

2806 E. ANDREW RD.

2806 E. ANDREW RD., SHERMAN, IL 62684



PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the buzzing community surrounding the property at 2806 E. Andrew Rd. Sherman, IL. Nestled within the dynamic retail landscape, the area offers a prime location with high visibility from the road. Nearby, tenants will find convenient access to popular businesses including Walmart, McDonald's, and Subway, ensuring a steady flow of foot traffic. With a strong residential population and easy access to major highways, this location presents an enticing opportunity for retail or strip center tenants seeking a thriving commercial hub to call home.

PROPERTY HIGHLIGHTS

- Versatile layout for various business needs
- Ample parking for customers and employees
- High visibility from the road

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	2,877 SF
Building Size:	2,877 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	551	3,043	9,361
Total Population	1,496	7,285	20,964
Average HH Income	\$134,658	\$106,274	\$82,664

info@legacypro.com | 615.610.0885

Legacy Commercial Property

209 Powell Place, Brentwood, TN 37027

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,877 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2806 E Andrew Rd	Available	2,877 SF	NNN	Currently Occupied Inquire if Interested	-

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Legacy Commercial Property

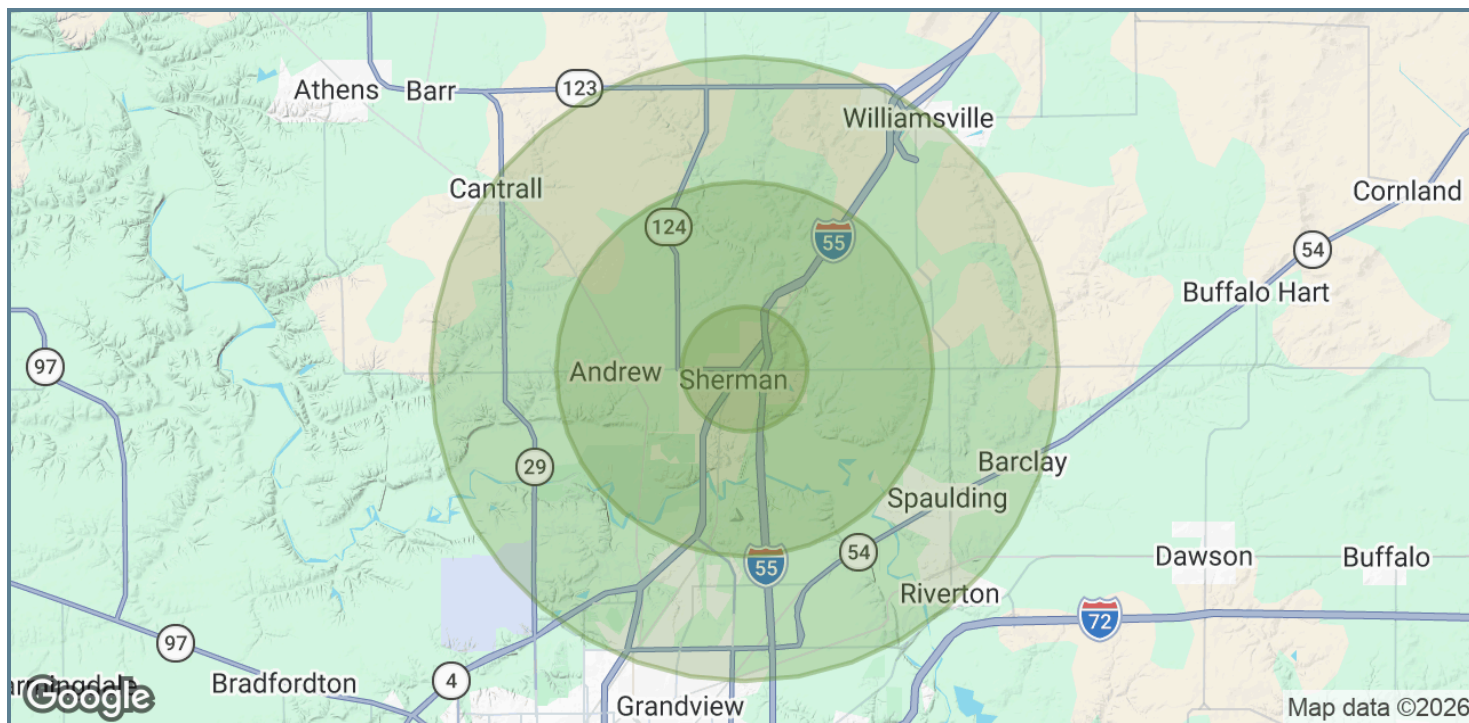
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,496	7,285	20,964
Average Age	44.8	44.9	44.0
Average Age (Male)	42.0	43.0	42.8
Average Age (Female)	47.4	46.5	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	551	3,043	9,361
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$134,658	\$106,274	\$82,664
Average House Value	\$261,558	\$208,678	\$151,645

2020 American Community Survey (ACS)

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LEGACY
COMMERCIAL PROPERTY

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 on moving 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

DOLLAR GENERAL



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.

