business SW corner of Welsey & O'neal. Give our team of Hunt County leasing experts a call at 847-904-9200 to get more info about renting this property.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	1,150 SF
Building Size:	8,396 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,031	8,763	11,572
Total Population	8,131	21,742	28,886
Average HH Income	\$43,974	\$54,254	\$60,211

Presented By:

**Legacy Commercial Property**

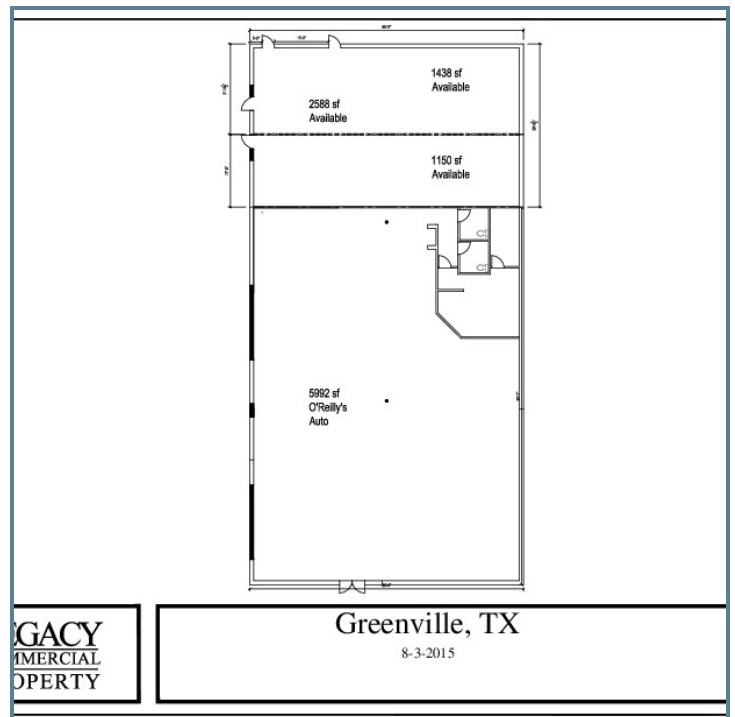
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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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:	1,150 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3612 Wesley St	Wesley Donuts	1,254 SF	NNN	-	-
3612 Wesley St	Available	1,150 SF	NNN	Negotiable	-
3612 Wesley St	O'REILLY'S AUTO PARTS	5,992 SF	NNN	-	-

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RETAILER MAP



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



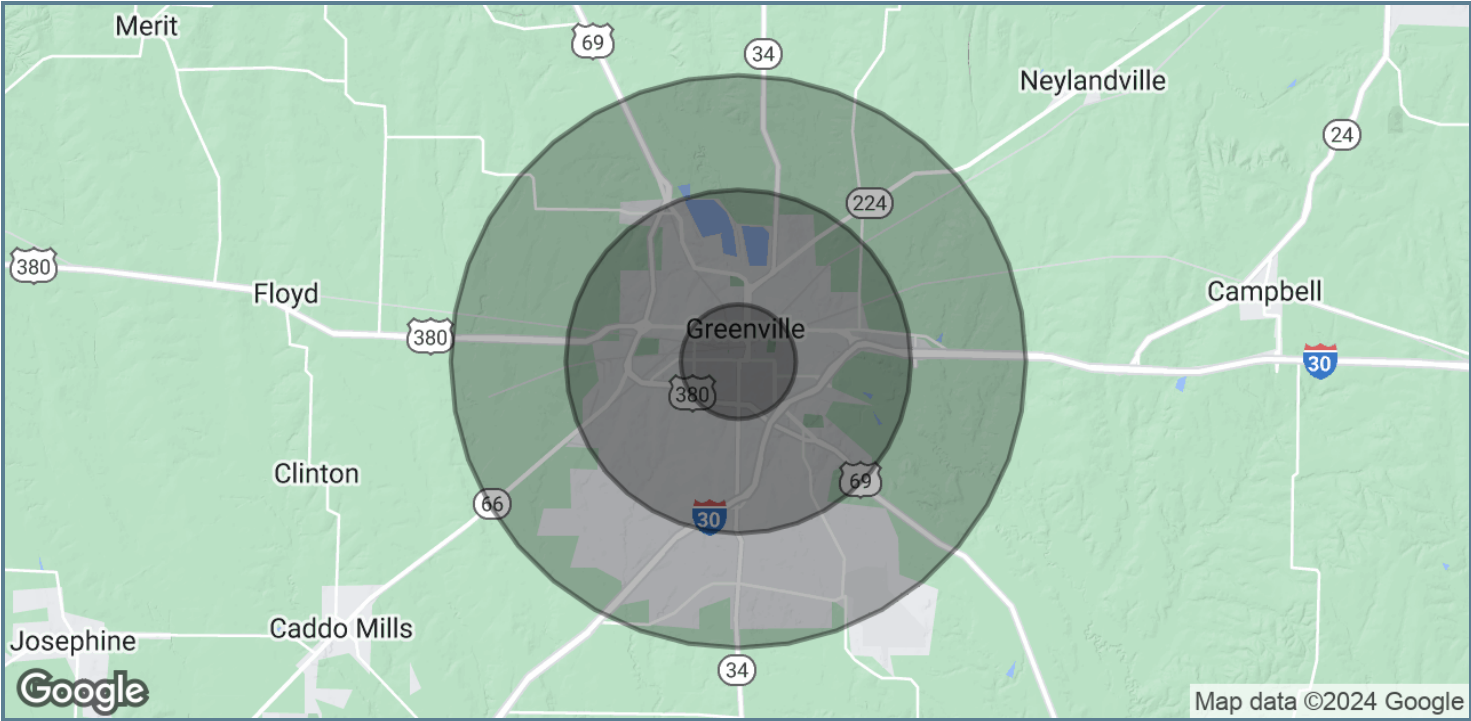
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,131	21,742	28,886
Average Age	34.1	36.2	37.6
Average Age (Male)	35.4	35.6	36.3
Average Age (Female)	34.0	37.2	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,031	8,763	11,572
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$43,974	\$54,254	\$60,211
Average House Value	\$68,957	\$98,399	\$111,615

\* 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.

