

# 350 OHIO ST.

350 OHIO ST., OSHKOSH, WI 54901

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Conveniently situated in Oshkosh, the area surrounding 350 Ohio St. offers a vibrant mix of local attractions and amenities, making it an appealing location for retail or strip center tenants. The property benefits from its close proximity to the downtown area, known for its diverse array of local shops and boutiques, restaurants, and cultural venues, creating a draw for foot traffic. Additionally, nearby attractions such as the Oshkosh Public Museum, Menominee Park Zoo, and the Grand Opera House contribute to the varied entertainment and leisure options available, attracting local residents and visitors. With favorable demographics and easy access to major roadways, the location provides a promising opportunity for retail businesses to establish a strong presence and cater to the diverse needs of the Oshkosh market.

### PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,489 SF
Lot Size:	1.93 Acres
Building Size:	7,039 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,730	25,857	30,618
Total Population	14,188	55,620	69,691
Average HH Income	\$50,976	\$56,075	\$62,999

Presented By:

Legacy Commercial Property

847.904.9200

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ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	5,489 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP



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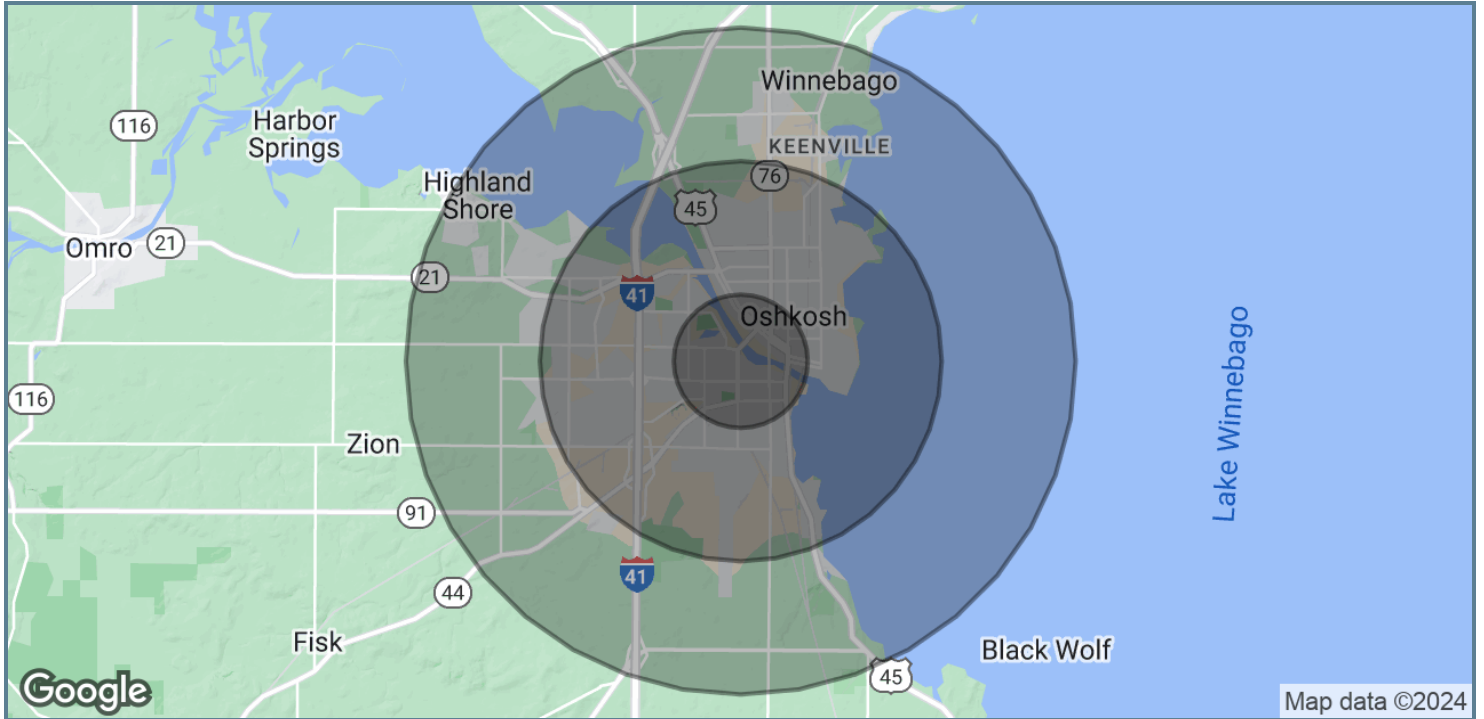
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,188	55,620	69,691
Average Age	30.9	38.5	39.1
Average Age (Male)	30.7	37.7	38.5
Average Age (Female)	32.0	40.2	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,730	25,857	30,618
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$50,976	\$56,075	\$62,999
Average House Value	\$81,599	\$129,210	\$145,007

2020 American Community Survey (ACS)

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# 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



# 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.

