

730 WEST ST.

730 WEST ST., GRINNELL, IA 50112

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 730 West St. in Grinnell offers a delightful and bustling community, making it an ideal location for prospective retail or free-standing building tenants. The property benefits from its close proximity to the vibrant downtown area, featuring a variety of local shops, dining options, and cultural venues, creating a vibrant atmosphere with a steady flow of foot traffic. Additionally, nearby landmarks such as the Grinnell College campus and the Faulconer Gallery contribute to the area's allure, drawing in both residents and visitors. With its favorable demographics, strong consumer base, and convenient access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent and thriving presence and fulfill the diverse needs of the Grinnell market.

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:	Contact Broker for Pricing
Number of Units:	1
Available SF:	7,048 SF
Lot Size:	1.12 Acres
Building Size:	7,048 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,466	4,489	6,213
Total Population	3,272	10,125	14,036
Average HH Income	\$62,803	\$77,676	\$79,047

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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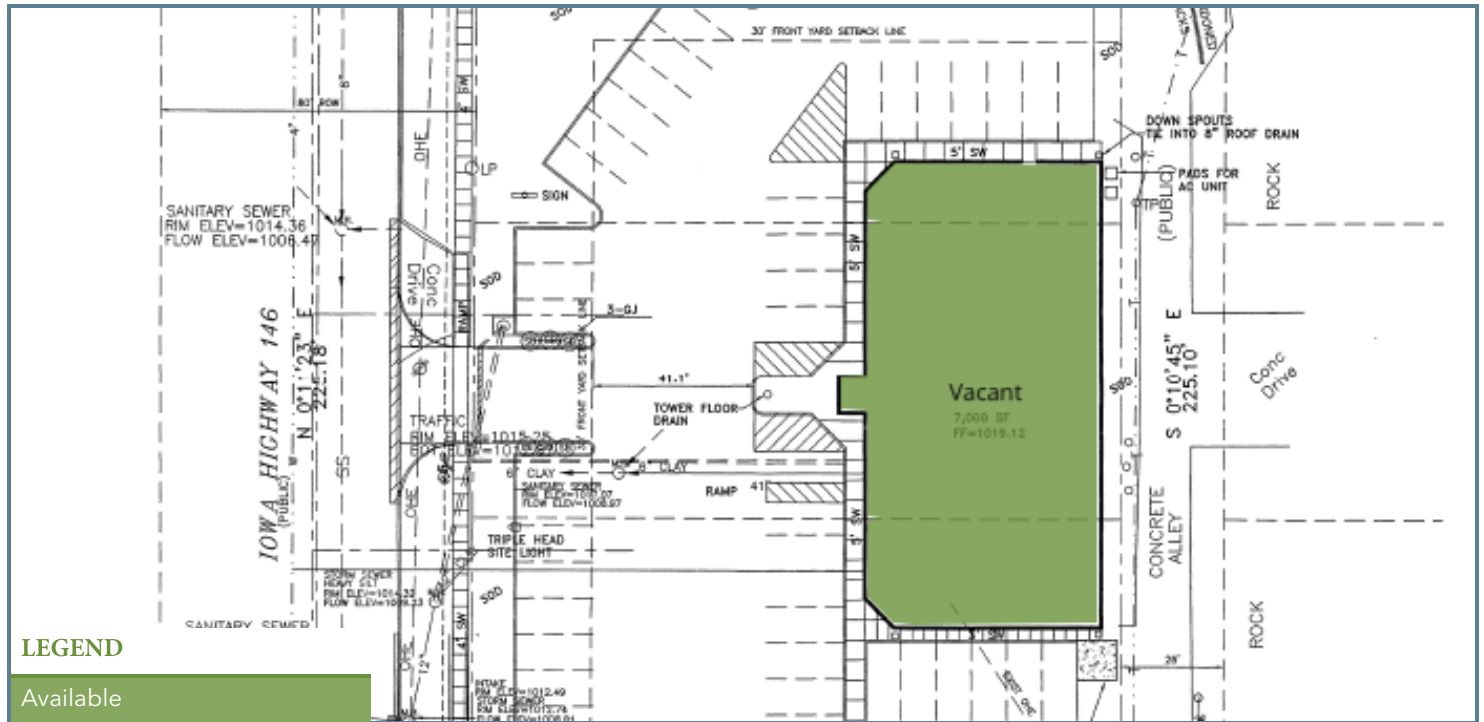
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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,048 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
730 West St.	Available	7,048 SF	NNN	Contact Broker for Pricing	-

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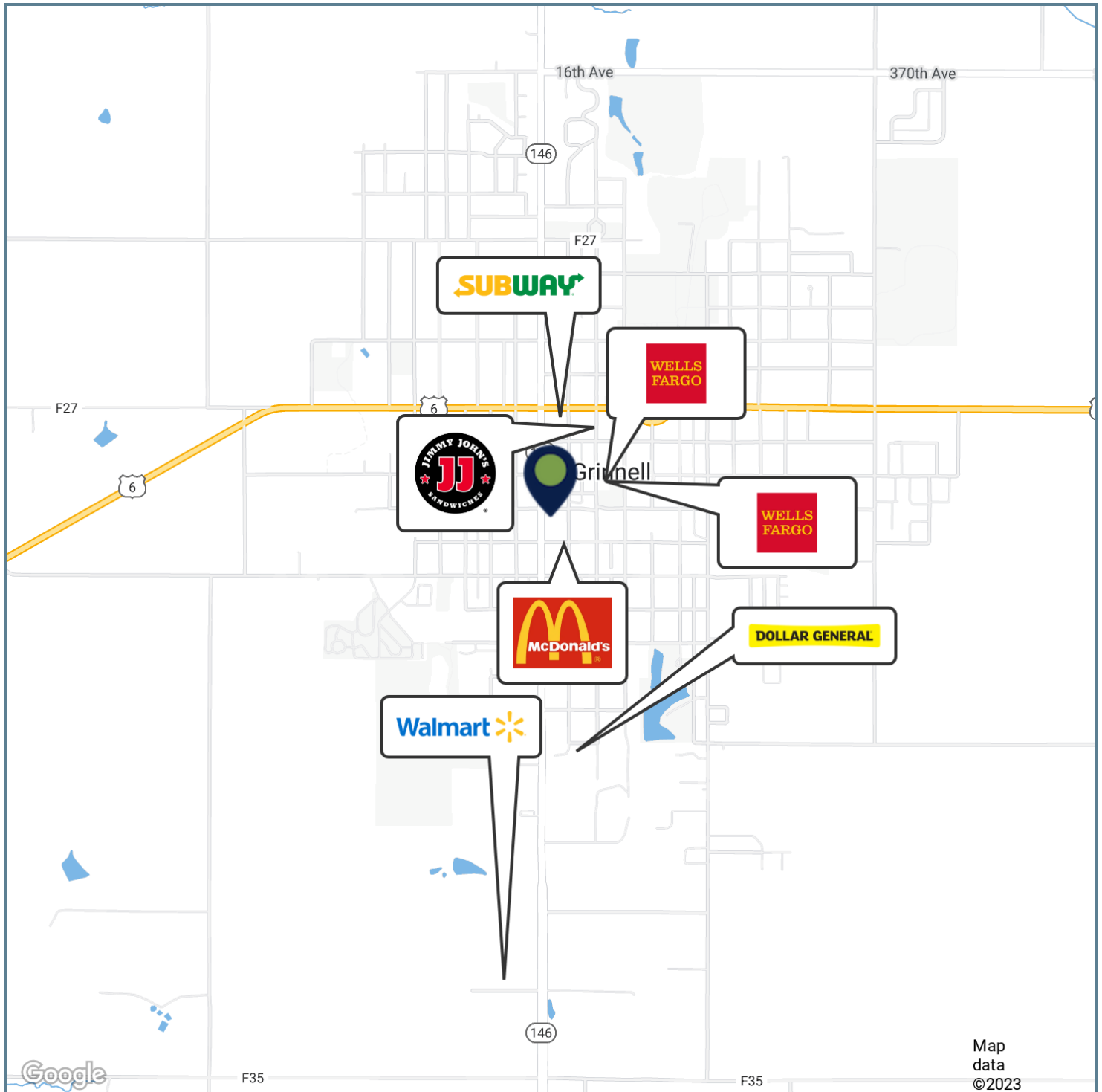
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RETAILER MAP



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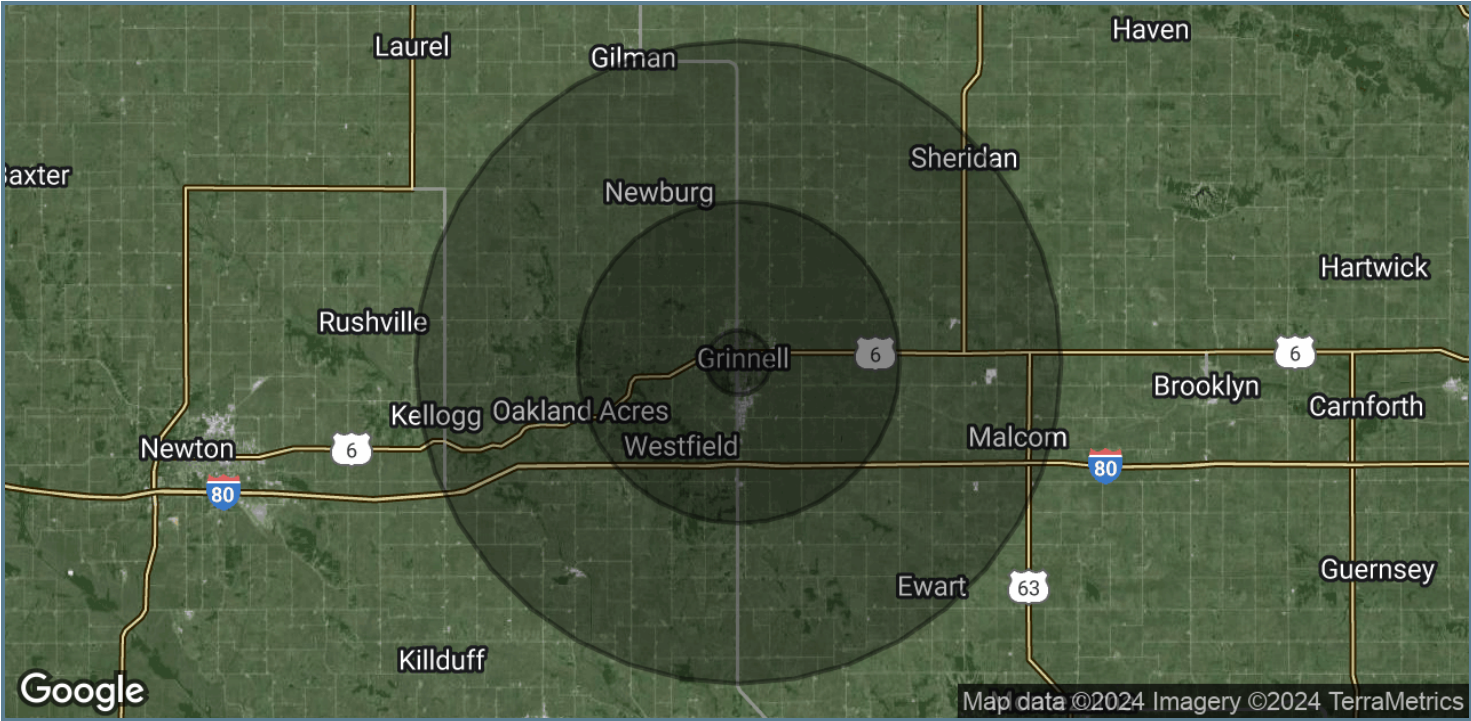
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,272	10,125	14,036
Average Age	34.8	37.9	40.1
Average Age (Male)	30.5	35.3	38.1
Average Age (Female)	39.3	41.0	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,466	4,489	6,213
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$62,803	\$77,676	\$79,047
Average House Value	\$122,018	\$154,923	\$155,831

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.

