

1803 WASHINGTON ST.

1803 WASHINGTON ST., TWO RIVERS, WI 54241

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your business in the thriving community surrounding 1803 Washington St., Two Rivers, WI. This bustling area offers a charming mix of local shops, eateries, and attractions, making it an ideal location for a retail or strip center tenant. Nearby, the stunning Neshotah Beach provides a beautiful backdrop and draws in both residents and visitors, ensuring a steady flow of potential customers to the area. The Two Rivers Shopping Center, a popular local destination, guarantees a strong customer base and ample foot traffic. With the community's enduring support for local businesses, your retail or strip center venture is primed for success in this dynamic and inviting location. Join the tapestry of enterprises and capitalize on the energy of the neighborhood to drive growth and prosperity for your business.

PROPERTY HIGHLIGHTS

- Versatile layout for various commercial uses
- Ample parking for customer convenience
- High visibility in a prime location
- Easy access to major routes for convenient connectivity

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	3,512 SF
Building Size:	6,053 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,769	5,663	8,390
Total Population	5,428	11,351	16,492
Average HH Income	\$50,446	\$56,899	\$60,481

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,512 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1803 Washington St	US Cellular	1,212 SF	NNN	-	-
1803 Washington St	Available	3,512 SF	NNN	Contact Broker for Pricing	-
1803 Washington St	Sweet Fire Tobacco	1,329 SF	NNN	-	-

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RETAILER MAP



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209 Powell Place

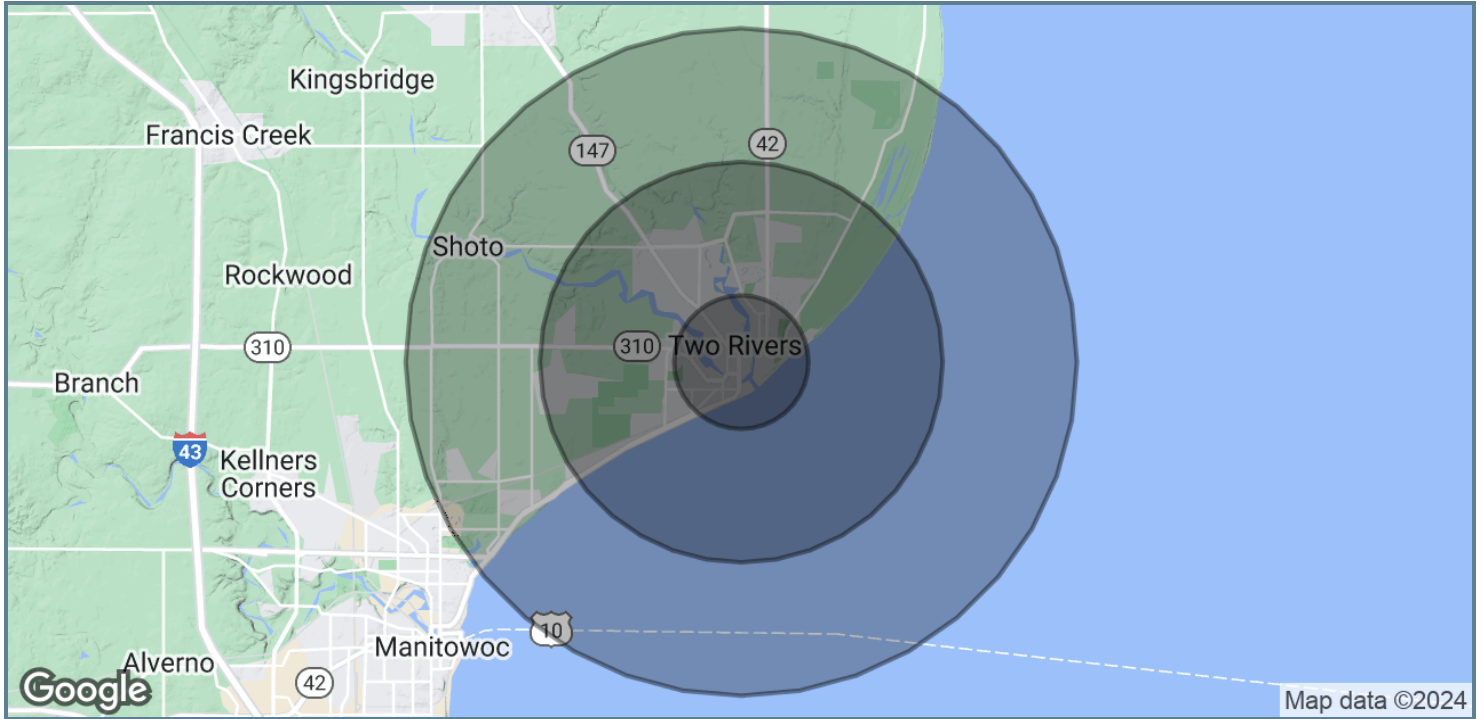
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,428	11,351	16,492
Average Age	41.7	44.5	46.5
Average Age (Male)	39.8	43.2	44.2
Average Age (Female)	45.0	46.8	48.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,769	5,663	8,390
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$50,446	\$56,899	\$60,481
Average House Value	\$83,490	\$102,245	\$115,365

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.

