



LEGACY
COMMERCIAL PROPERTY

6370 PLEASANT AVE

6372 PLEASANT AVE, FAIRFIELD, OH 45014

FOR LEASE LAND
AUGUST 03, 2022



Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

LEGACY COMMERCIAL PROPERTY

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

6370 PLEASANT AVE

6372 PLEASANT AVE, FAIRFIELD, OH 45014

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	414,929
Lot Size:	9.63 Acres
Zoning:	Neighborhood Business District (C1)

PROPERTY OVERVIEW

Build To Suit:

Excellent opportunity to develop a new commercial business from the ground up. Easy access off of John Gray Road and Pleasant Ave with potential for large parking area and even a potential drive through. Attracting more business flow and income with little to no competitors around the area.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	366,537
Lot Size:	8.41 Acres
Zoning:	Neighborhood Business District (C1)

PROPERTY OVERVIEW

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	45277
Lot Size:	1.04 Acres
Zoning:	Neighborhood Business District (C1)

PROPERTY OVERVIEW

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Excellent opportunity to develop a new commercial business from the ground up. Easy access off of Pleasant Ave with potential for a drive through build out. Attracting more business flow and income with little to no competitors around the area.

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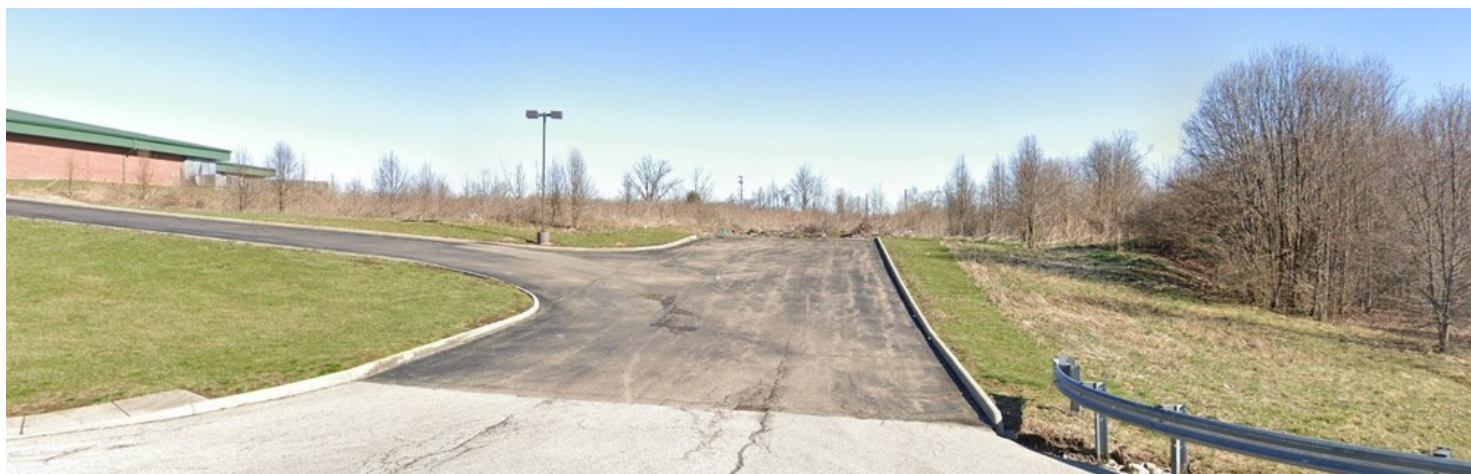
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Stay Fit 24 #6502	A	3,349			\$0	28.58	\$0.00
Cincy Smoke Shop	B	1,246			\$0	10.64	\$0.00
DoorDash	C	7,121			\$0	60.78	\$0.00
Highland Pure Water & Ice #4309 12/31/2019	KIOSK	0			\$0	0.0	
Totals/Averages		11,716			\$0		\$0.00

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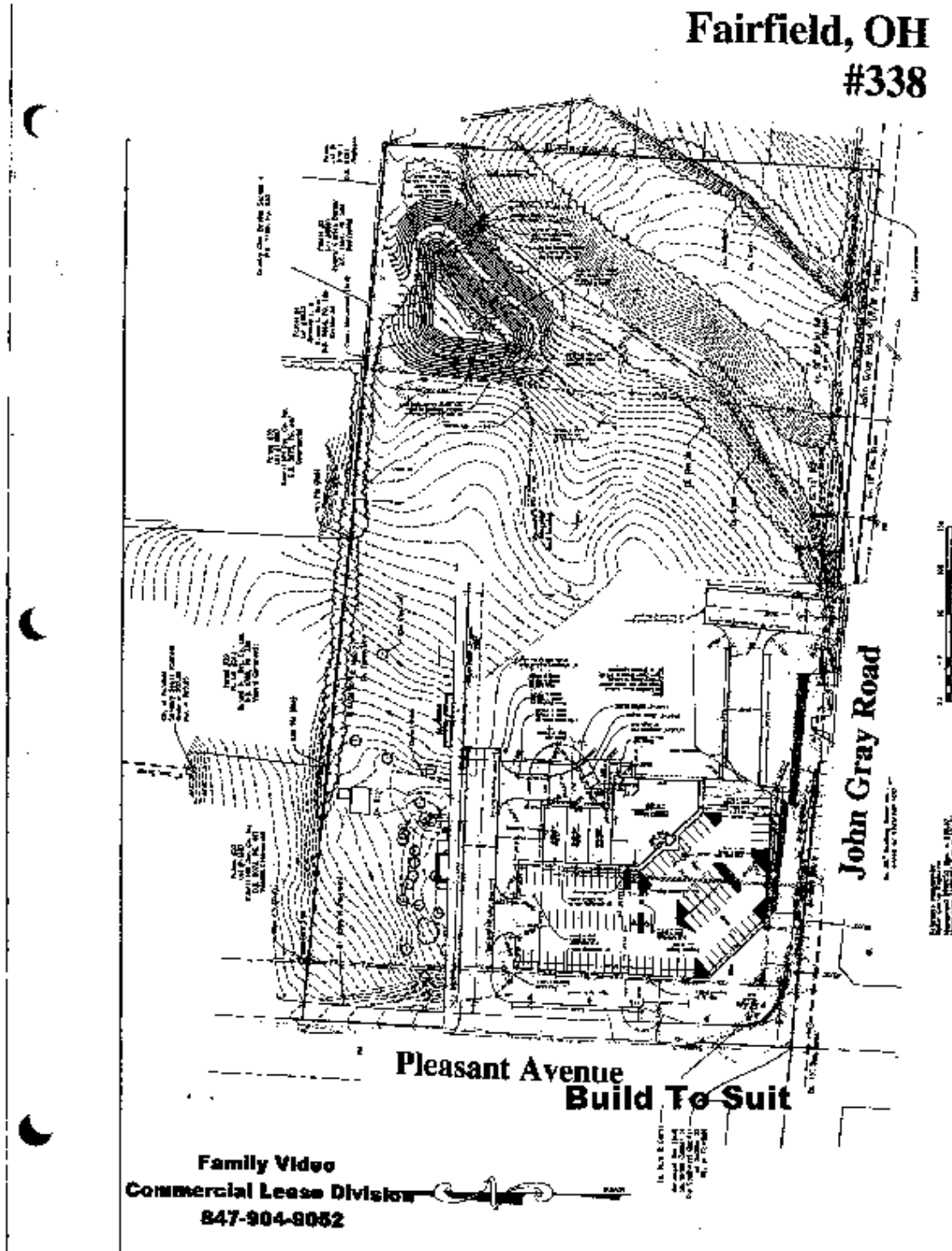
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SITE PLAN



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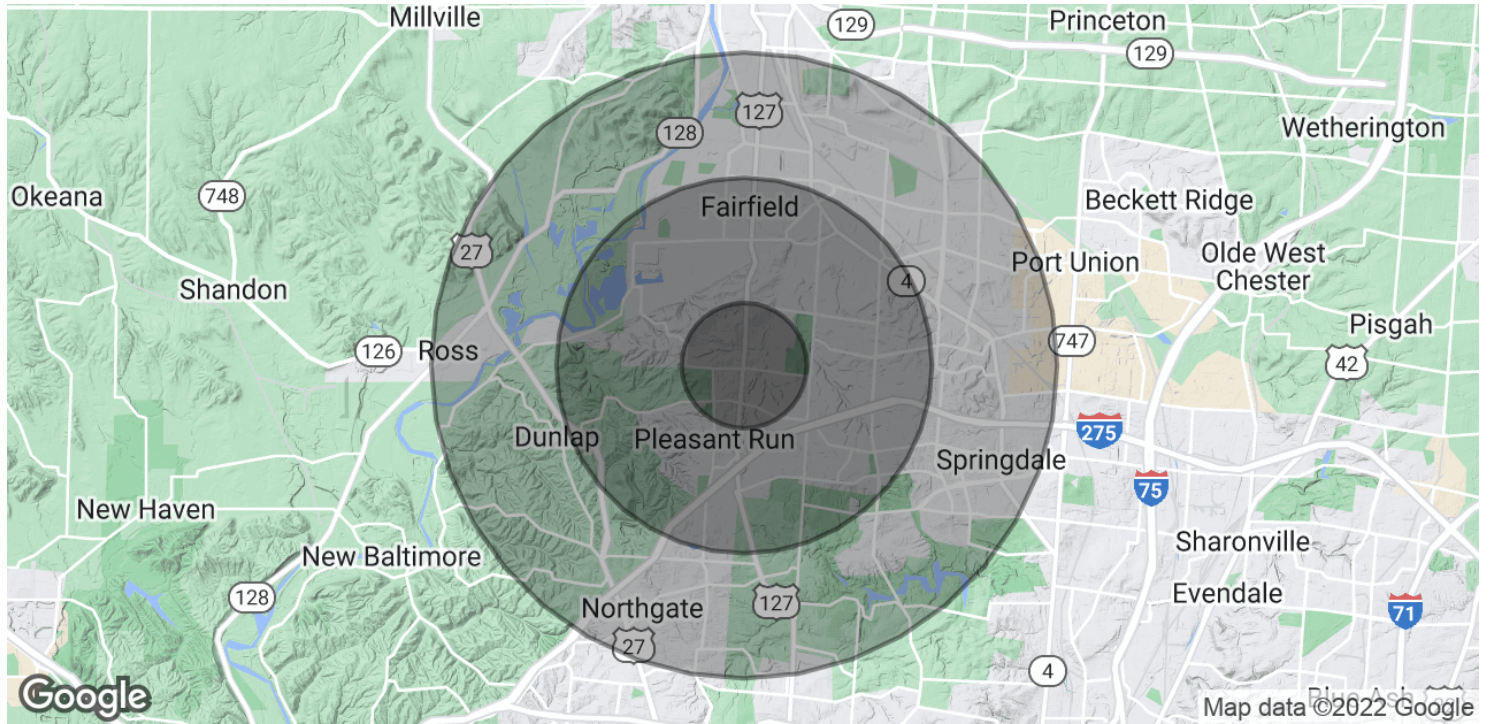
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,246	58,311	152,565
Average age	39.1	37.7	37.1
Average age (Male)	40.4	37.1	35.6
Average age (Female)	38.2	38.1	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,412	22,058	58,776
# of persons per HH	2.7	2.6	2.6
Average HH income	\$72,119	\$68,849	\$61,960
Average house value	\$160,268	\$163,873	\$154,722

* Demographic data derived from 2020 ACS - US Census

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