

# 1012 WESTERN AVE.

1012 WESTERN AVE., CHILLICOTHE, OH 45601

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1012 WESTERN AVENUE in Chillicothe, OH. This well-managed retail or office space has strongly visible on the SE corner of Western Ave & Pleyes Lane. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 4,695 SF building sits near the heart of the Chillicothe business district and is ready for its next generation of retail. This property is a well-known retail staple of the Chillicothe community for years and offers landmark recognition & captivating signage. Give our Ross County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint & exposure in Chillicothe.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	
Building Size:	4,695 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,338	10,795	15,208
Total Population	6,531	22,918	33,677
Average HH Income	\$71,693	\$61,448	\$58,928

Presented By:

**Legacy Commercial Property**

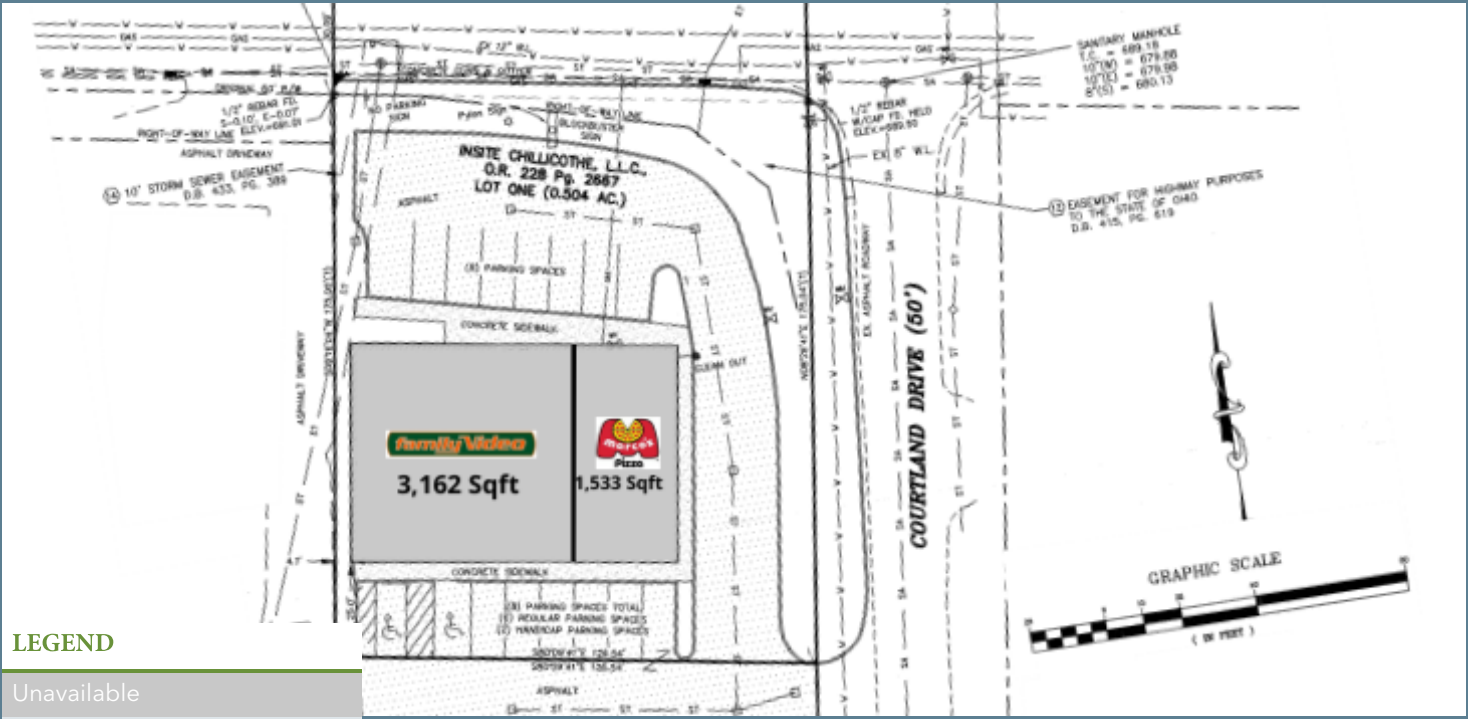
847.904.9200

info@legacypro.com

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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

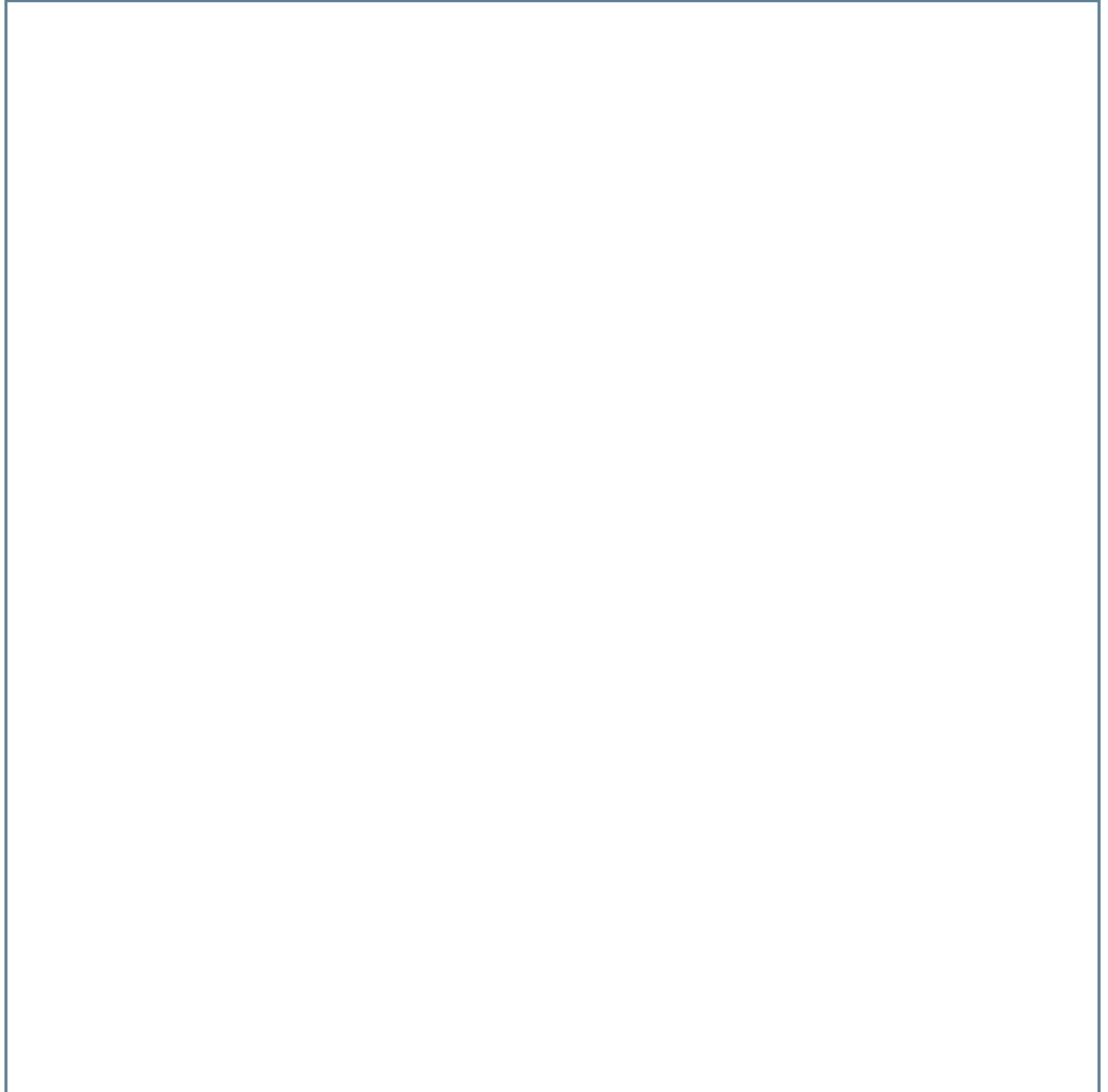
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1012 Western Ave.	Chillicothe Discount Retail	3,162 SF	NNN	-	-
1012 Western Ave.	MARCO'S PIZZA	1,533 SF	NNN	-	-

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RETAILER MAP



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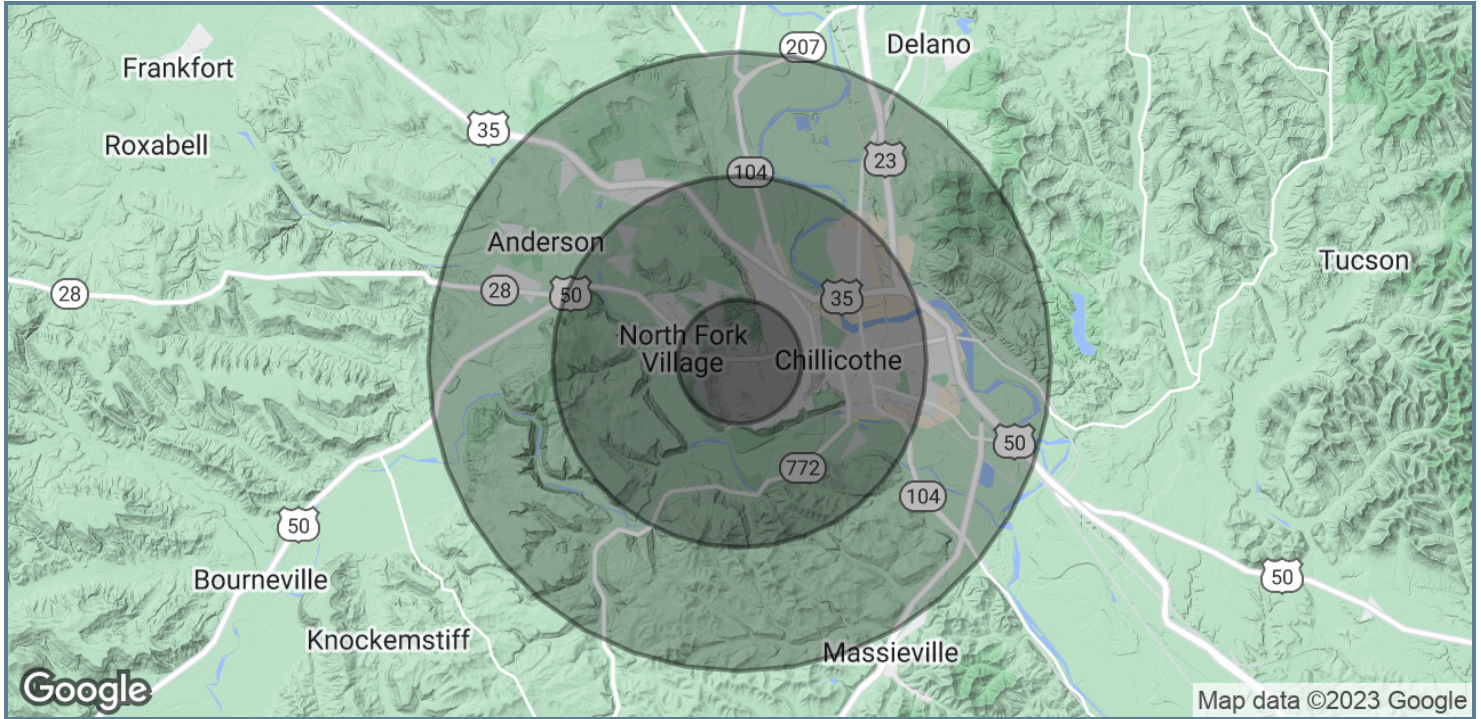
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,531	22,918	33,677
Average Age	46.0	43.1	42.7
Average Age (Male)	44.9	41.6	41.4
Average Age (Female)	46.4	43.9	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,338	10,795	15,208
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$71,693	\$61,448	\$58,928
Average House Value	\$150,162	\$132,047	\$124,915

\* 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.



**LEGACY**  
COMMERCIAL PROPERTY

**Chat With a Leasing Agent Today**

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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