

# 1109 WAPAKONETA AVE.

1109 WAPAKONETA AVE., SIDNEY, OH 45365

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Situated in the vibrant city of Sidney, the area surrounding 1109 Wapakoneta Ave. offers a lively mix of local attractions and amenities, creating an ideal environment for a prospective retail or strip center tenant. The property benefits from its close proximity to the downtown district, renowned for its unique blend of local shops, restaurants, and cultural venues, generating a steady flow of foot traffic. Additionally, nearby landmarks such as Tawawa Park and the Big Stone Castle provide appealing recreational and historical attractions, enhancing the area's charm. With its favorable demographics, strong consumer base, and convenient access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Sidney market.

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	2,201 - 2,650 SF
Building Size:	7,007 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,066	9,499	11,407
Total Population	8,753	20,780	25,463
Average HH Income	\$52,115	\$62,275	\$65,066

SPACES	LEASE RATE	SPACE SIZE
1109 Wapakoneta Ave (B)	Contact Broker for Pricing	2,650 SF
1109 Wapakoneta Ave (C)	Contact Broker for Pricing	2,201 SF

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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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:	2,201 - 2,650 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1109 Wapakoneta Ave (A)	Domino's EUBO CORP	2,156 SF	NNN	-	-
1109 Wapakoneta Ave (B)	Available	2,650 SF	NNN	Contact Broker for Pricing	-
1109 Wapakoneta Ave (C)	Available	2,201 SF	NNN	Contact Broker for Pricing	-

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**Legacy Commercial Property**  
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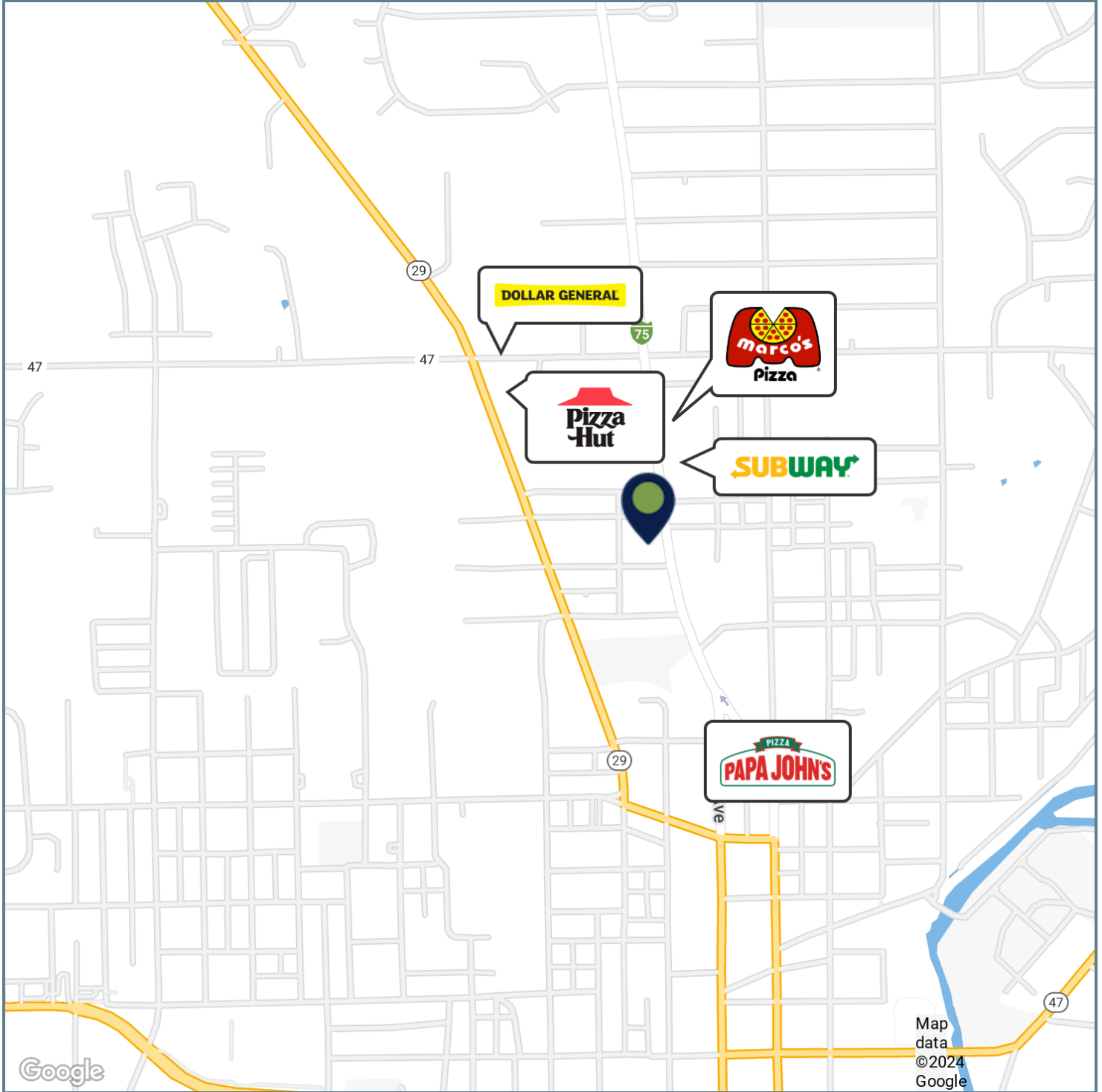
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RETAILER MAP



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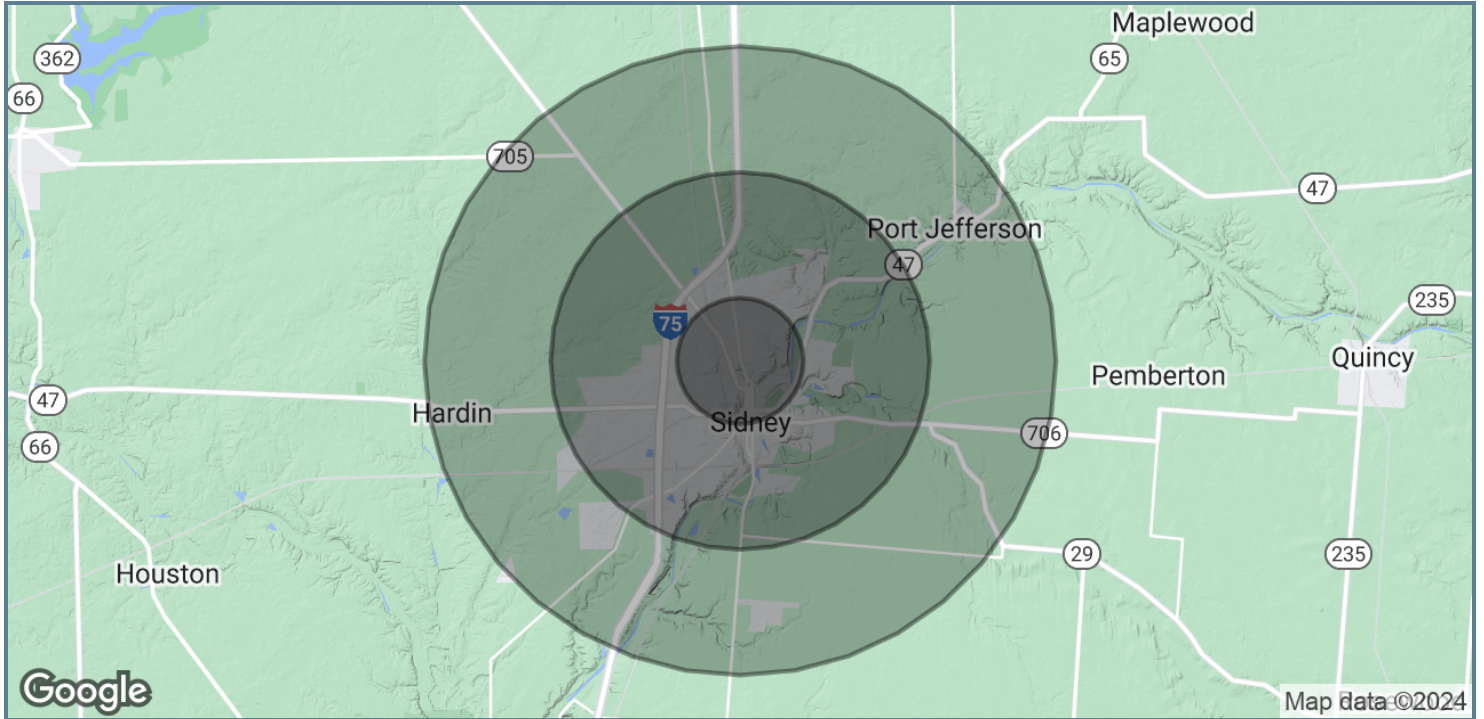
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,753	20,780	25,463
Average Age	37.4	41.0	41.8
Average Age (Male)	34.6	39.5	40.3
Average Age (Female)	40.0	42.3	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,066	9,499	11,407
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$52,115	\$62,275	\$65,066
Average House Value	\$99,334	\$124,571	\$131,300

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.

