

408 COSHOCTON AVE.

408 COSHOCTON AVE., MOUNT VERNON, OH 43050



PROPERTY SUMMARY



LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 408 Coshocton Ave, located in the heart of Mount Vernon, OH. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Mount Vernon. Reach out to our team for further information and arrange a showing.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1,525 SF
Building Size:	7,432 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,352	8,699	10,934
Total Population	7,117	19,076	25,055
Average HH Income	\$51,074	\$52,687	\$56,917

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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

408 COSHOCTON AVE.

408 COSHOCTON AVE., MOUNT VERNON, OH 43050

PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



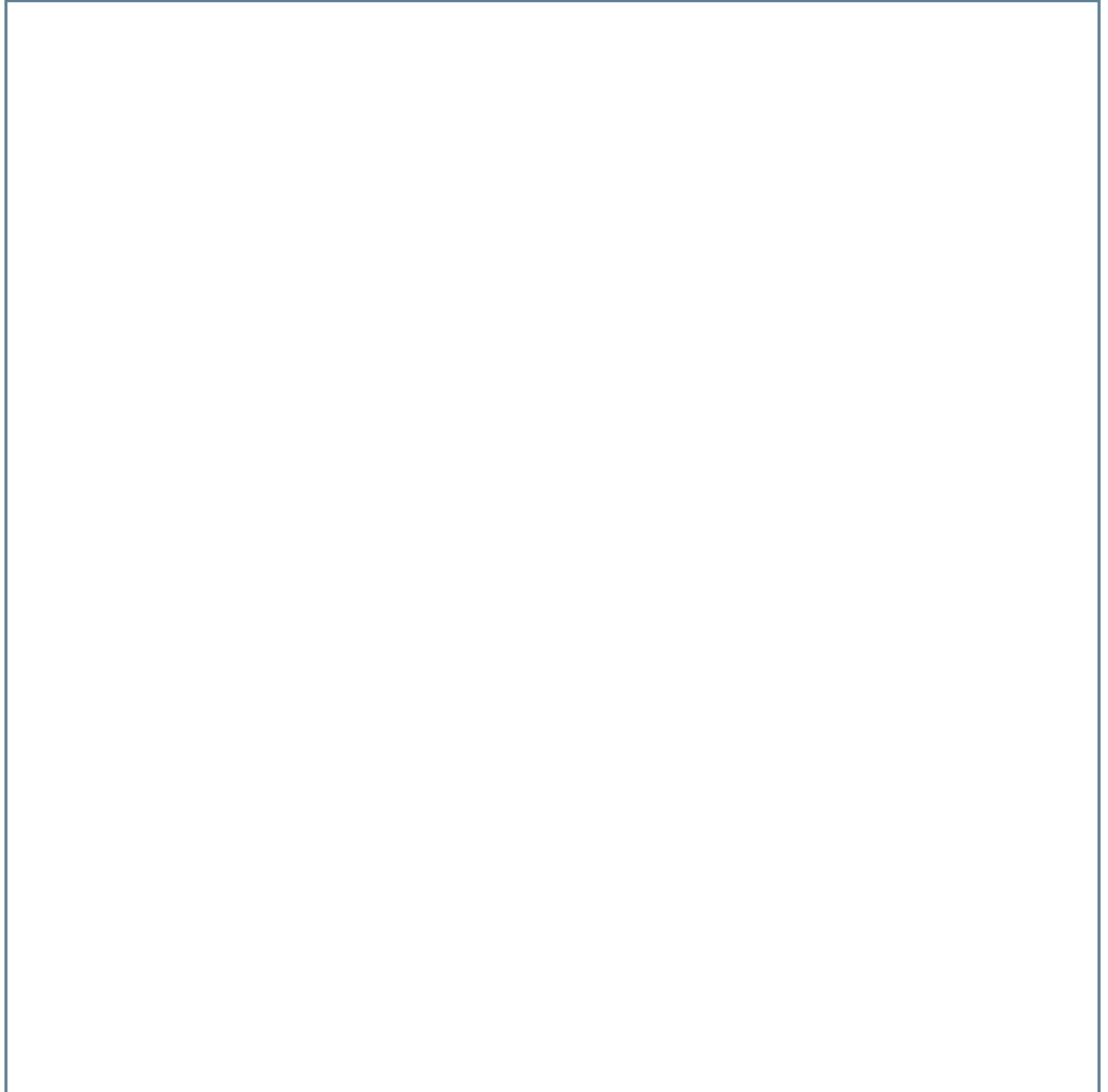
LEGACY
COMMERCIAL PROPERTY

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

408 COSHOCTON AVE.

408 COSHOCTON AVE., MOUNT VERNON, OH 43050

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



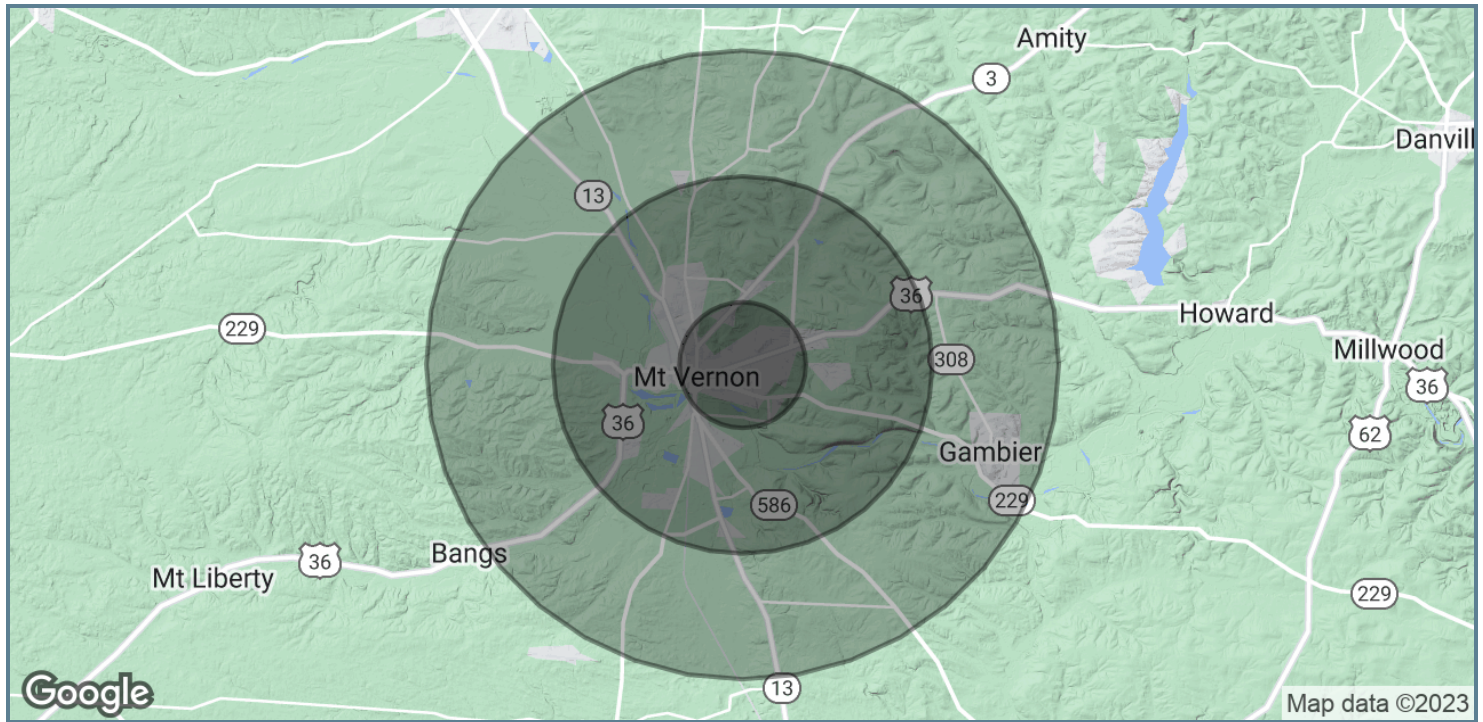
LEGACY
COMMERCIAL PROPERTY

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

408 COSHOCTON AVE.

408 COSHOCTON AVE., MOUNT VERNON, OH 43050

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,117	19,076	25,055
Average Age	43.2	41.6	41.8
Average Age (Male)	39.7	38.6	39.4
Average Age (Female)	44.5	43.1	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,352	8,699	10,934
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$51,074	\$52,687	\$56,917
Average House Value	\$121,330	\$131,053	\$141,726

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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



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.

