

1402 LIBERTY AVE.

1402 LIBERTY AVE., BELOIT, WI 53511

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in the thriving city of Beloit, the area surrounding 1402 Liberty Ave. offers a dynamic and inviting environment, making it an ideal location for retail or strip center tenants. The property benefits from its close proximity to the bustling downtown area, renowned for its diverse mix of local shops, restaurants, and cultural venues, creating a vibrant atmosphere with a steady flow of foot traffic. Nearby attractions such as the Beloit College and the Ironworks Campus further enhance the appeal, drawing engaged residents and visitors. With its easy access to major roadways and a strong sense of community, the location provides a promising opportunity for retail businesses to establish a solid presence and serve the diverse needs of the Beloit market.

PROPERTY HIGHLIGHTS

- Versatile layout accommodates various retail or commercial uses
- Ample parking for customers and employees
- Customizable interiors to suit diverse business needs
- Ample space for efficient floor planning and product displays

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	4,738 SF
Lot Size:	0.92 Acres
Building Size:	7,038 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,444	17,146	25,287
Total Population	14,241	41,371	61,364
Average HH Income	\$50,143	\$54,090	\$62,022

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:	NNN
Total Space:	4,738 SF

Lease Term:	Negotiable
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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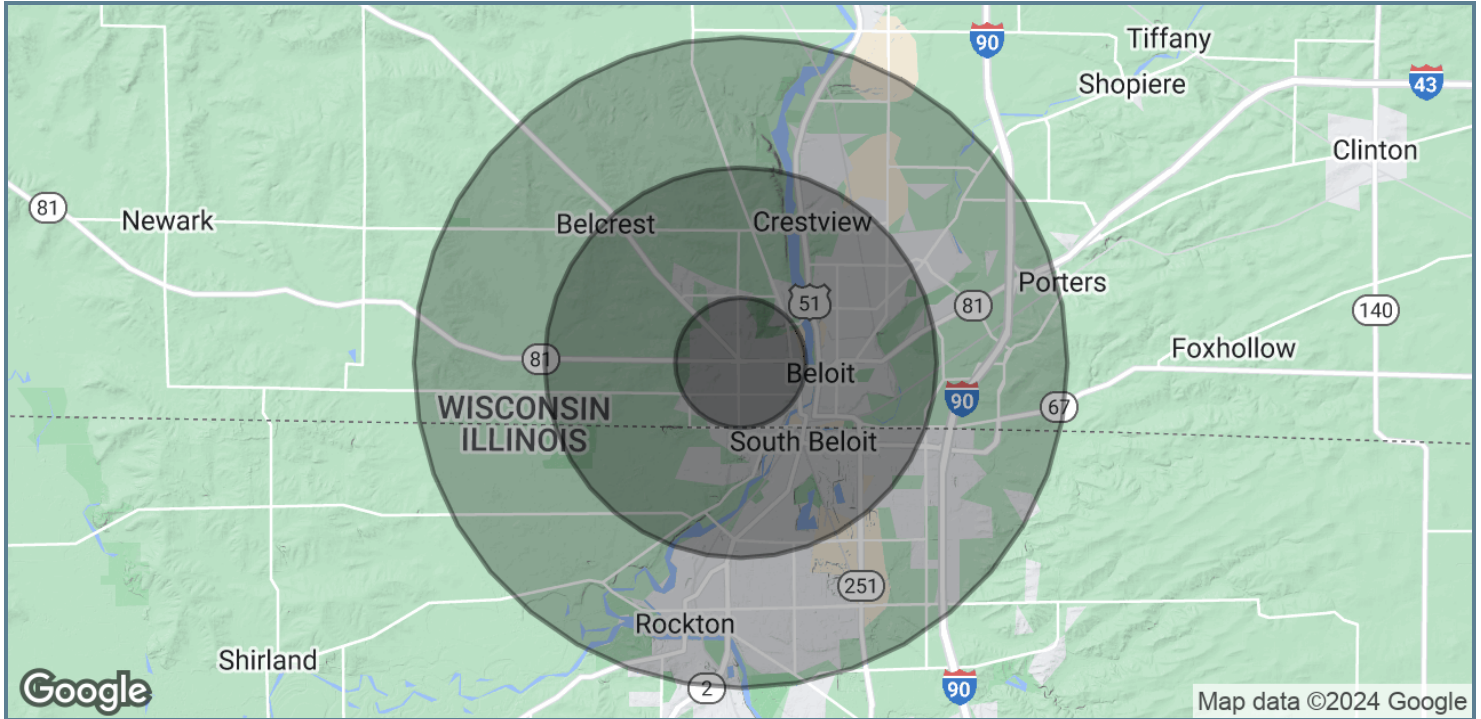
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,241	41,371	61,364
Average Age	32.9	35.9	38.4
Average Age (Male)	32.4	35.5	37.6
Average Age (Female)	33.3	36.5	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,444	17,146	25,287
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$50,143	\$54,090	\$62,022
Average House Value	\$85,159	\$103,327	\$123,833

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.

