

# 659-683 FAIR ROAD, 702 SPRUCE STREET

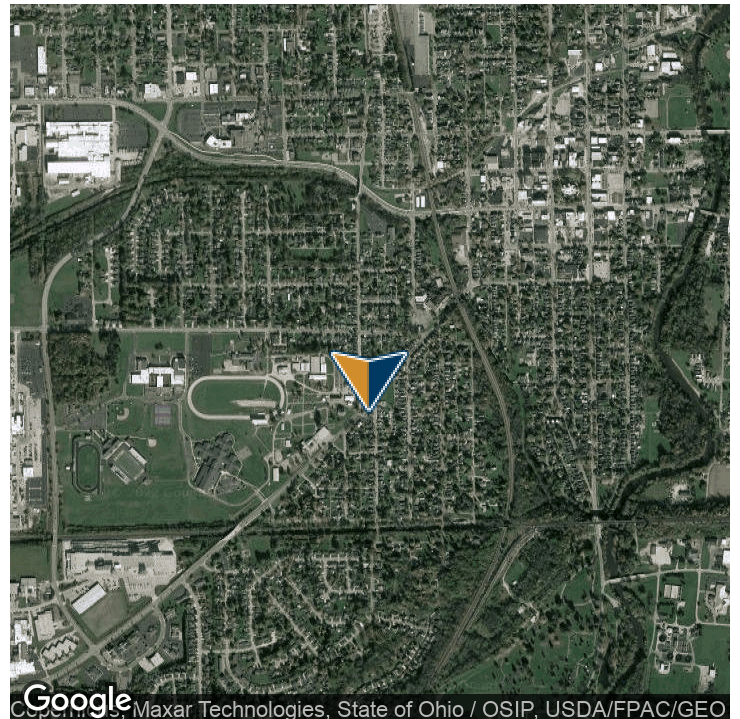
SIDNEY, OH 45365

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 659-683 FAIR ROAD, 702 SPRUCE STREET in Sidney, OH. This well-managed vacant land has strong visibility on the SE corner of Spruce St & Fair Rd. Land to build on. The land is in a well-established area and sits near the center of the Sidney business district and is ready for its next generation of retail. This property is a well-known retail staple of the Sidney community for years and offers landmark recognition. Give our team of Shelby County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the SE corner of Spruce St & Fair Rd.



SPACES	LEASE RATE	SPACE SIZE
702 Spruce St	Negotiable	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,287	8,729	11,435
Total Population	5,775	22,270	29,445

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



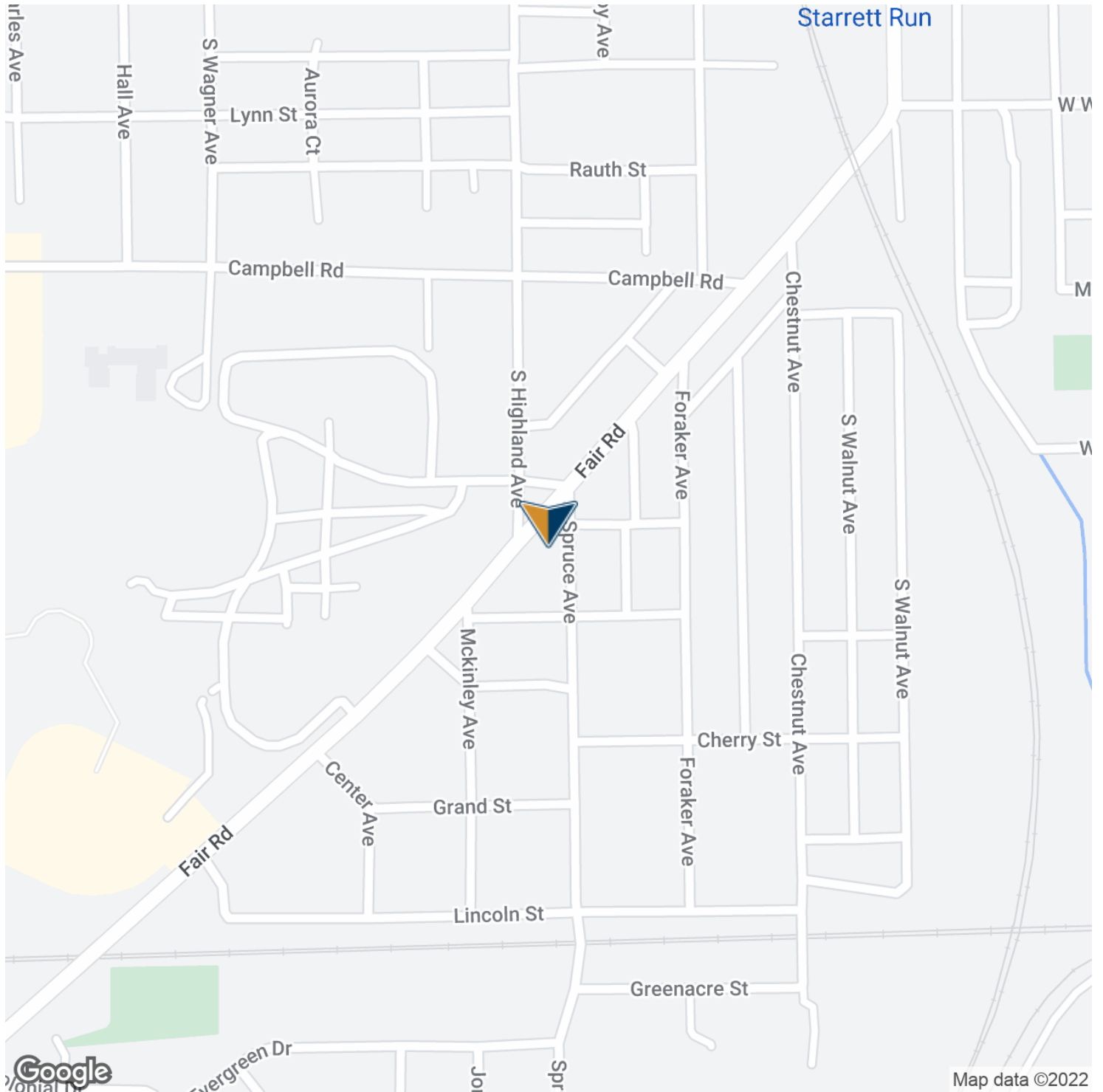
**LEGACY**  
COMMERCIAL PROPERTY

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

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LOCATION MAP



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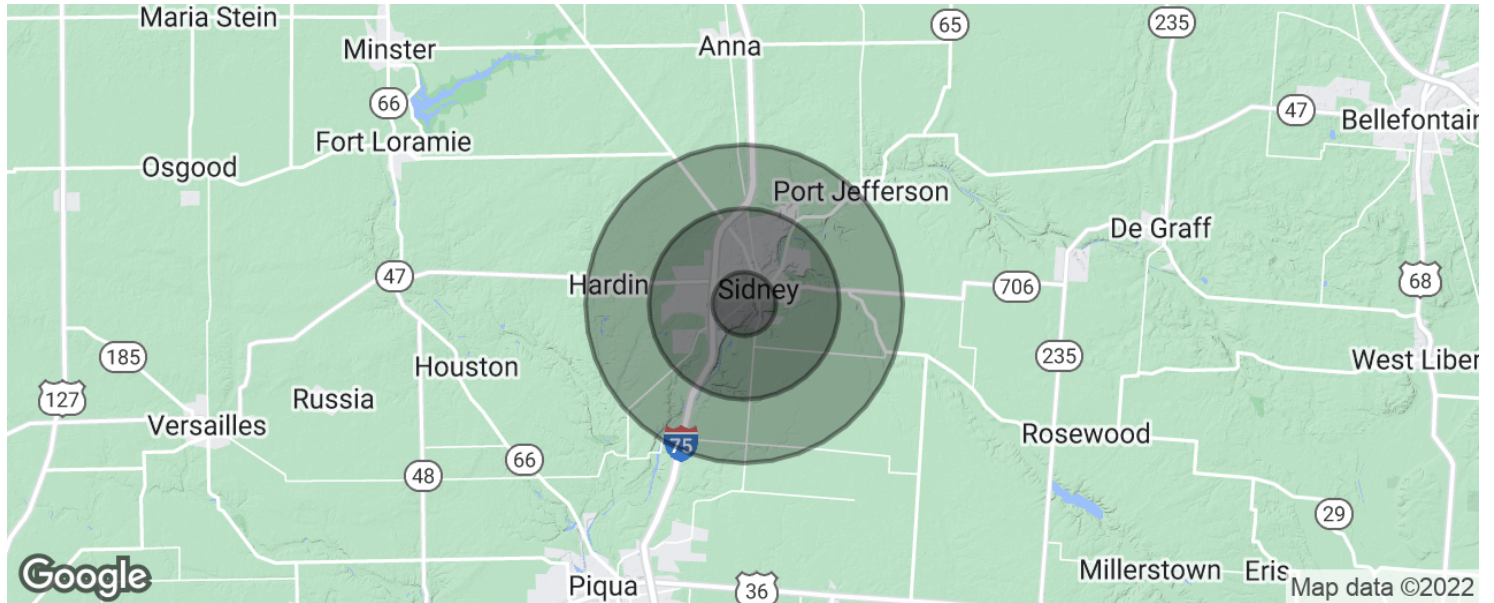
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,775	22,270	29,445
Median age	36.7	36.4	36.9
Median age (Male)	35.7	34.7	35.4
Median age (Female)	37.9	38.4	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,287	8,729	11,435
# of persons per HH	2.5	2.6	2.6
Average HH income	\$42,219	\$48,443	\$52,196
Average house value	\$129,318	\$137,704	\$141,278

\* Demographic data derived from 2020 ACS - US Census

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