

6 S. STATE ST.

6 S. STATE ST., NORTH VERNON, IN 47265

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 6 SOUTH STATE STREET in North Vernon, IN. This well-managed retail space has strong visibility on the SE corner of S State St & Buckeye St with up to 4,780 SF available for lease. The building is in a well-established area with superb on-site parking, over 40 spaces. The 6,000 SF building sits near the epicenter of the North Vernon business district and is ready for its next generation of retail. Give our team of Jennings County leasing experts a call at 847-904-9200 to get more info about renting this property.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,780 SF
Building Size:	5,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,351	4,122	6,355
Total Population	3,004	9,417	13,939
Average HH Income	\$60,497	\$65,425	\$61,535

Presented By:

Legacy Commercial Property

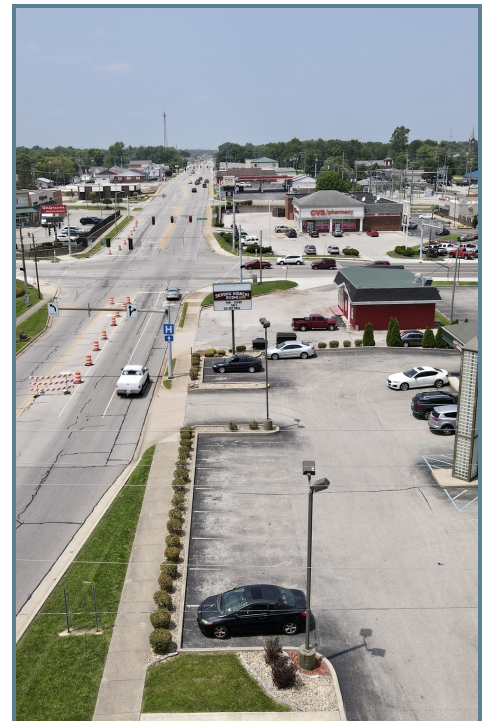
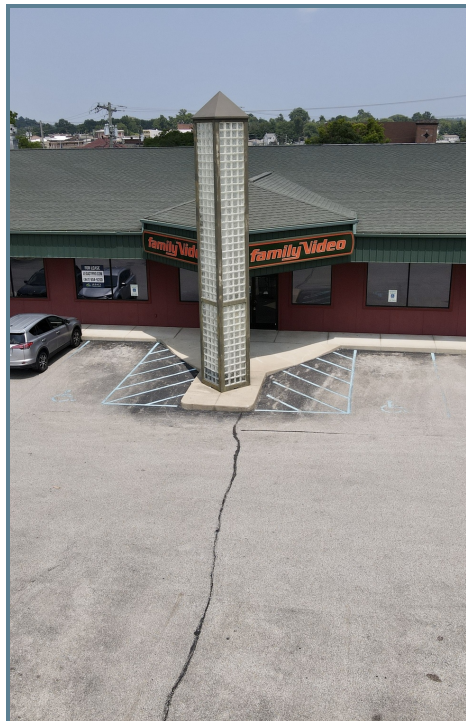
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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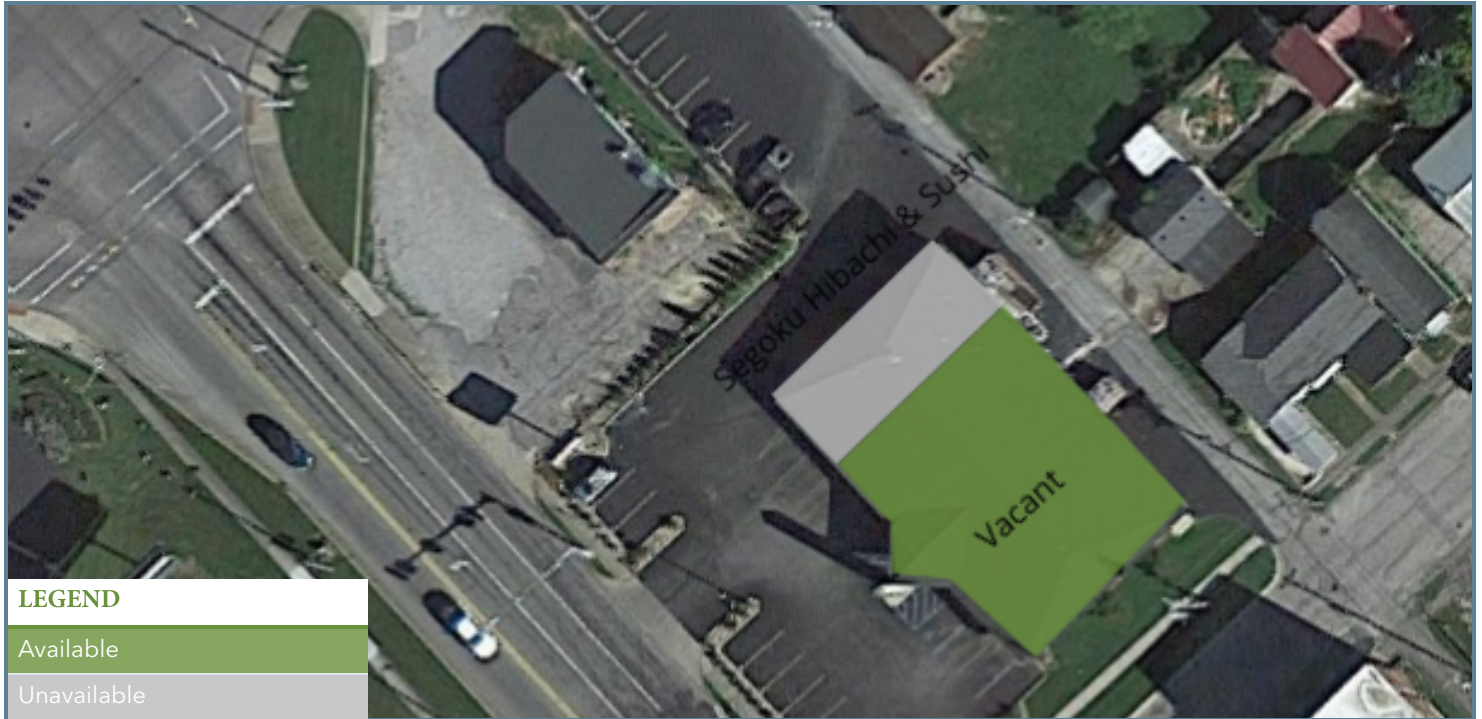
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,780 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6 S State St	Segoku Hibachi & Sushi	1,200 SF	NNN	-	-
6 S. State St.	Available	4,780 SF	NNN	Negotiable	-

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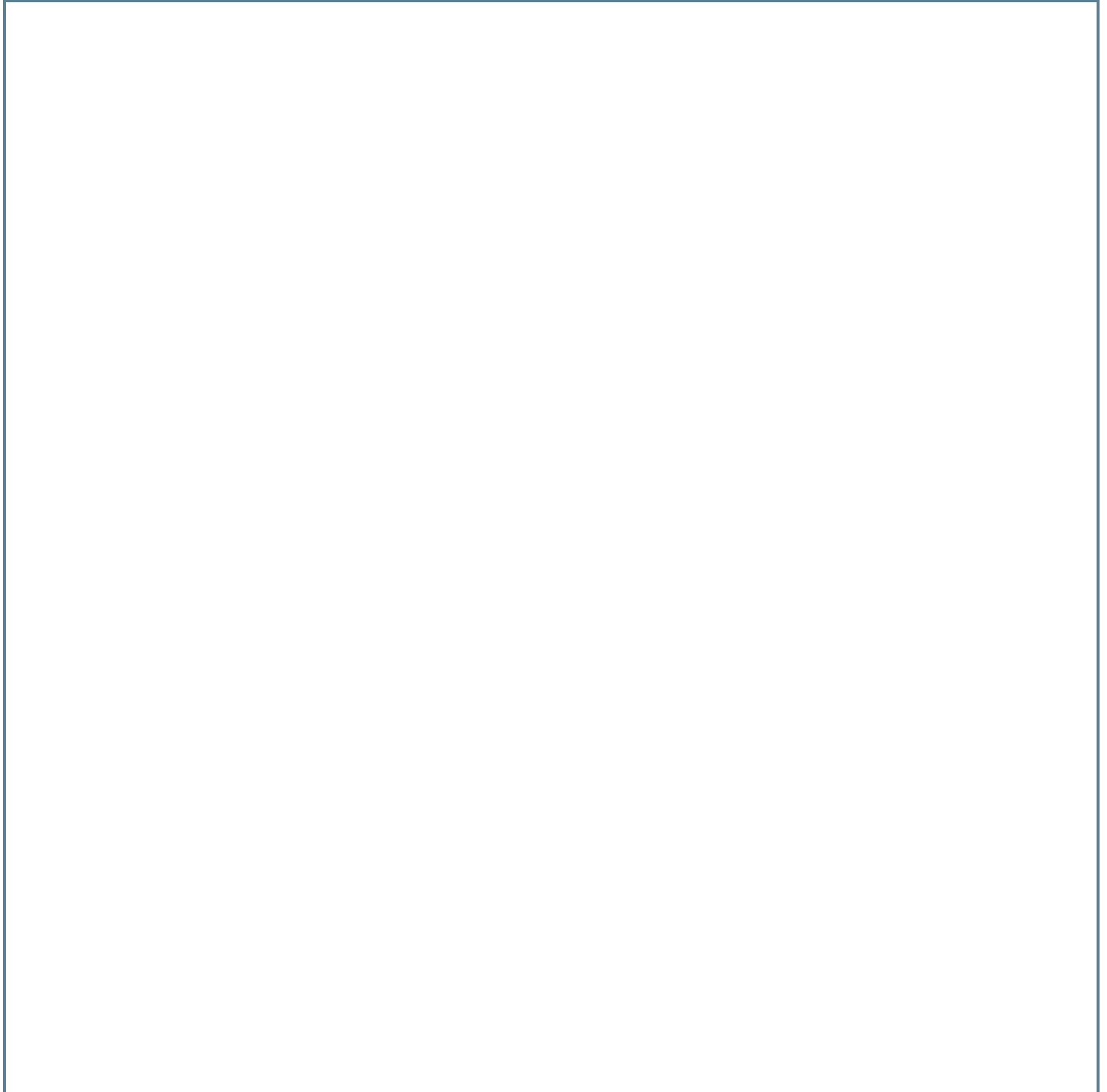
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RETAILER MAP



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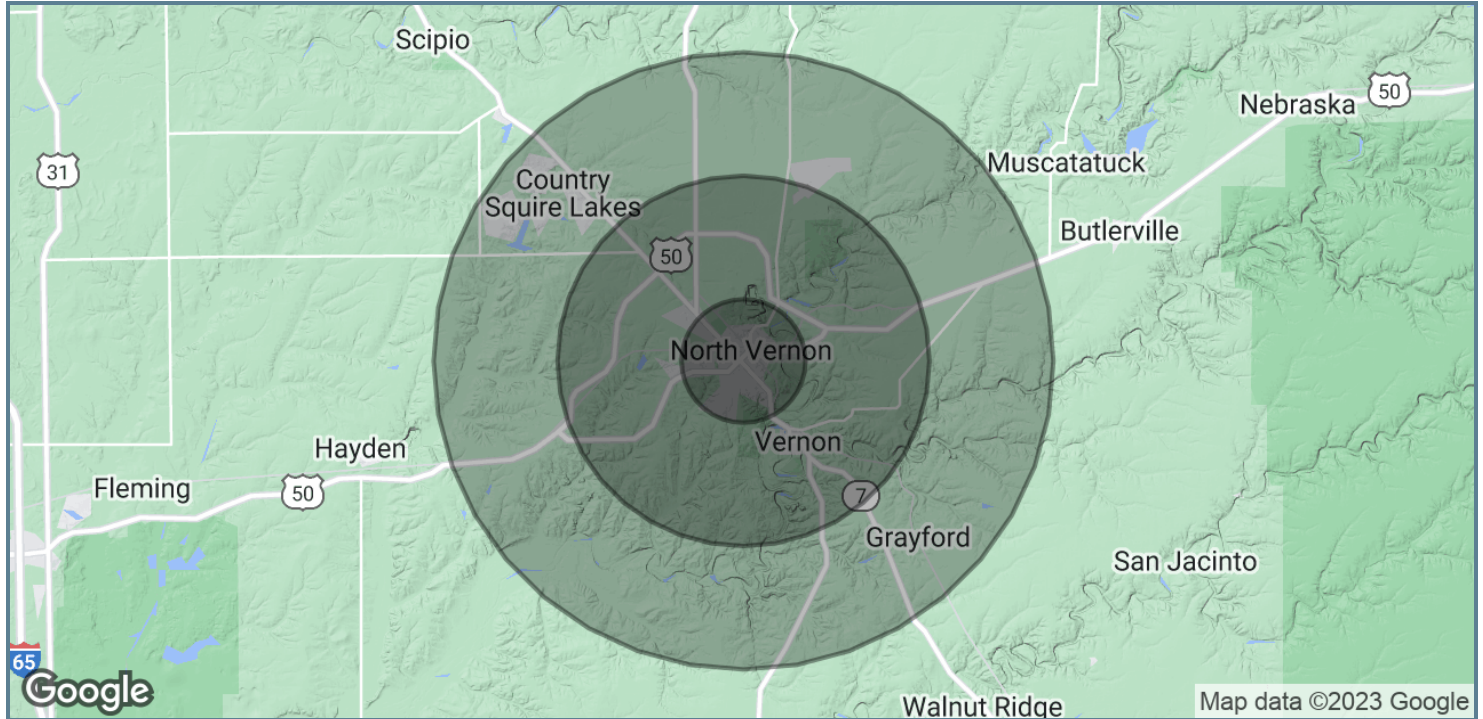
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,004	9,417	13,939
Average Age	40.9	37.7	38.6
Average Age (Male)	38.9	36.9	38.5
Average Age (Female)	43.2	38.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,351	4,122	6,355
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$60,497	\$65,425	\$61,535
Average House Value	\$96,433	\$100,623	\$106,672

* Demographic data derived from 2020 ACS - US Census

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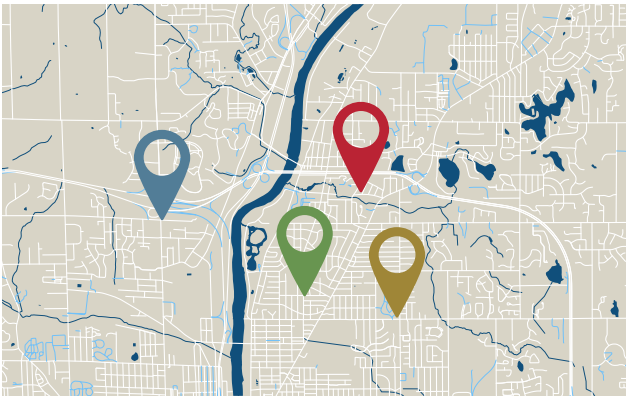


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ACQUISITIONS & DEVELOPMENT

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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