

215 W. 6TH ST.

215 W. 6TH ST. , JUNCTION CITY, KS 66441

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 215 W. 6TH STREET in Junction City, KS. This well-managed retail or office space has vet good visibility on the SW corner of W 6th St & N Jefferson St with up to 5491 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 7,049 SF building is located near the heart of the Junction City business district and is ready for its next generation of retail. This property is a well-known retail staple of the Junction City community for years and offers landmark recognition & engaging signage. Give our Geary County commercial leasing agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint Nestled on the high-traffic SW corner of W 6th St & N Jefferson St in Junction City. Situated directly next to Heritage Park, great foot traffic area.

PROPERTY HIGHLIGHTS

- Versatile layout for retail or office use
- Ample parking for convenience
- High visibility in prime location
- Easy connectivity to major routes

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	5,491 SF
Building Size:	7,049 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,504	11,663	14,621
Total Population	6,230	22,982	31,684
Average HH Income	\$44,666	\$46,699	\$46,929

Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

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ADDITIONAL PHOTOS



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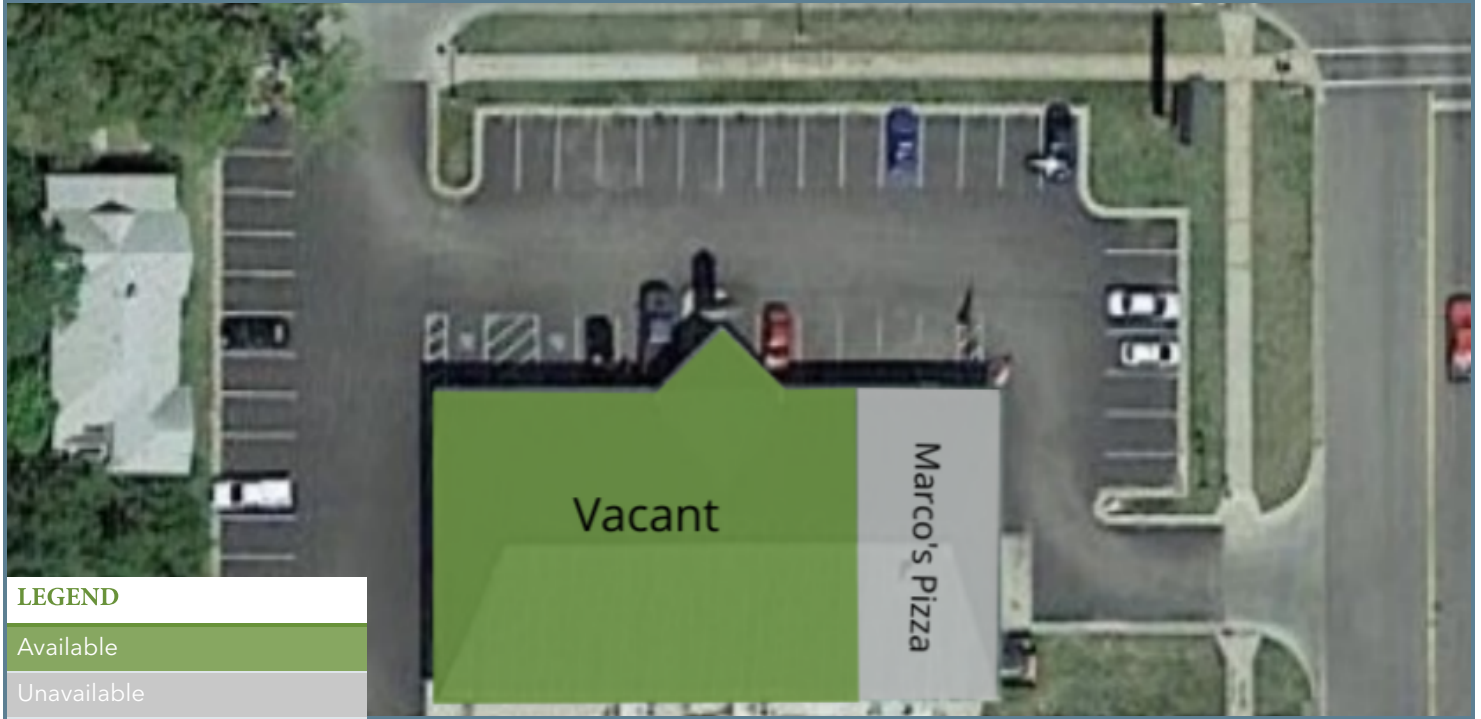
LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	5,491 SF

Lease Term:	Negotiable
Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
215 W 6th ST	Marco's Pizza	1,558 SF	NNN	-	-
215 W 6th ST	Available	5,491 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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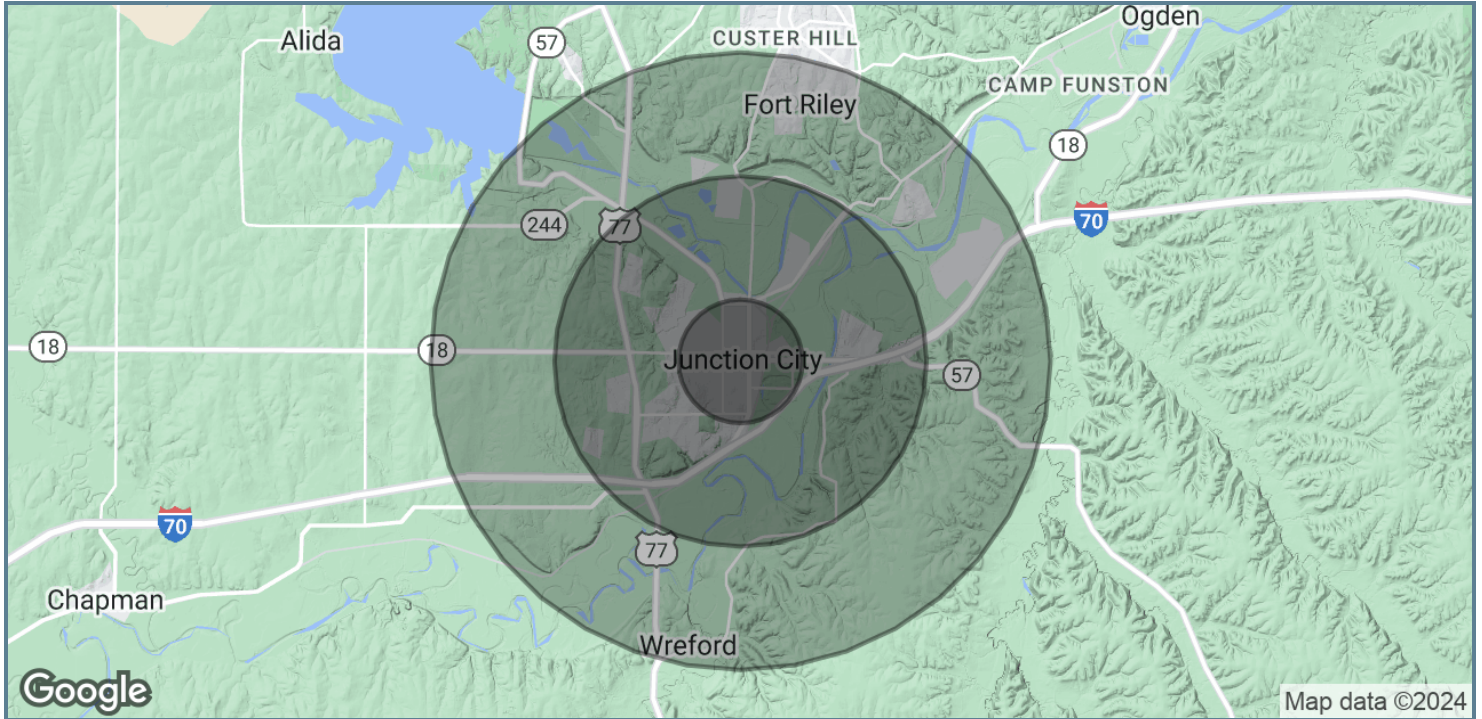
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,230	22,982	31,684
Average Age	33.2	29.8	27.5
Average Age (Male)	30.7	29.0	27.5
Average Age (Female)	35.2	30.7	28.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,504	11,663	14,621
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$44,666	\$46,699	\$46,929
Average House Value	\$108,833	\$117,835	\$98,140

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.

