

608 W. DELAWARE

608 W. DELAWARE, FAIRFIELD, IL 62837

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Fairfield, IL, 608 W. Delaware presents a prime location for Retail/Free Standing Building tenants. Just steps away from the property, the vibrant downtown district exudes small-town charm and features an array of local shops, dining options, and unique retail experiences. The renowned Frontier Community College, situated nearby, draws in a steady flow of students and faculty, offering potential opportunities for businesses targeting the education market. Additionally, the property benefits from its proximity to major local thoroughfares, ensuring convenient access for customers and employees alike. With its strategic position and bustling surroundings, the property provides an ideal setting for retailers to establish a strong presence and contribute to the dynamic retail landscape of the area.

PROPERTY HIGHLIGHTS

- Highly visible location with excellent signage opportunities
- Ample on-site parking for customers and employees
- Professional property management to address tenant needs

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	
Building Size:	4,950 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,503	3,256	3,716
Total Population	2,621	6,068	7,068
Average HH Income	\$43,026	\$50,626	\$51,944

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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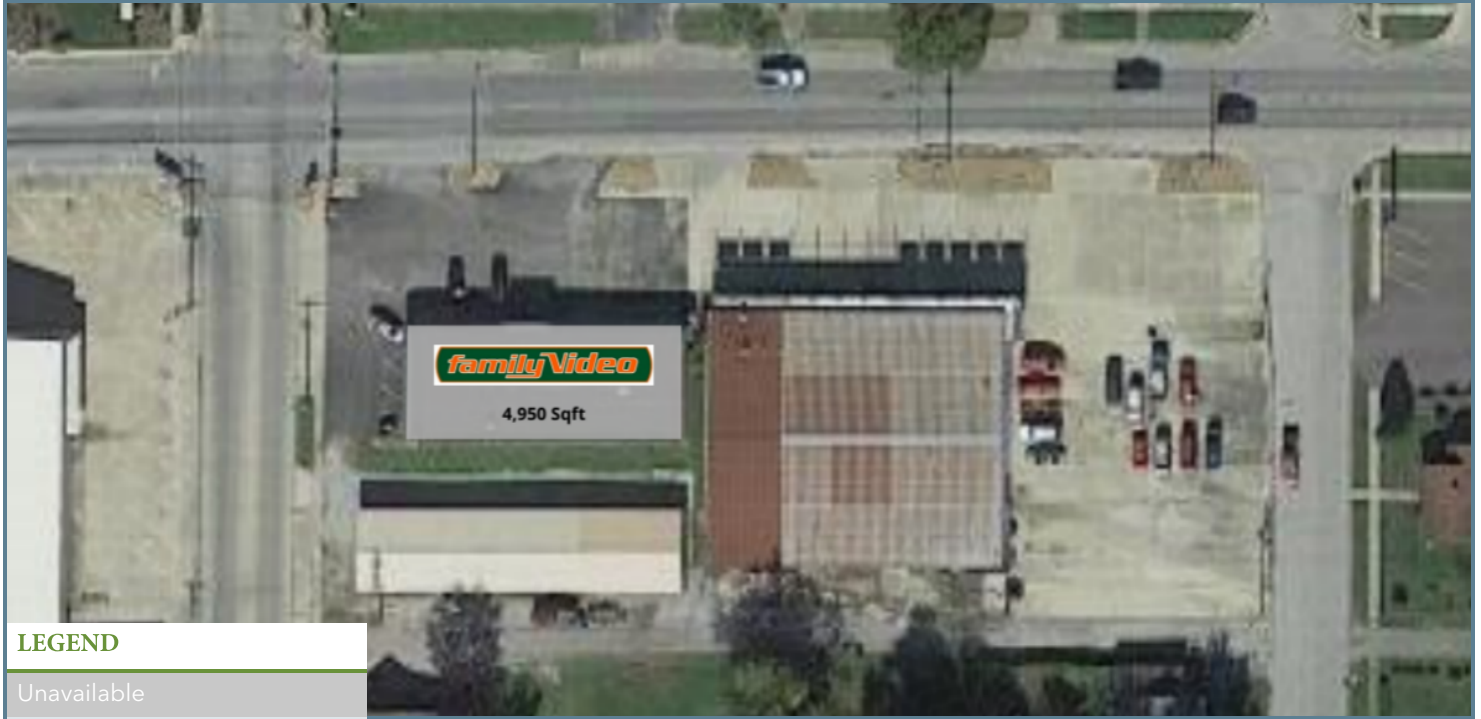
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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEGEND

Unavailable

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
608 W. Delaware	Smoke Smart	4,950 SF	NNN	-	-

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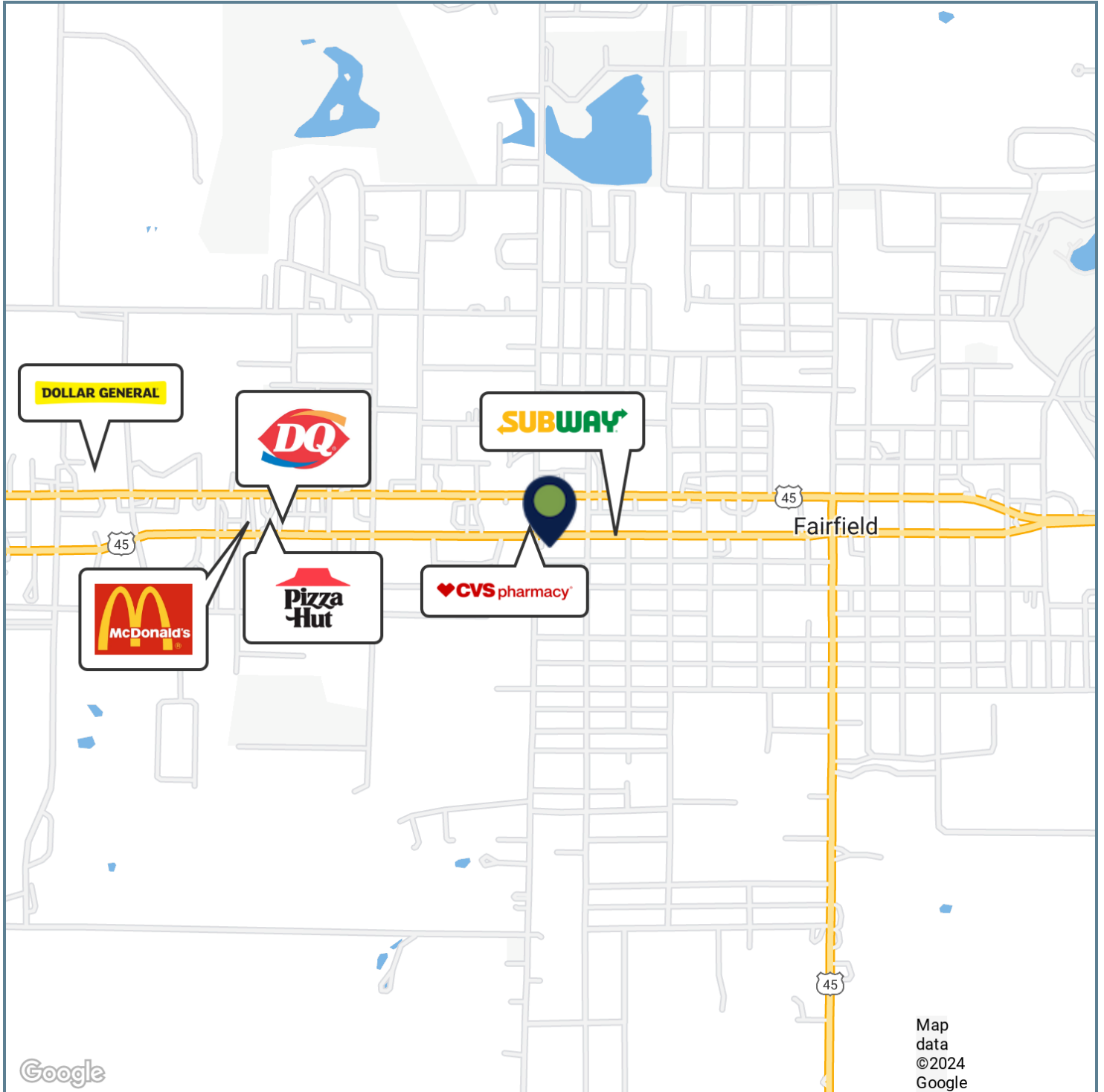
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RETAILER MAP



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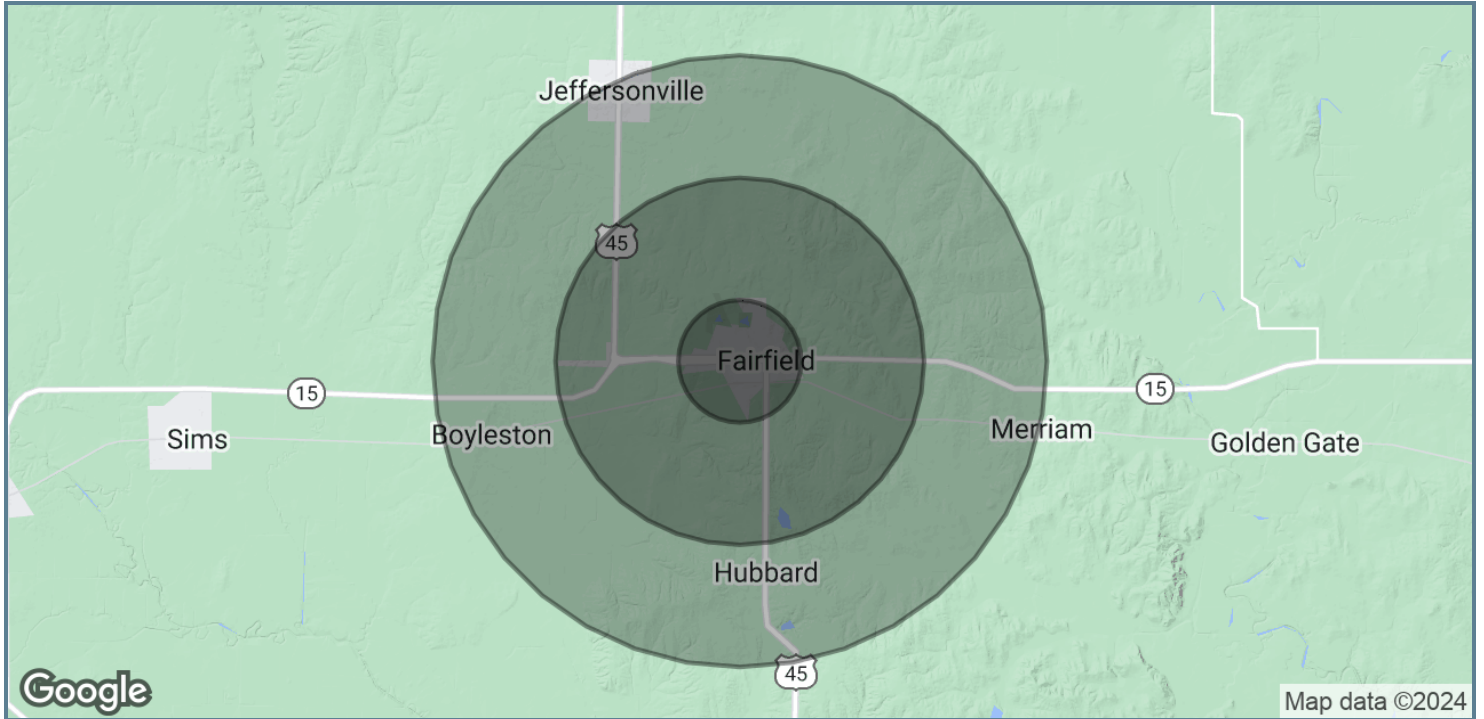
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,621	6,068	7,068
Average Age	43.5	43.0	43.9
Average Age (Male)	38.3	40.0	41.3
Average Age (Female)	47.9	46.1	46.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,503	3,256	3,716
# of Persons per HH	1.7	1.9	1.9
Average HH Income	\$43,026	\$50,626	\$51,944
Average House Value	\$88,244	\$93,357	\$94,162

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.

