

# 807 LAWRENCE AVE.

807 LAWRENCE AVE., ELLWOOD CITY, PA 16117

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 807 LAWRENCE AVE in Ellwood City, PA. This well-managed retail or office space has strong visibility on the SW corner of Lawrence Ave & 8th St with up to 1494 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 6,000 SF building sits near the center of the Ellwood City business district and is ready for its next generation of retail. This property is a well-known retail staple of the Ellwood City community for years and offers landmark recognition & captivating signage. Give our team of Beaver 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 Lawrence Ave & 8th St.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,550 SF
Building Size:	6,056 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,113	7,808	11,299
Total Population	5,386	14,857	22,610
Average HH Income	\$51,487	\$61,309	\$65,432

Presented By:

**Legacy Commercial Property**

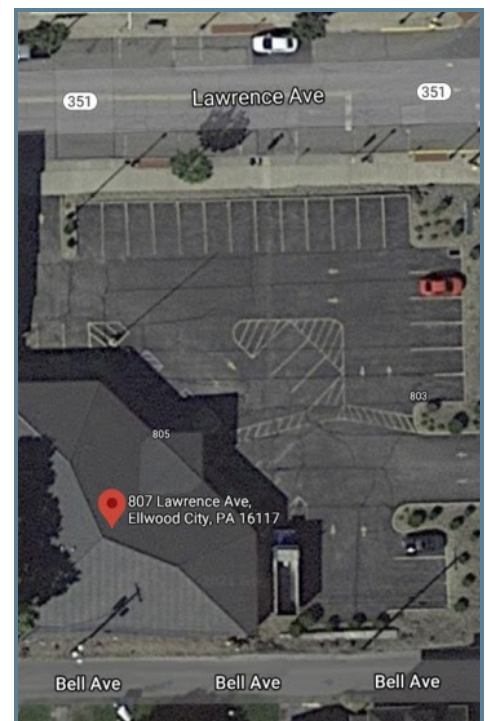
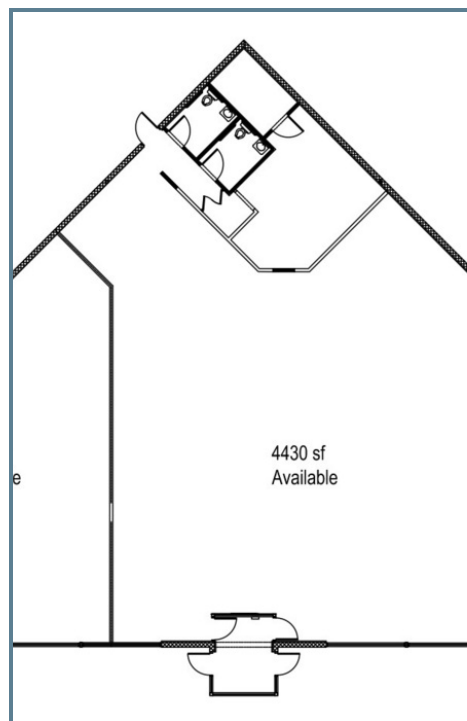
847.904.9200

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



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

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

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RETAILER MAP



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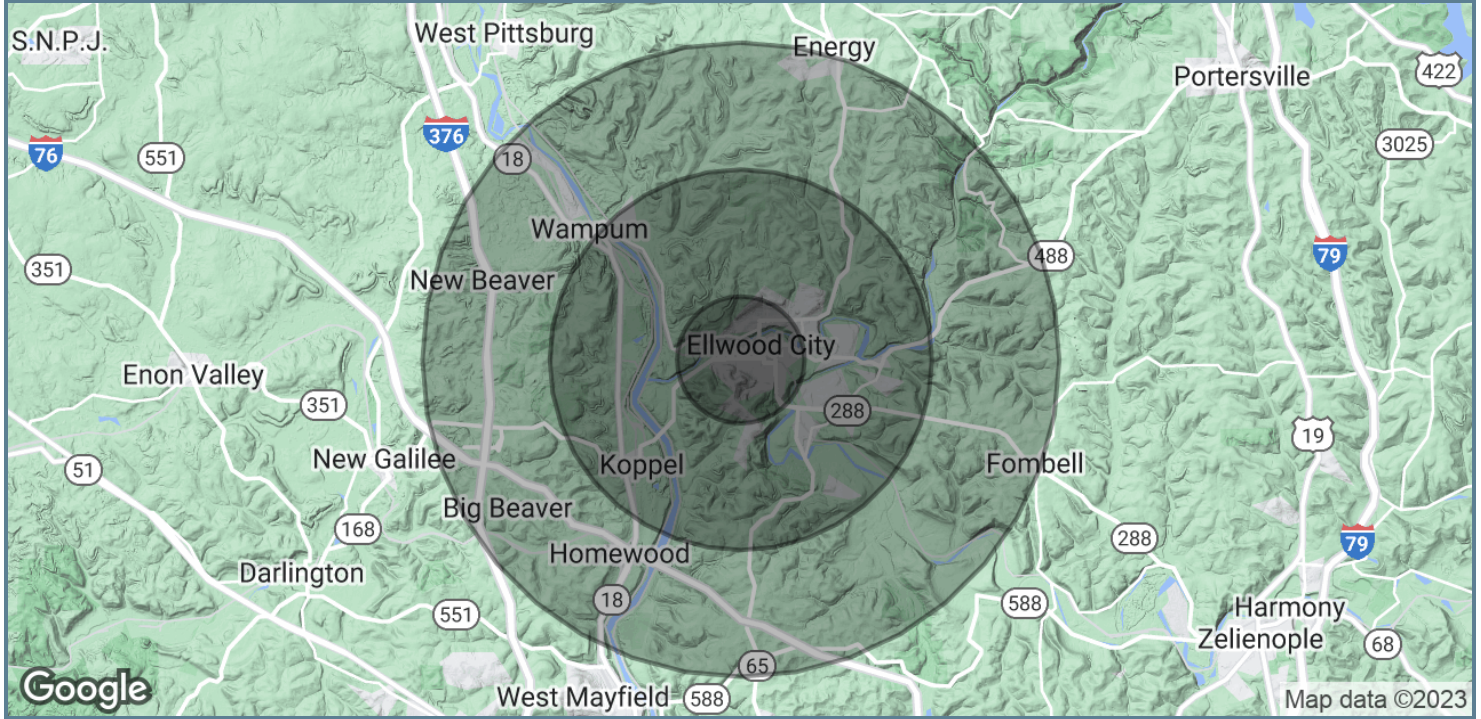
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,386	14,857	22,610
Average Age	46.2	46.6	48.0
Average Age (Male)	37.9	41.7	44.3
Average Age (Female)	54.5	51.5	50.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,113	7,808	11,299
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$51,487	\$61,309	\$65,432
Average House Value	\$87,007	\$107,950	\$121,421

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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