

AVAILABLE

COMMERCIAL OUTLOT

241 LEGACY DRIVE • BURLINGTON, IA 52601

HAWKEYE
COMMERCIAL REAL ESTATE
BROKERAGE • MANAGEMENT • INVESTMENT

CBRE



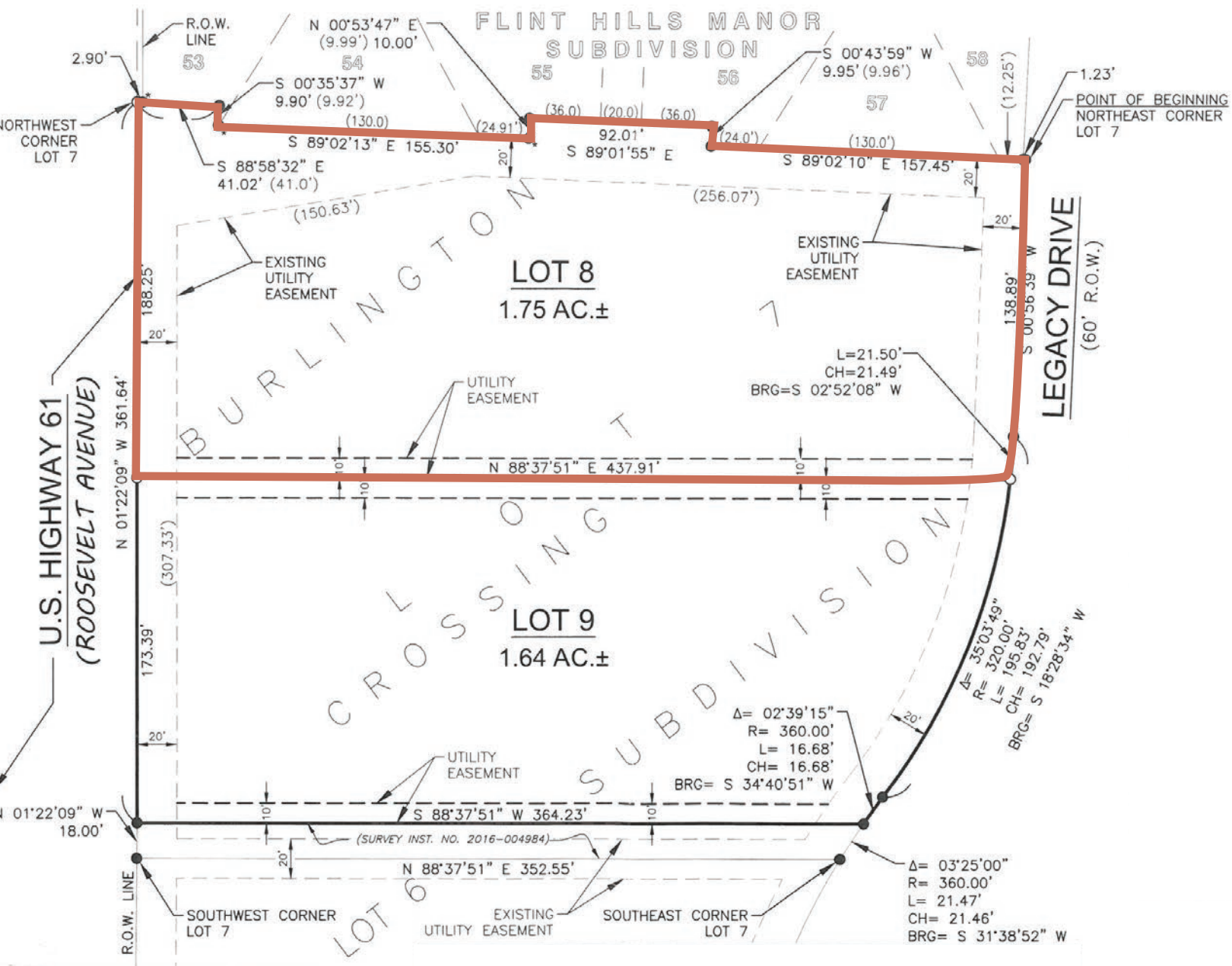


PROPERTY OVERVIEW







ADJACENT TO NEW CHICK-FIL-A

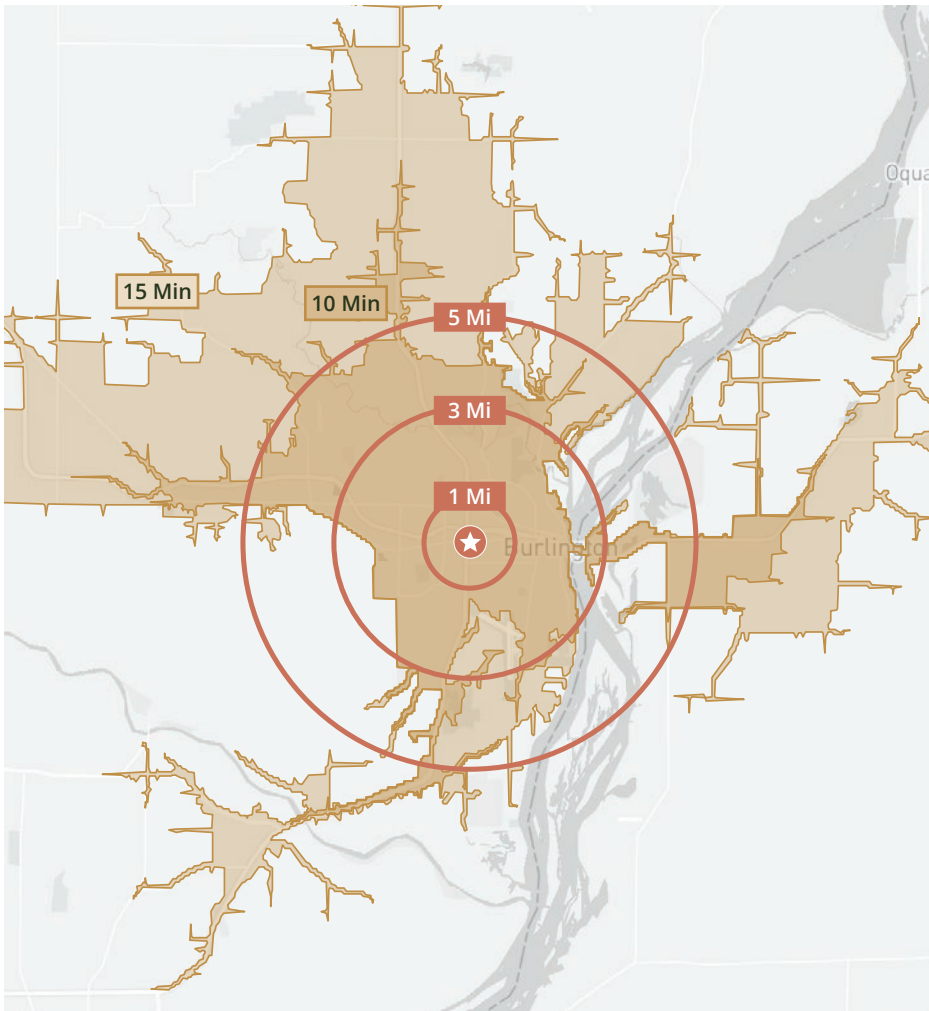
Burlington is known for its diverse community and serves as a regional hub for the surrounding areas. The subject site is located in a trade area that draws from 20-25 miles in all directions for basic services and employment. Burlington is growing, both in population and in retail density. Highlights include:

- 1.75 Acres
- Good access and frontage along Legacy Drive and US-61
- Zoning: Limited Commercial (C-1)
- Easy access to the US-61 and US-34 interchange.
- Within a mile from major retailers including: Hy-Vee, Dick's Sporting Goods, Hobby Lobby, Tractor Supply, Lowe's and Aldi



DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	5,139	7,975	\$38,498	2,443	43.3
3 Miles	26,918	31,675	\$55,801	12,092	43.0
5 Miles	29,886	33,915	\$57,952	13,413	43.8
5 Minutes	13,194	18,176	\$48,043	5,979	42.8
10 Minutes	28,741	32,870	\$56,938	12,885	43.3
15 Minutes	32,905	36,755	\$59,617	14,652	43.9



BUSINESSES (5 MI)

- 1,486

EMPLOYEES (5 MI)

- 21,311

MAJOR EMPLOYERS

- Southeast Iowa Regional Medical Center
- Shearer's Foods
- Case New Holland

MAJOR TRAFFIC GENERATORS

- 3200 E Agency St Shopping Center
- FunCity Resort/ Catfish Bend Casino
- Walmart

AREA HOTELS (5 MI)

- 12 Hotels / 788 Rooms

TRADE AREA



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