

1405 N. 6TH ST.

1405 N. 6TH ST., WAUSAU, WI 54403

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the vibrant city of Wausau, the area surrounding 1405 N. 6th St. offers an exciting array of local attractions and amenities, making it a prime location for retail or strip center tenants. The property benefits from its close proximity to the bustling downtown district, which hosts a variety of local shops, restaurants, and cultural venues, contributing to the area's lively atmosphere. Nearby, the scenic River Edge Parkway provides a picturesque setting for outdoor leisure and community events, while the nearby Wausau Center Mall offers shopping and dining opportunities to attract a steady stream of visitors. With easy access to transportation routes and a population of engaged and active residents, the location presents an excellent opportunity for retail businesses to establish a solid presence and cater to the needs of the Wausau community.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	1,916 SF
Building Size:	14,819 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,913	17,185	24,881
Total Population	9,931	36,017	52,707
Average HH Income	\$51,165	\$59,402	\$65,262

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,916 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP



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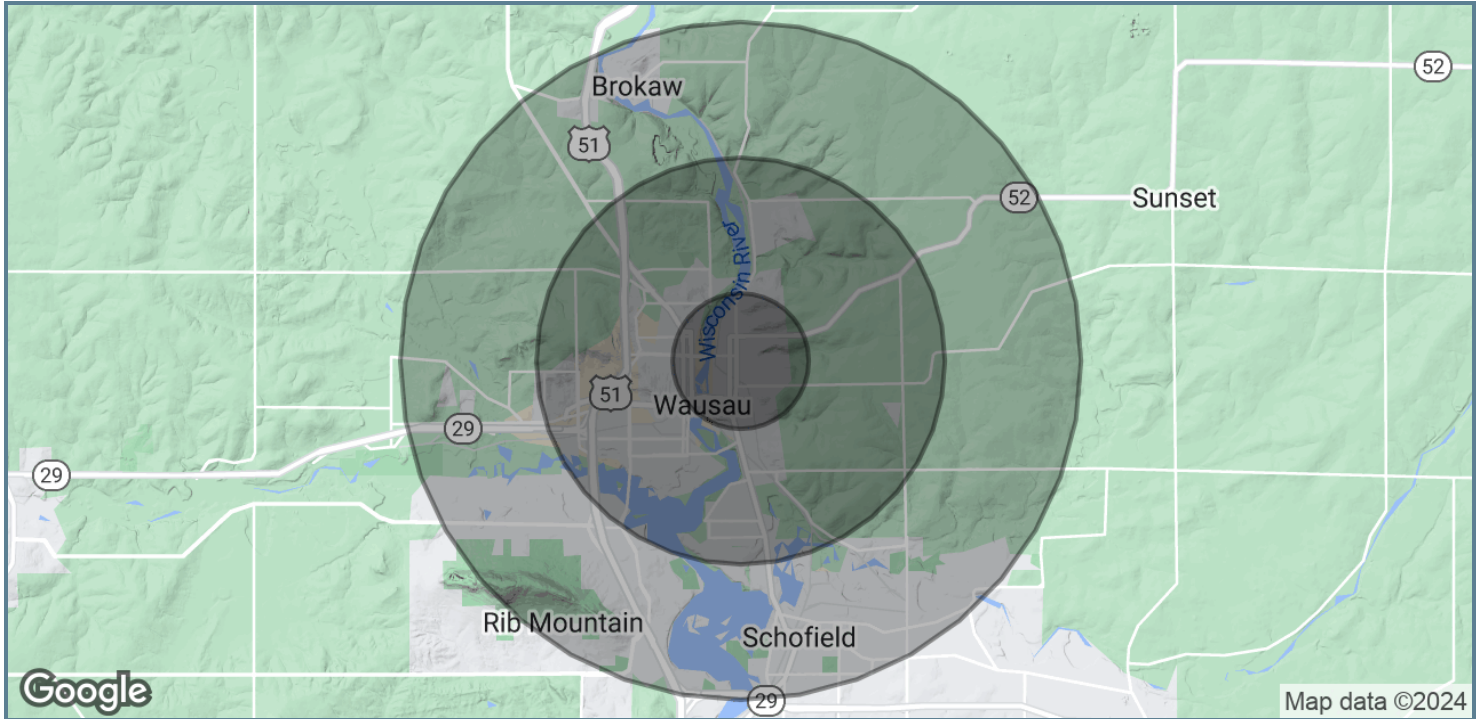
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,931	36,017	52,707
Average Age	37.5	39.5	39.9
Average Age (Male)	35.9	38.5	39.1
Average Age (Female)	37.9	40.9	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,913	17,185	24,881
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$51,165	\$59,402	\$65,262
Average House Value	\$120,052	\$125,928	\$136,801

2020 American Community Survey (ACS)

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LEGACY
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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

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.

