

1912 N. MAIN ST.

1912 N. MAIN ST., MIAMI, OK 74354

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the vibrant community surrounding 1912 N. Main St. in Miami, OK, creating an inviting destination for Retail/Strip Center tenants. Explore the historic downtown district, home to the iconic Coleman Theatre, drawing in a mix of art enthusiasts and history buffs. The area also features a variety of local boutiques, antique shops, and diverse dining options, providing a charming and eclectic backdrop for retail businesses to thrive. Additionally, the nearby Route 66 Ribbon Road and the Dobson Museum offer opportunities for cultural exploration and draw in a steady stream of visitors. With its distinct character and dynamic surroundings, Miami presents an ideal opportunity for retailers to tap into the area's strong sense of community and commercial vitality.

PROPERTY HIGHLIGHTS

- Highly visible location with substantial foot traffic
- Versatile interior layout suitable for various retail or commercial uses
- Expansive storefront windows for an enticing merchandise display

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	4,422 SF
Building Size:	4,422 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,289	5,926	7,757
Total Population	2,848	13,244	17,329
Average HH Income	\$44,246	\$40,516	\$42,373

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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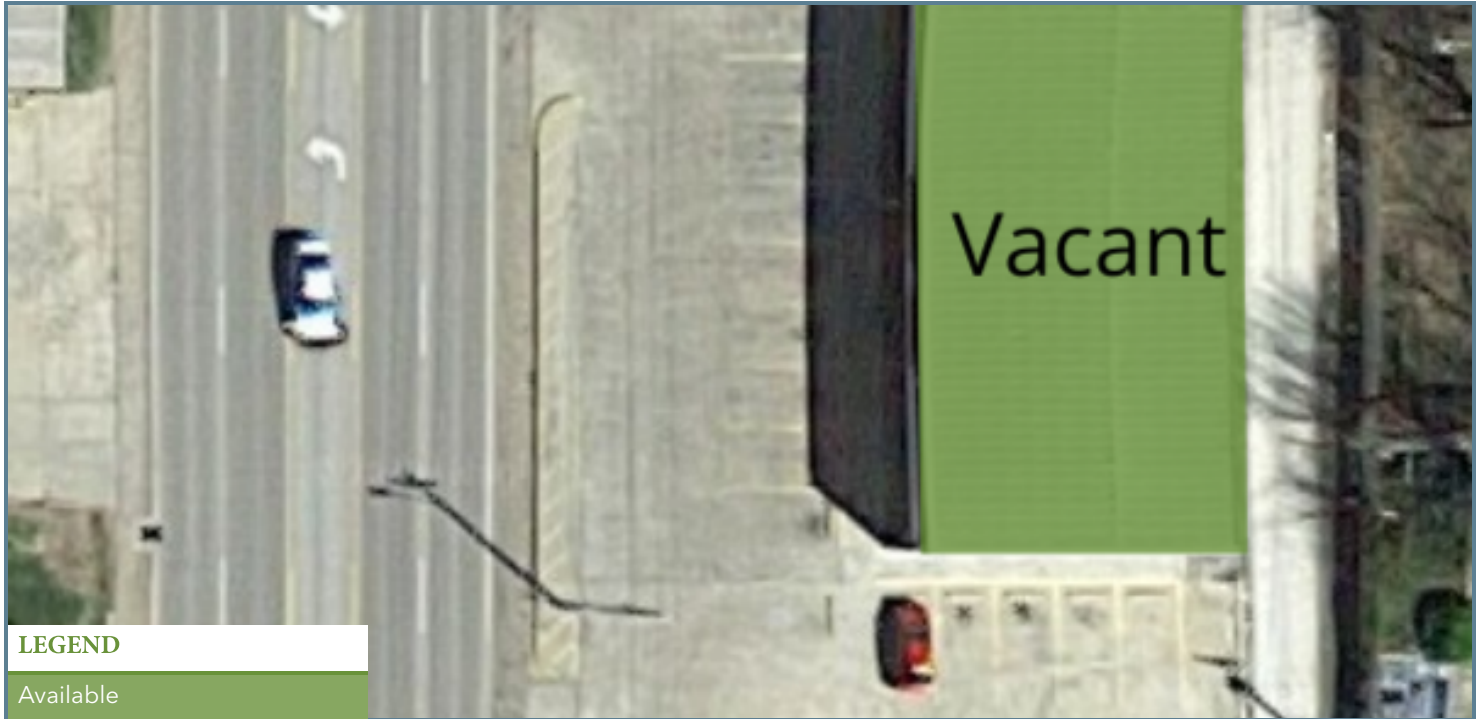
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,422 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1312 N Main St	Available	4,422 SF	NNN	Contact Broker for Pricing	-

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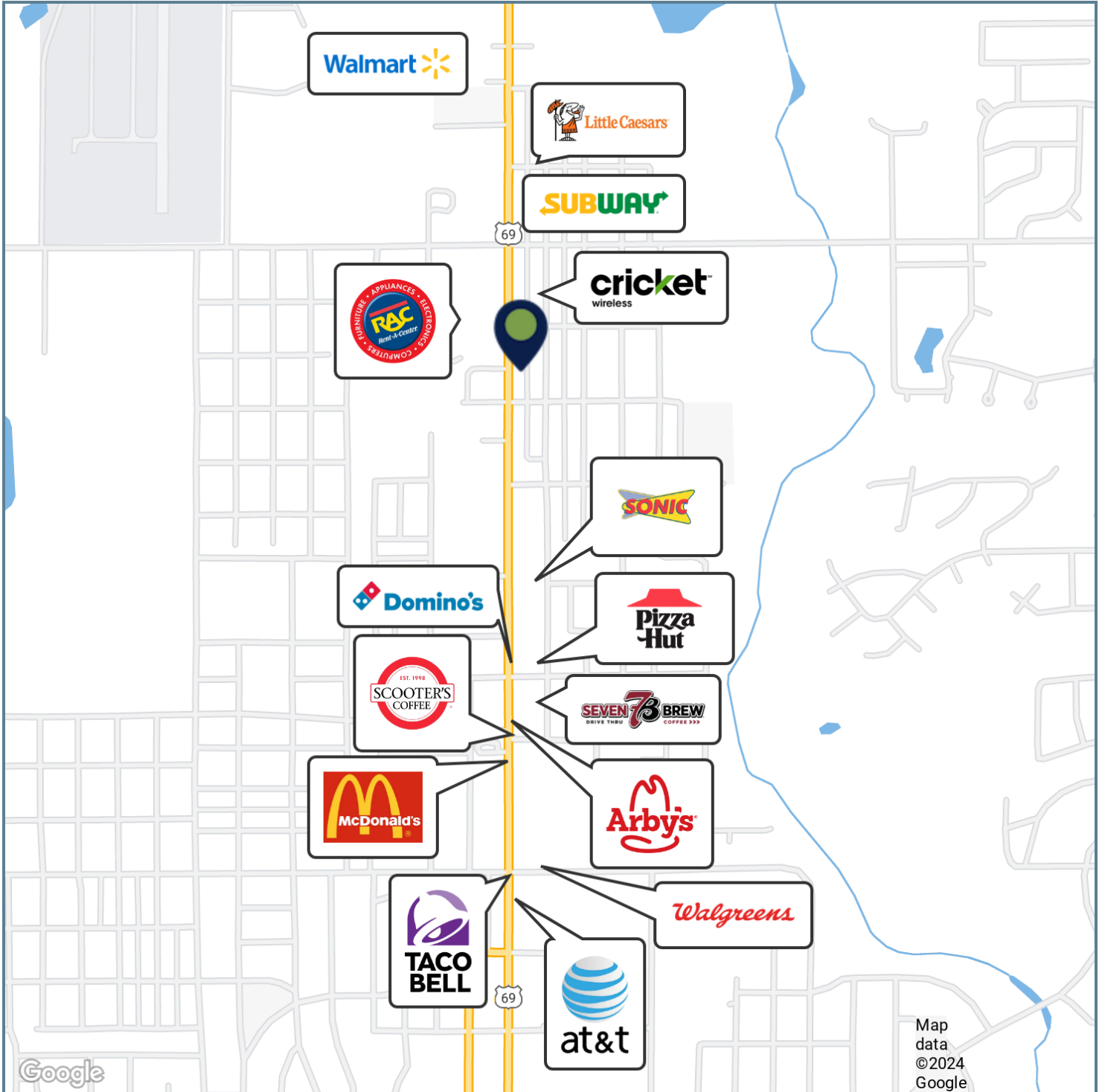
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RETAILER MAP



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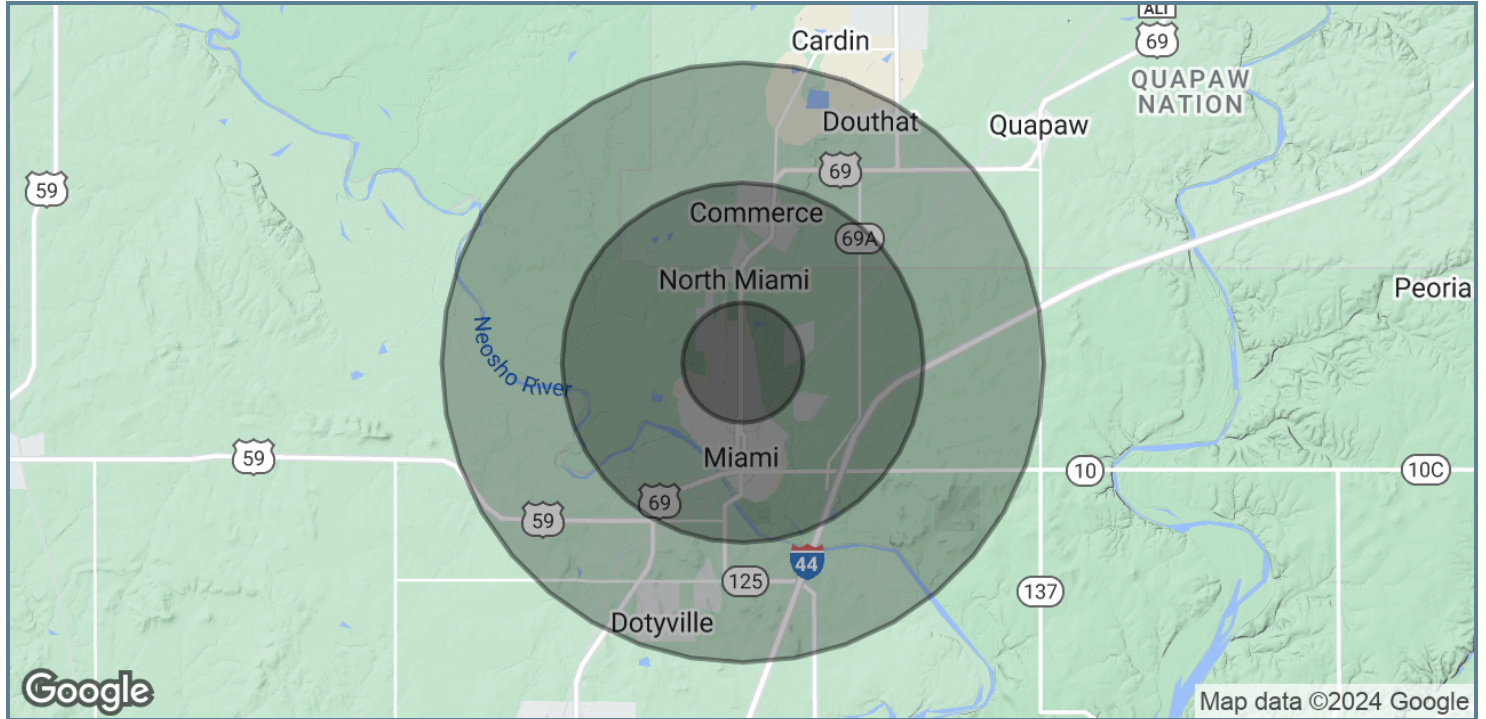
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,848	13,244	17,329
Average Age	39.0	35.1	36.0
Average Age (Male)	36.6	32.4	33.4
Average Age (Female)	40.4	37.4	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,289	5,926	7,757
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$44,246	\$40,516	\$42,373
Average House Value	\$83,582	\$80,588	\$87,306

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.

