

1407 S. COUNTRY CLUB RD.



LEGACY
COMMERCIAL PROPERTY

1407 S. COUNTRY CLUB RD., EL RENO, OK 73036

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has 1853 SF prime retail space available at 1407 SOUTH COUNTRY CLUB RD in El Reno, OK. This well-managed retail or office space has strong visibility approximately .25 miles south of the corner of W Elm St & S Country Club Rd. The building is in a well-established area with great on-site parking, over 40 spaces. The 7,953 SF building sits near the heart of the El Reno business district and is ready for its next generation of retail. This property is a well-known retail staple of the El Reno community for years and offers landmark recognition & captivating signage. Give our Canadian County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint Approximately .25 miles south of the corner of W Elm St & S Country Club Rd.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	1,853 SF
Building Size:	7,953 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,815	6,178	6,862
Total Population	6,624	16,357	18,845
Average HH Income	\$49,053	\$46,777	\$49,712

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



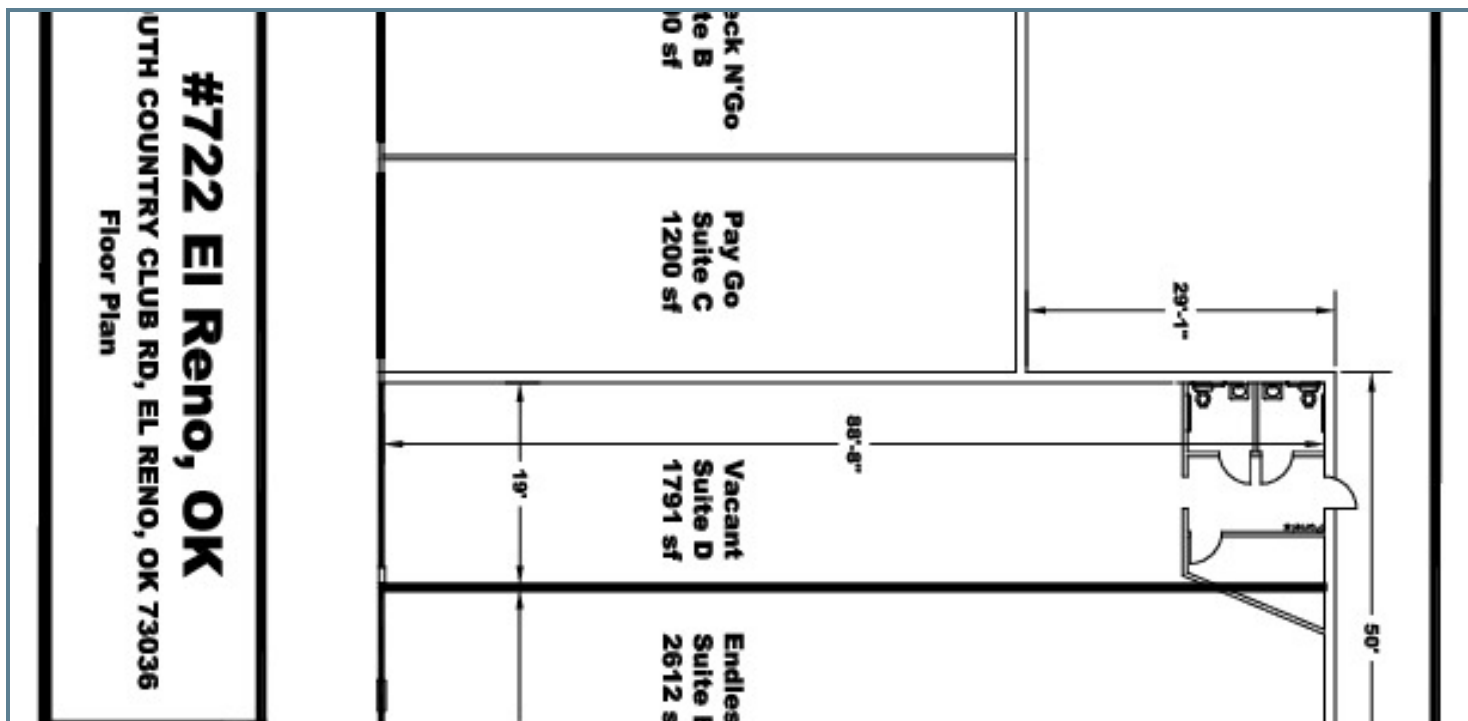
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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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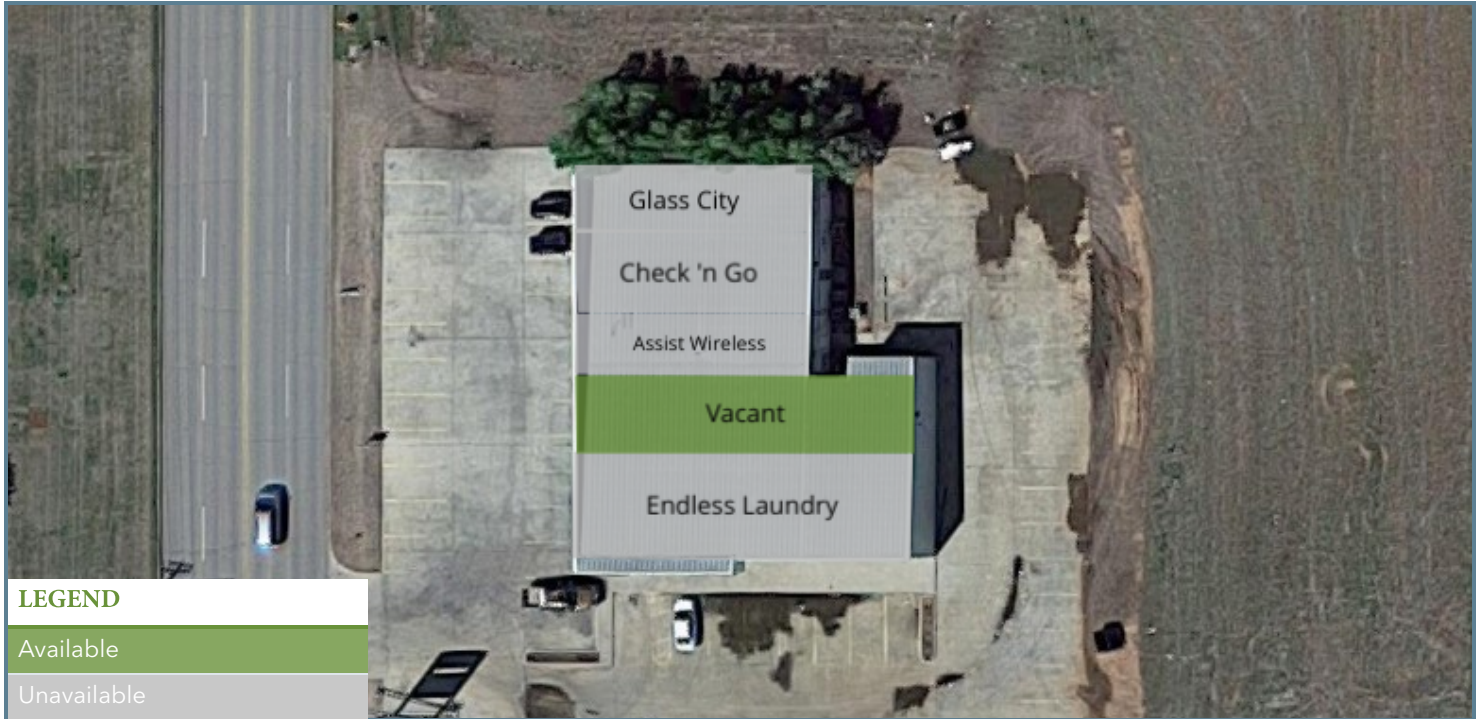
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,853 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1407 S. Country Club Rd.	Glass City	1,200 SF	NNN	-	-
1407 S. Country Club Rd.	Check 'n Go	1,200 SF	NNN	-	-
1407 S. Country Club Rd.	Assist Wireless	1,200 SF	NNN	-	-
1407 S. Country Club Rd.	Available	1,853 SF	NNN	Negotiable	-
1407 S. Country Club Rd.	Endless Laundry	2,500 SF	NNN	-	-

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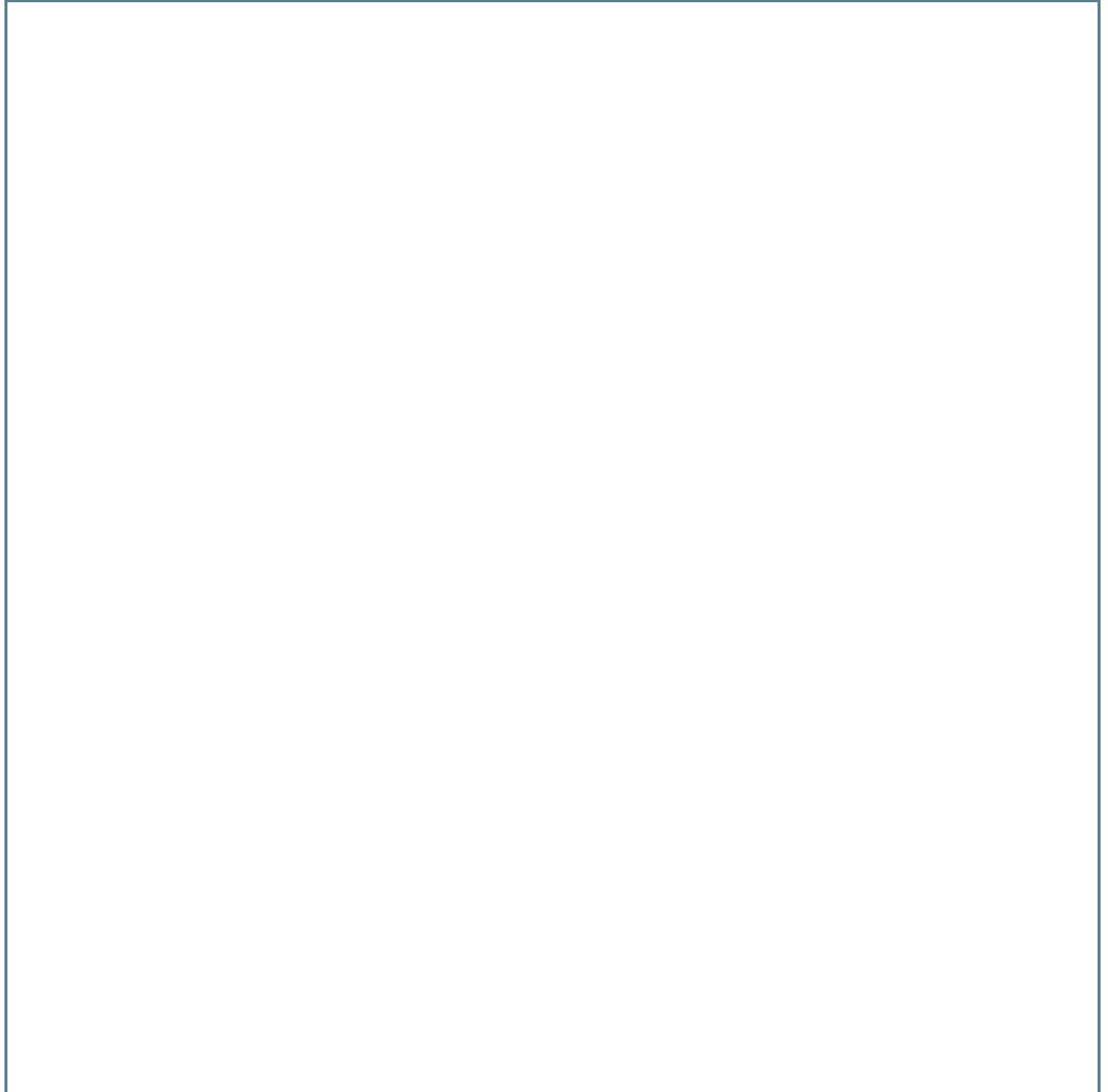
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RETAILER MAP



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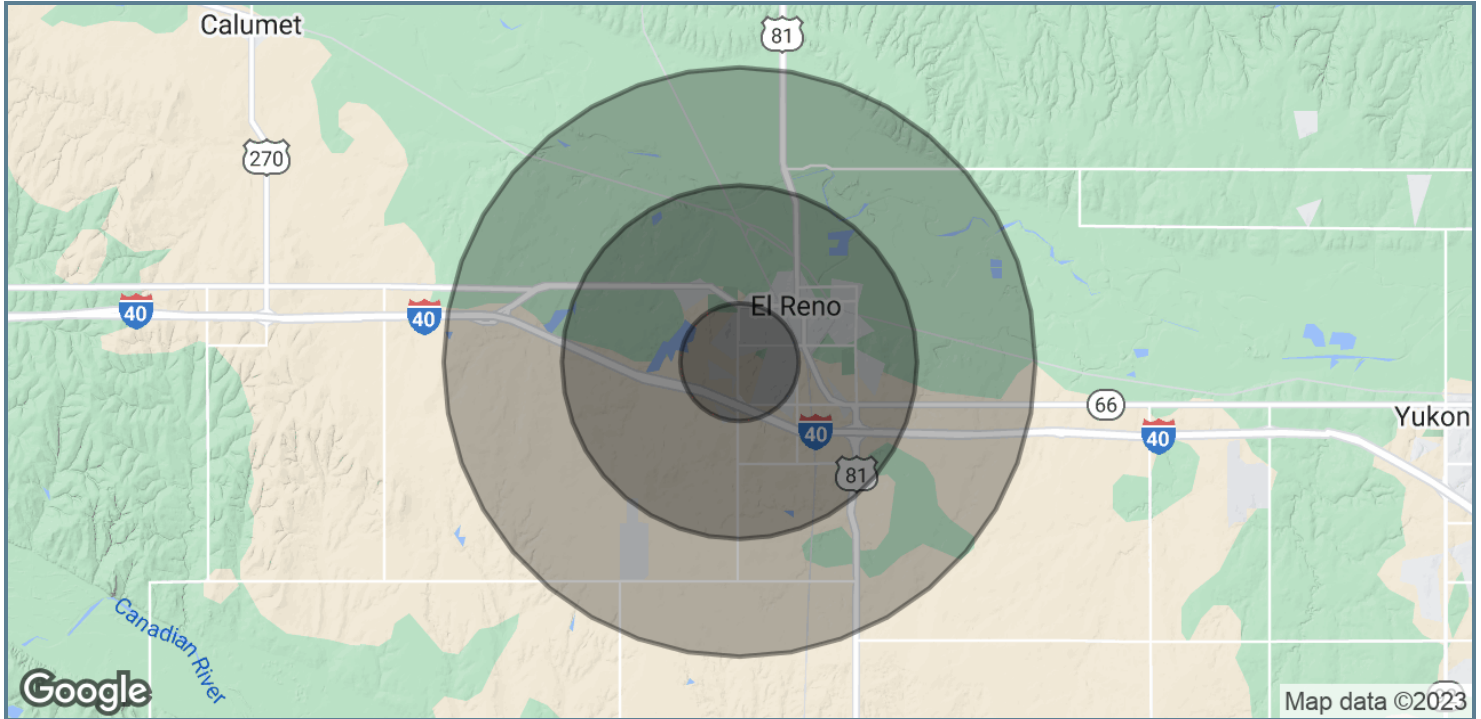
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,624	16,357	18,845
Average Age	38.1	37.0	37.0
Average Age (Male)	35.3	34.5	34.8
Average Age (Female)	43.3	38.2	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,815	6,178	6,862
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$49,053	\$46,777	\$49,712
Average House Value	\$116,559	\$104,246	\$110,345

* 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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