

711 N CENTRAL AVE

CONNERSVILLE, IN 47331

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 7,048 SF

Lease Rate: Negotiable

Building Size: 7,048 SF

PROPERTY OVERVIEW

Strong visibility on the northwest corner of Central Ave and E 7th St with up to 7048 Sq Ft available



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



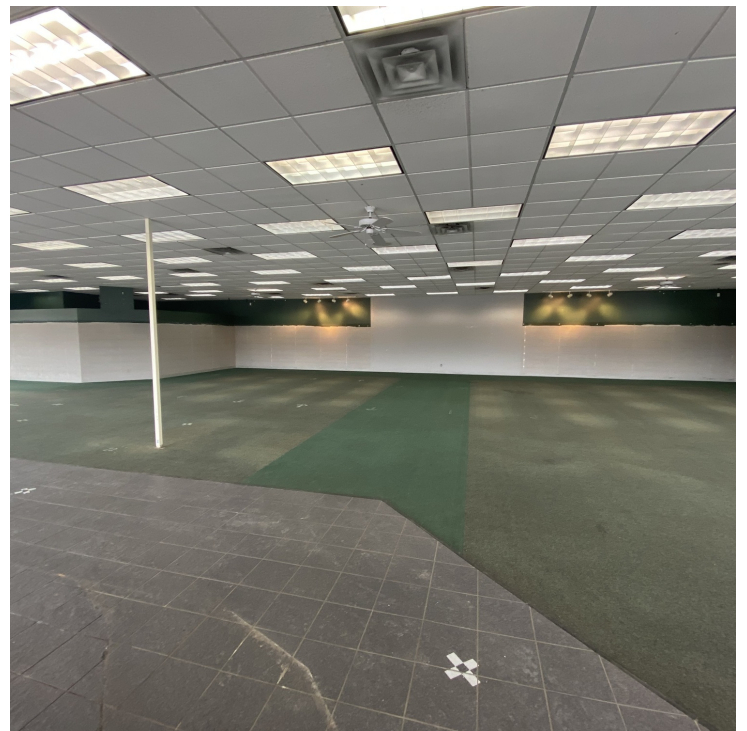
LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

711 N CENTRAL AVE

CONNERSVILLE, IN 47331

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

711 N CENTRAL AVE

CONNERSVILLE, IN 47331

PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,048 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
711 N Central Ave	Available	7,048 SF	NNN	Negotiable	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



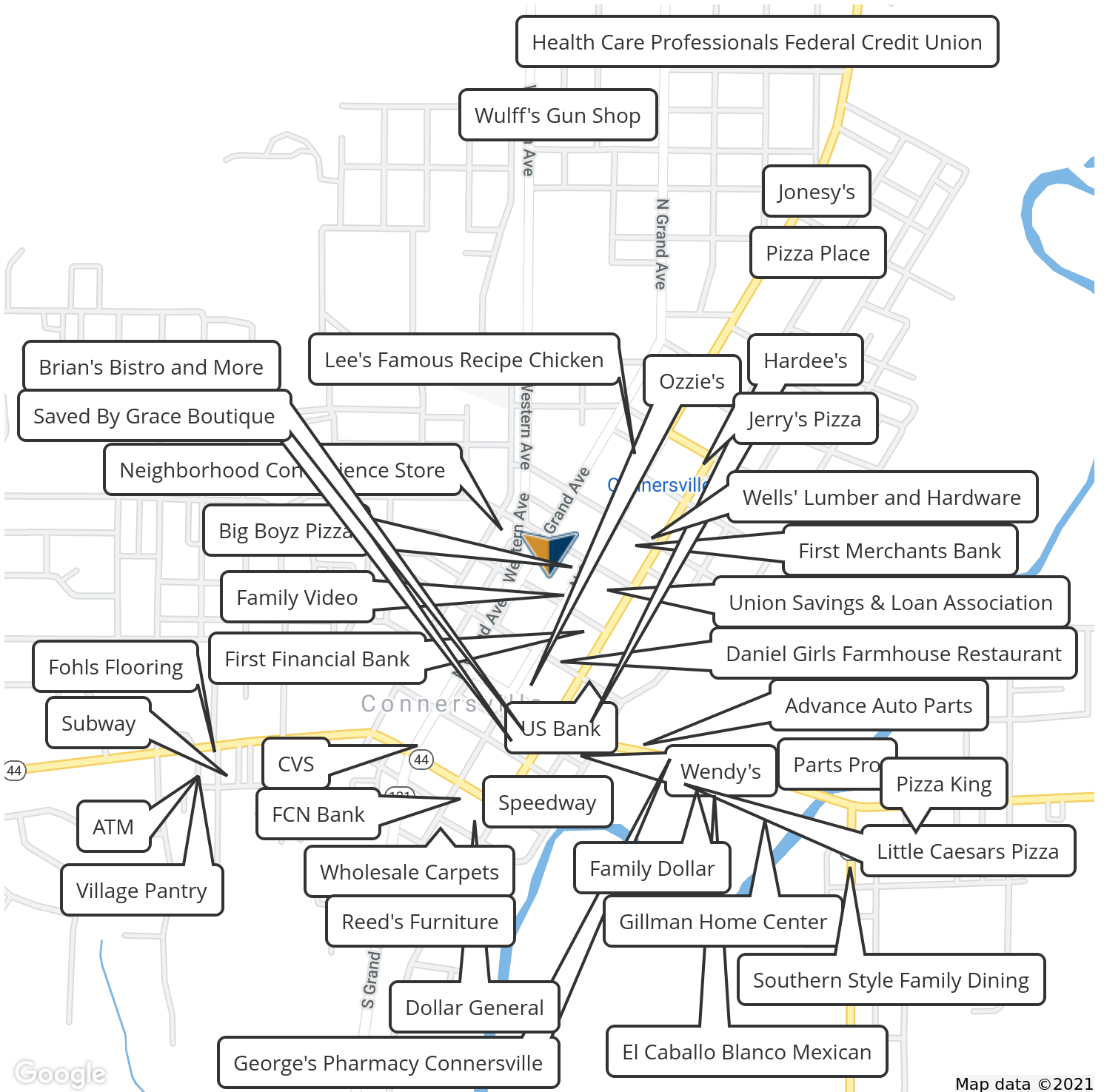
LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

711 N CENTRAL AVE

CONNERSVILLE, IN 47331

RETAILER MAP



Presented By:
Legacy Commercial Property
847.904.9200
info@legacypro.com

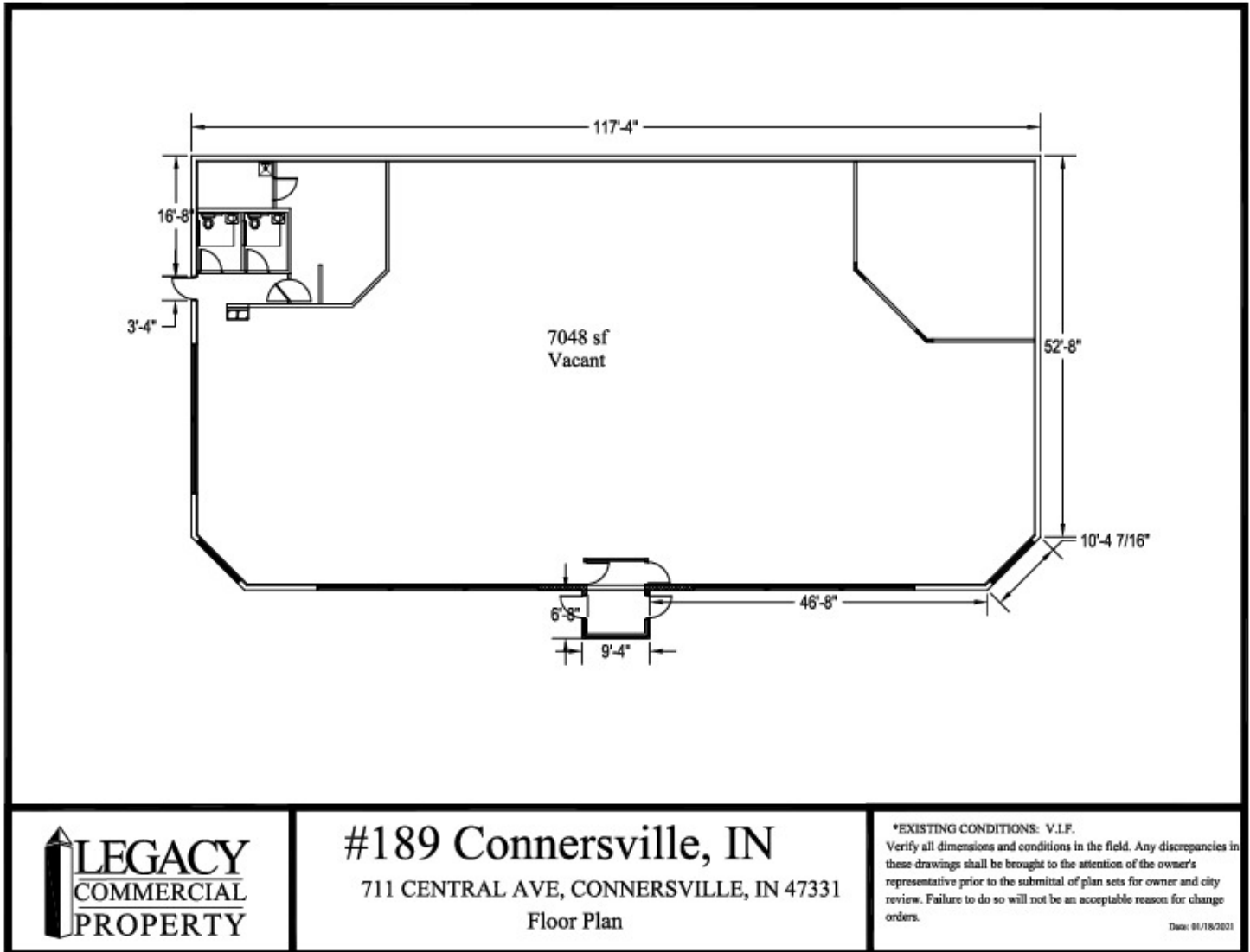


2500 Lehigh Ave
Glenview, IL 60026
http://legacypro.com

711 N CENTRAL AVE

CONNERSVILLE, IN 47331

FLOOR PLANS



#189 Connersville, IN
711 CENTRAL AVE, CONNERSVILLE, IN 47331
Floor Plan

*EXISTING CONDITIONS: V.I.F.
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 01/18/2021

Presented By:
Legacy Commercial Property
847.904.9200
info@legacypro.com



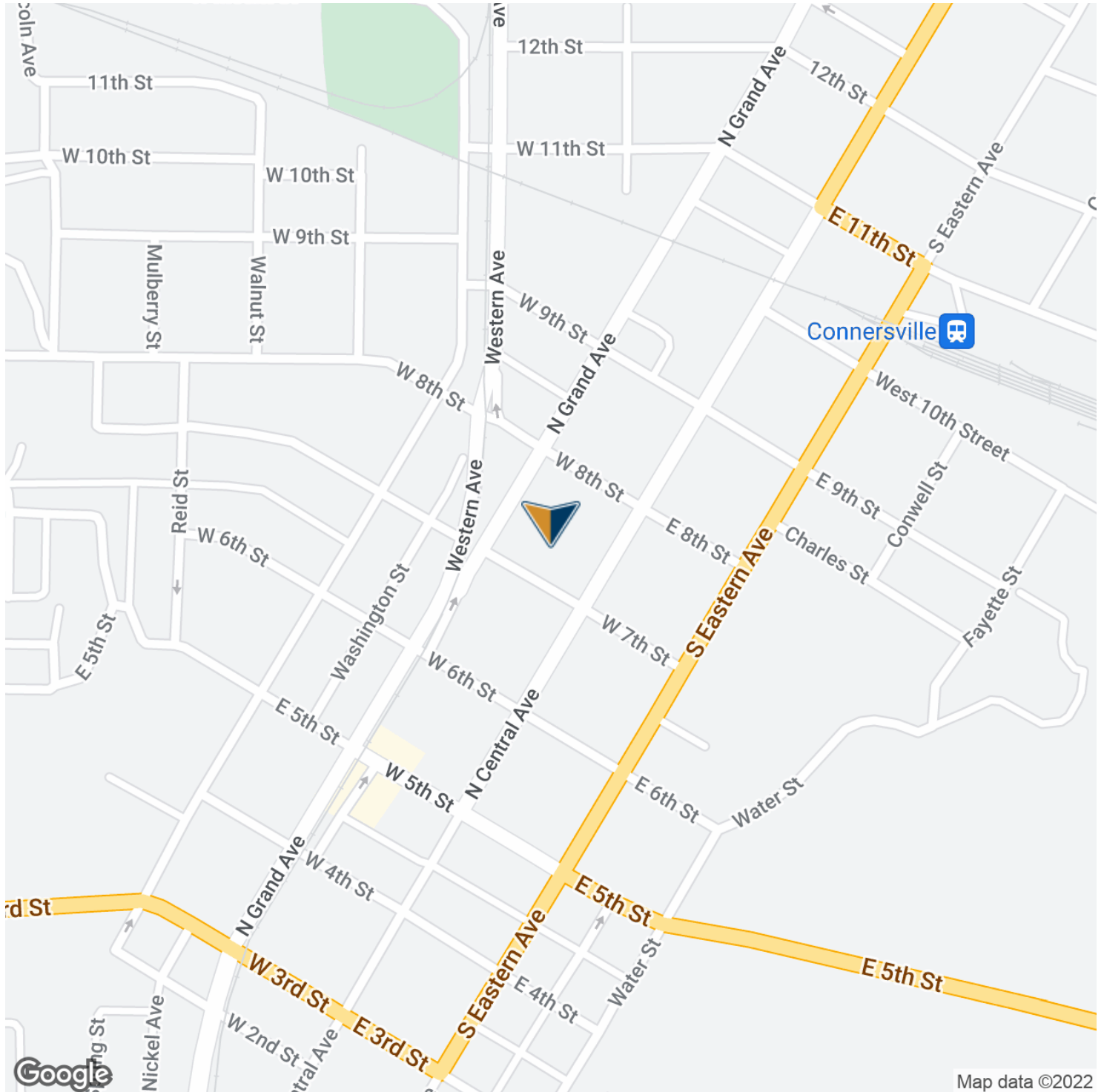
LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
http://legacypro.com

711 N CENTRAL AVE

CONNERSVILLE, IN 47331

LOCATION MAPS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

2500 Lehigh Ave

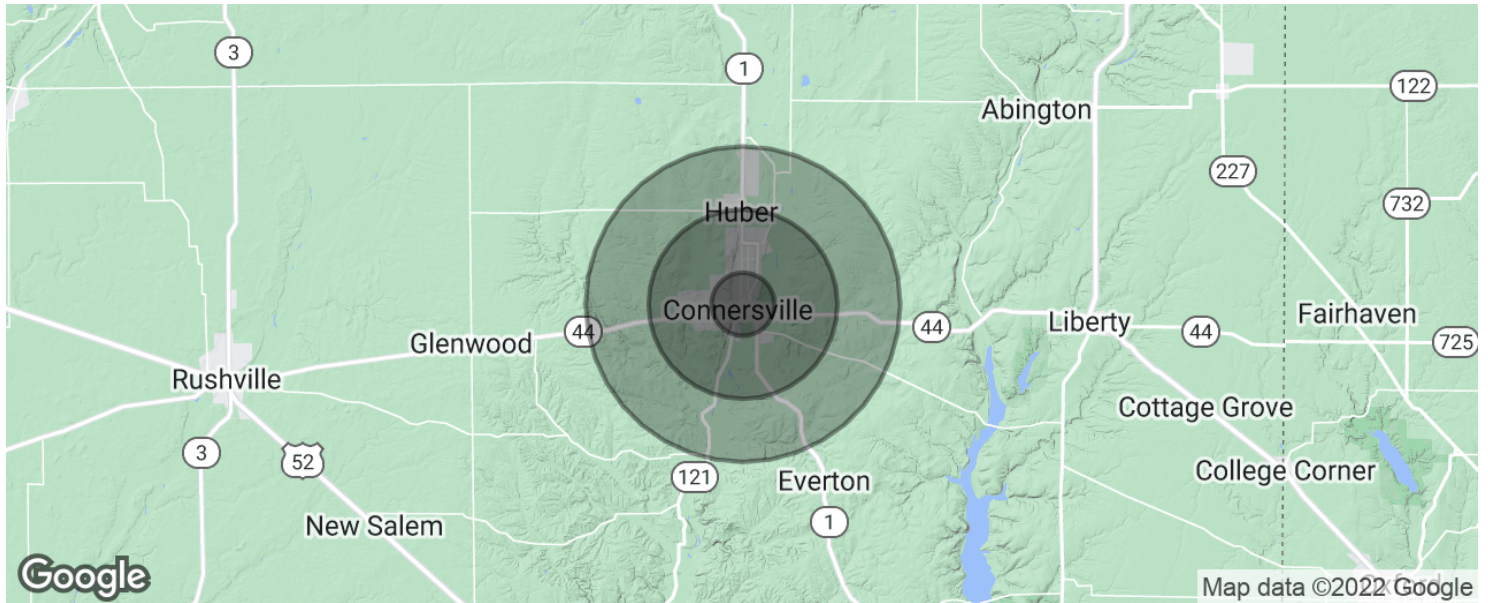
Glenview, IL 60026

<http://legacypro.com>

711 N CENTRAL AVE

CONNERSVILLE, IN 47331

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,007	18,719	21,403
Median age	37.1	38.7	39.1
Median age (Male)	35.9	37.1	37.6
Median age (Female)	38.6	40.2	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,972	7,737	8,790
# of persons per HH	2.5	2.4	2.4
Average HH income	\$37,670	\$39,302	\$41,589
Average house value	\$95,290	\$96,308	\$104,800

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>