

# 1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The area surrounding 1055 Linden Dr. in Marion offers a vibrant and thriving community, creating an optimal location for prospective retail or strip center tenants. The property benefits from its close proximity to a bustling commercial district, featuring a diverse mix of local shops, dining options, and cultural attractions, ensuring a lively atmosphere with consistent foot traffic. Additionally, nearby landmarks such as the Marion Public Library and Thomas Park contribute to the area's appeal, attracting both residents and visitors. With its strong community spirit, favorable demographics, and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Marion market.

### PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	1,353 - 5,055 SF
Lot Size:	2.62 Acres
Building Size:	16,036 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,137	16,057	37,706
Total Population	10,680	38,557	86,051
Average HH Income	\$90,535	\$86,796	\$85,183

Presented By:

Legacy Commercial Property

847.904.9200

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ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,353 - 5,055 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Vacant - 1055 Linden Dr.	Available	1,353 SF	NNN	Contact Broker for Pricing	-
Vacant - 1055 Linden Dr.	Available	5,055 SF	NNN	Contact Broker for Pricing	-

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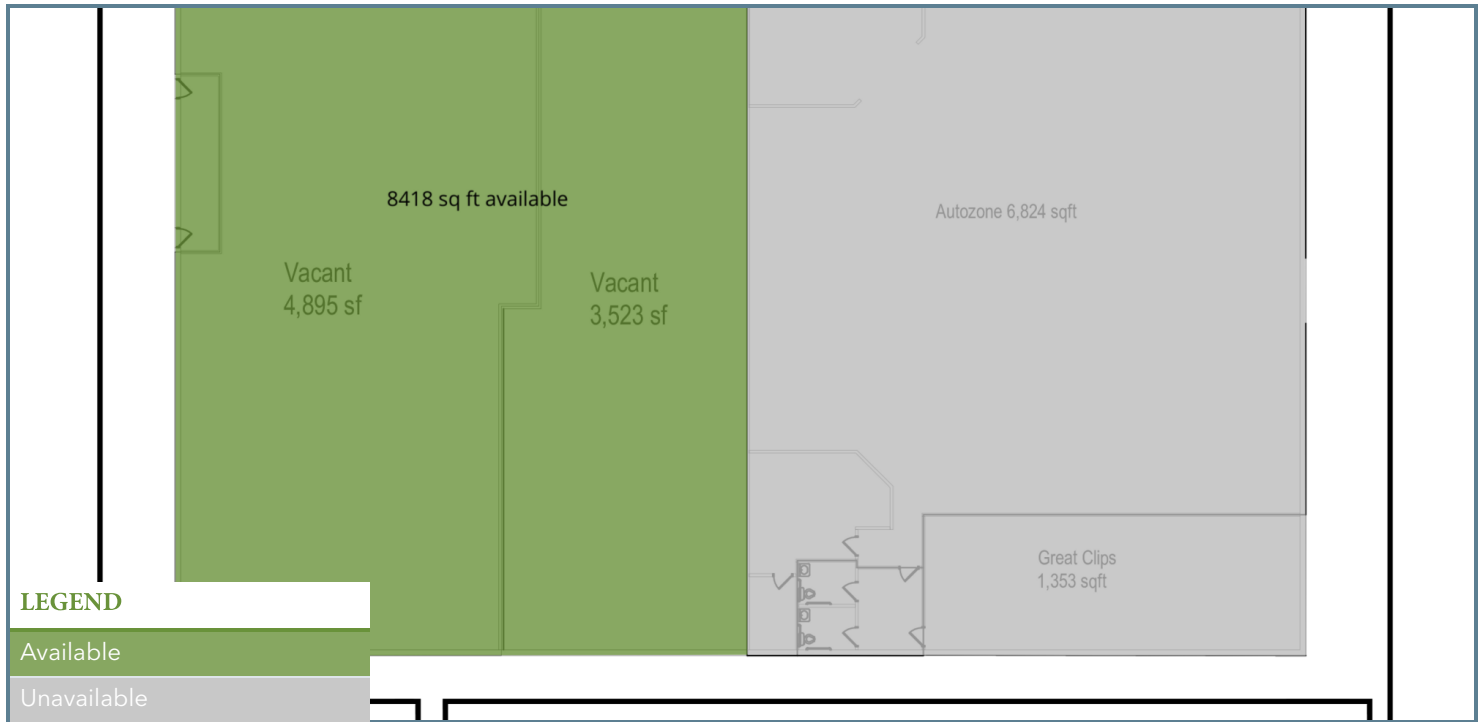
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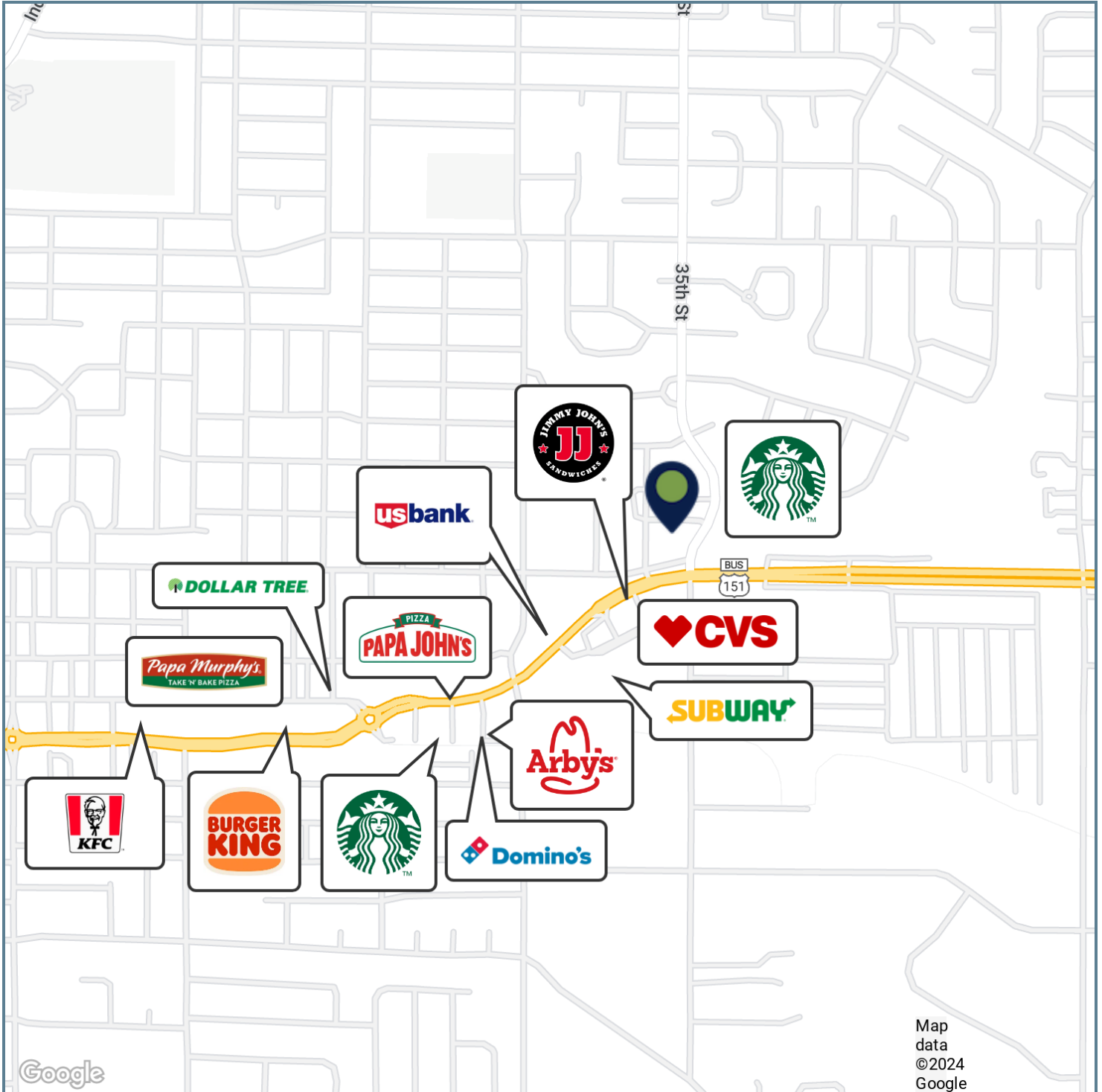
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RETAILER MAP



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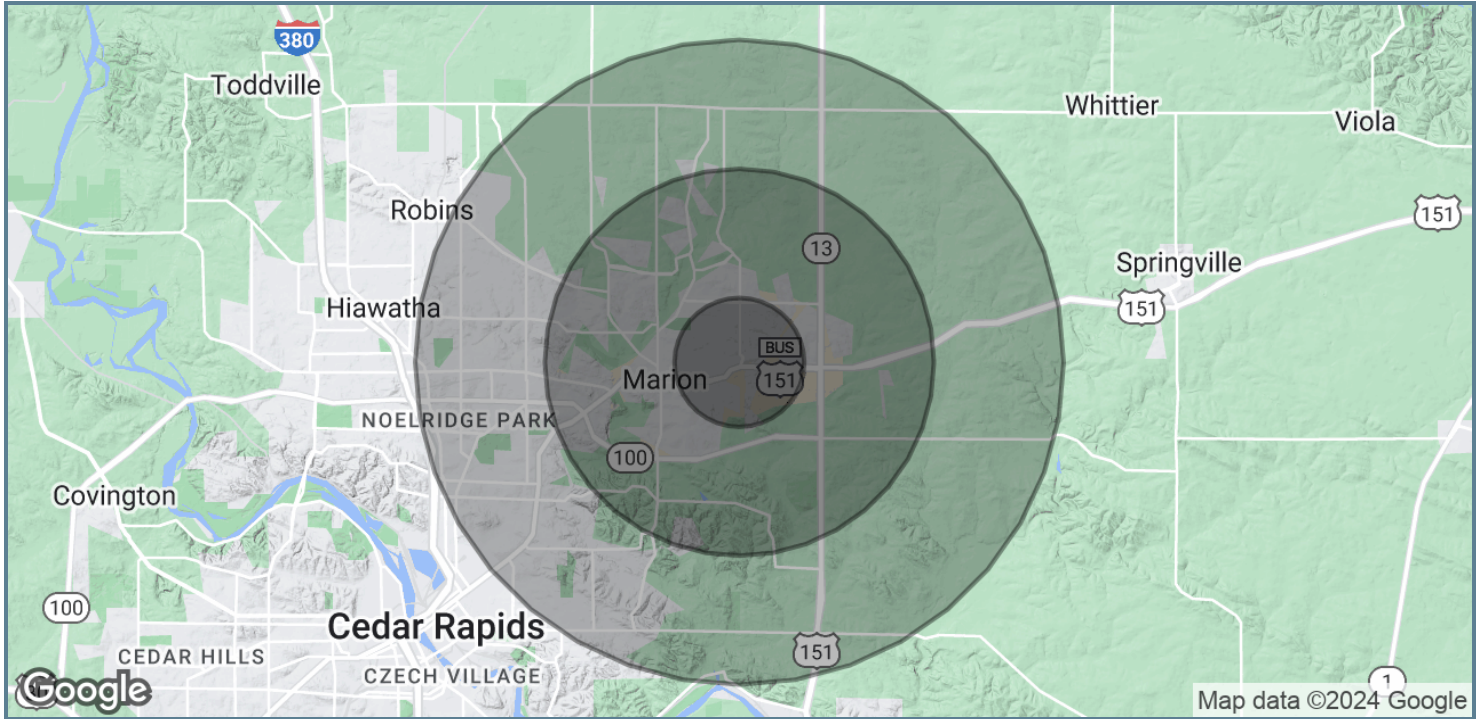
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,680	38,557	86,051
Average Age	39.1	39.2	39.4
Average Age (Male)	37.9	38.6	38.6
Average Age (Female)	40.5	39.8	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,137	16,057	37,706
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$90,535	\$86,796	\$85,183
Average House Value	\$167,511	\$177,205	\$171,161

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.

