

620 W. BREMER AVE.

620 W. BREMER AVE., WAVERLY, IA 50677



PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the vibrant community of Waverly, IA, surrounding the prime location of 620 W. Bremer Ave. Explore the bustling downtown district just moments away, where you can discover a variety of local shops, restaurants, and entertainment venues. With a strong sense of community, the area draws consistent foot traffic and offers a built-in customer base for your retail business. Nearby amenities include educational institutions, parks, and residential neighborhoods, creating a well-rounded environment that is perfect for a strip center tenant. Embrace the potential of 620 W. Bremer Ave. as the ideal setting to showcase your retail business and become an integral part of the dynamic local scene.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	3,535 SF
Building Size:	6,135 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	747	3,621	5,210
Total Population	3,028	9,660	13,327
Average HH Income	\$62,040	\$74,460	\$76,411

PROPERTY HIGHLIGHTS

- Spacious and versatile layout
- Ample parking for customers and tenants
- Excellent visibility in bustling commercial district
- Well-maintained exterior and welcoming storefront

Presented By:

Legacy Commercial Property

847.904.9200

info@legacyp.com

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ADDITIONAL PHOTOS



Presented By:

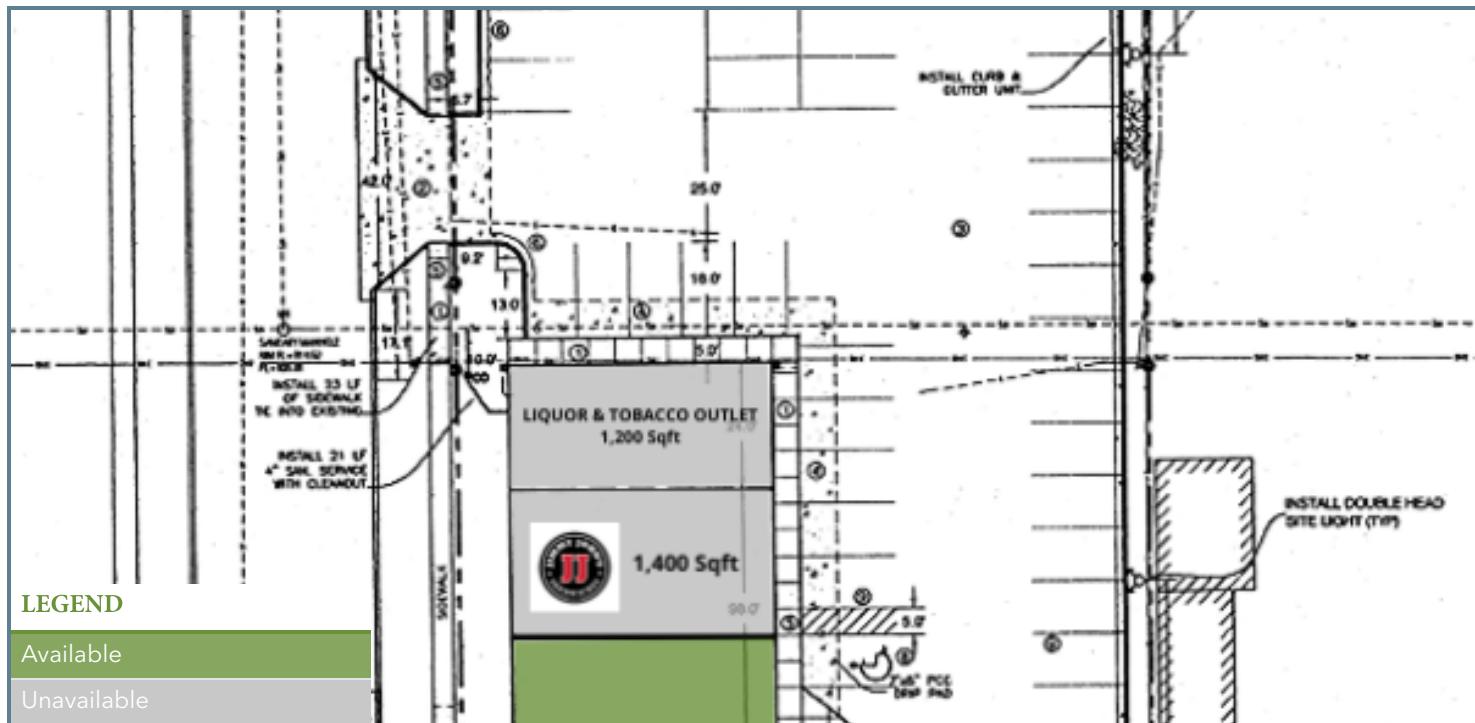
Legacy Commercial Property
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 **LEGACY**
COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
<http://legacyp.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,535 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
620 W. Bremer Ave.	Available	3,535 SF	NNN	Contact Broker for Pricing	-
620 W. Bremer Ave.	Jimmy John's	1,400 SF	NNN	-	-
620 W. Bremer Ave.	Liquor & Tobacco Outlet	1,200 SF	NNN	-	-

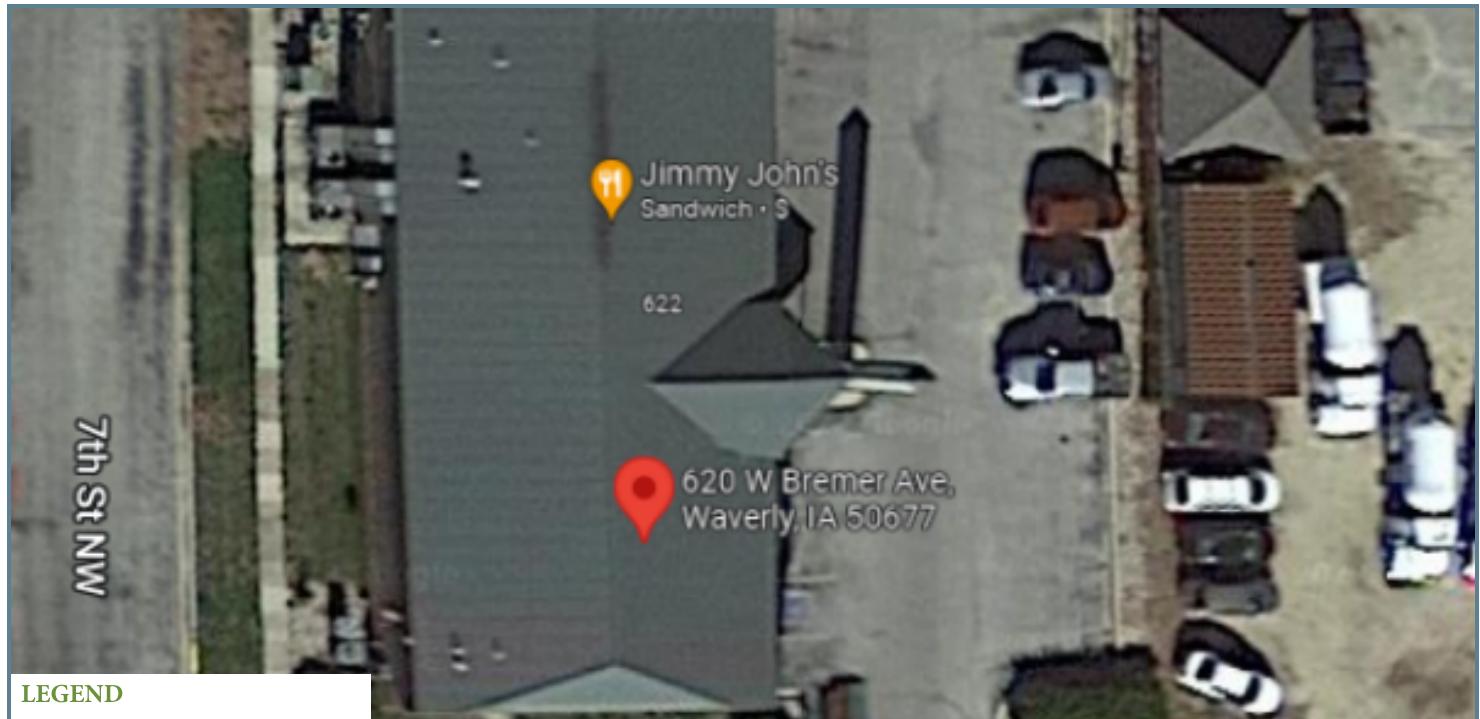
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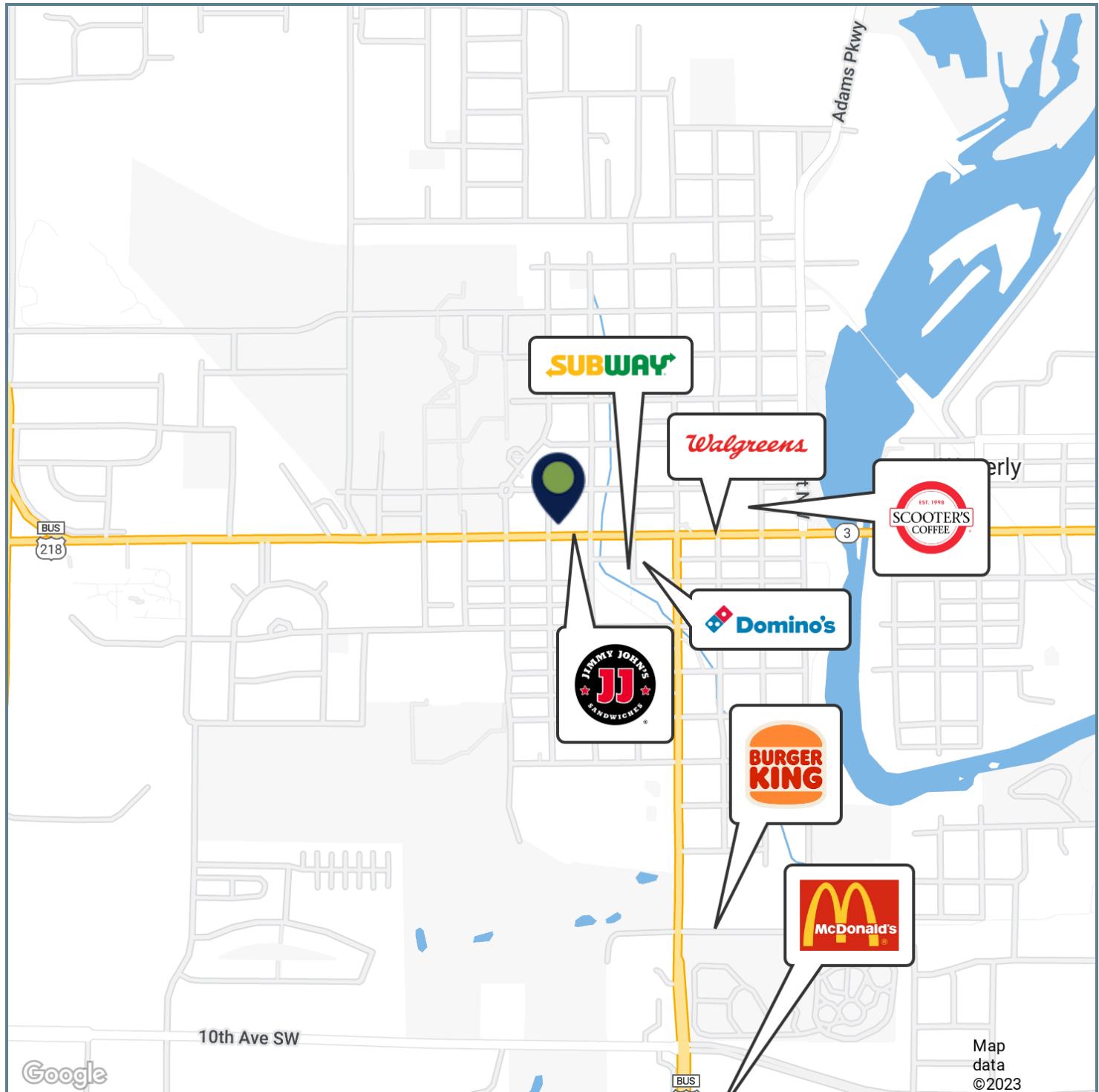
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RETAILER MAP



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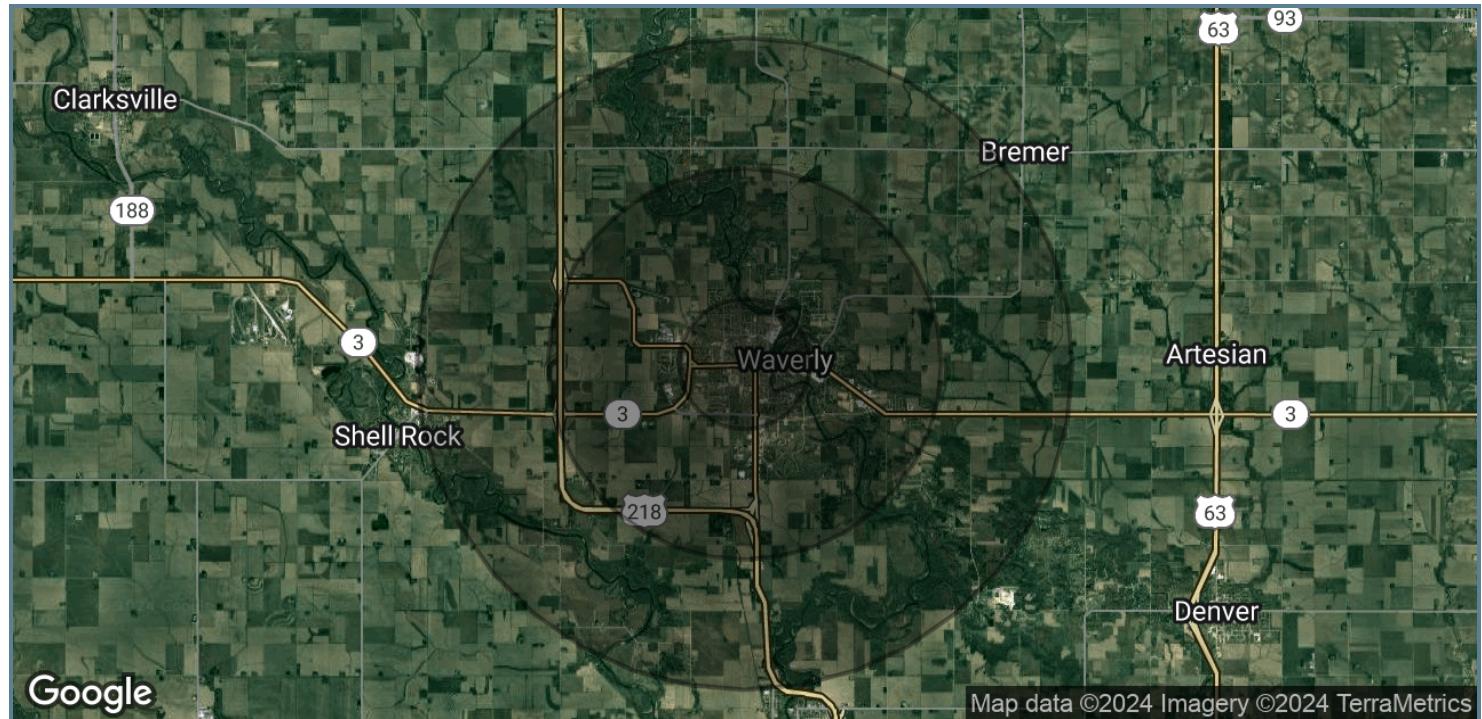
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,028	9,660	13,327
Average Age	27.9	37.3	37.9
Average Age (Male)	27.5	35.0	36.2
Average Age (Female)	27.5	39.2	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	747	3,621	5,210
# of Persons per HH	4.1	2.7	2.6
Average HH Income	\$62,040	\$74,460	\$76,411
Average House Value	\$163,354	\$182,051	\$188,912

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

DOLLAR GENERAL



CVS pharmacy®



T-Mobile • **State Farm**®



KeyBank

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

