

521 W. GRAND AVE.

521 W. GRAND AVE., HAYSVILLE, KS 67060



PROPERTY SUMMARY



LOCATION DESCRIPTION

Positioned in the heart of Haysville, 521 W. Grand Ave. offers a prime opportunity for retailers looking to establish a strong local presence. This fully vacant 6,000 SF building provides maximum flexibility for a variety of uses, complemented by excellent visibility on a signalized hard corner. Surrounded by a mix of national retailers, community destinations, and daily traffic drivers, the property benefits from steady consumer activity. Its proximity to Wichita and the Dwight D. Eisenhower Airport further enhances accessibility and regional reach.

PROPERTY HIGHLIGHTS

- 6,000 SF fully vacant building offering flexible leasing opportunities
- Prominent hard corner location with strong visibility and access
- Expansive storefront windows for maximum exposure
- Near national retailers including Walmart, Target, and Dollar General

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,500 - 4,438 SF
Building Size:	6,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,263	20,528	111,697
Total Population	21,993	53,976	276,989
Average HH Income	\$89,059	\$77,129	\$73,454

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2025-2030	0.55%	0.62%	0.58%



Shawn Krisher

Regional Vice President

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209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 4,438 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
521 W Grand ave	Available	1,500 - 4,438 SF	NNN	Contact Broker for Pricing
521 W Grand ave	Available	1,562 SF	NNN	Contact Broker for Pricing



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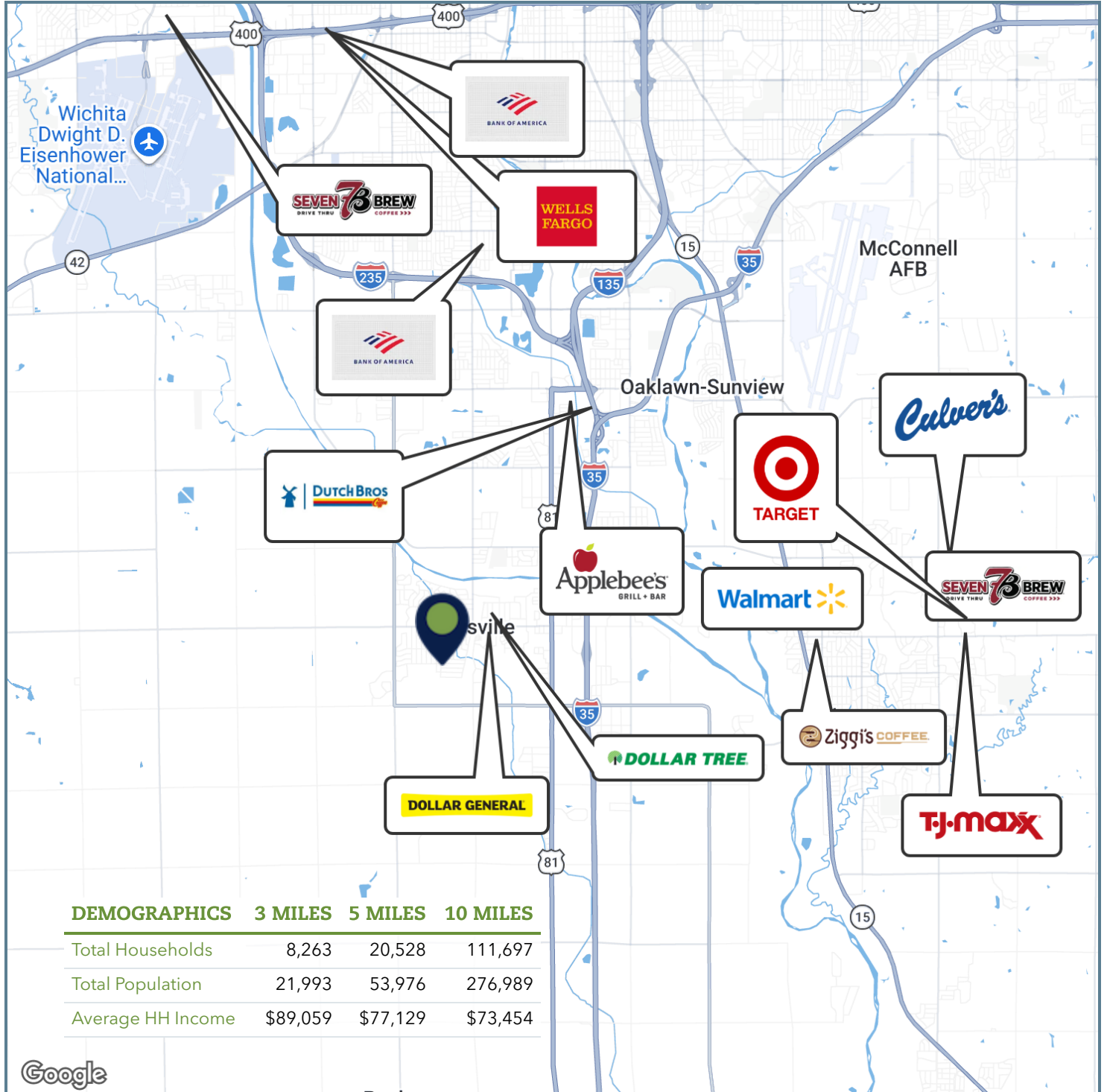
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RETAILER MAP




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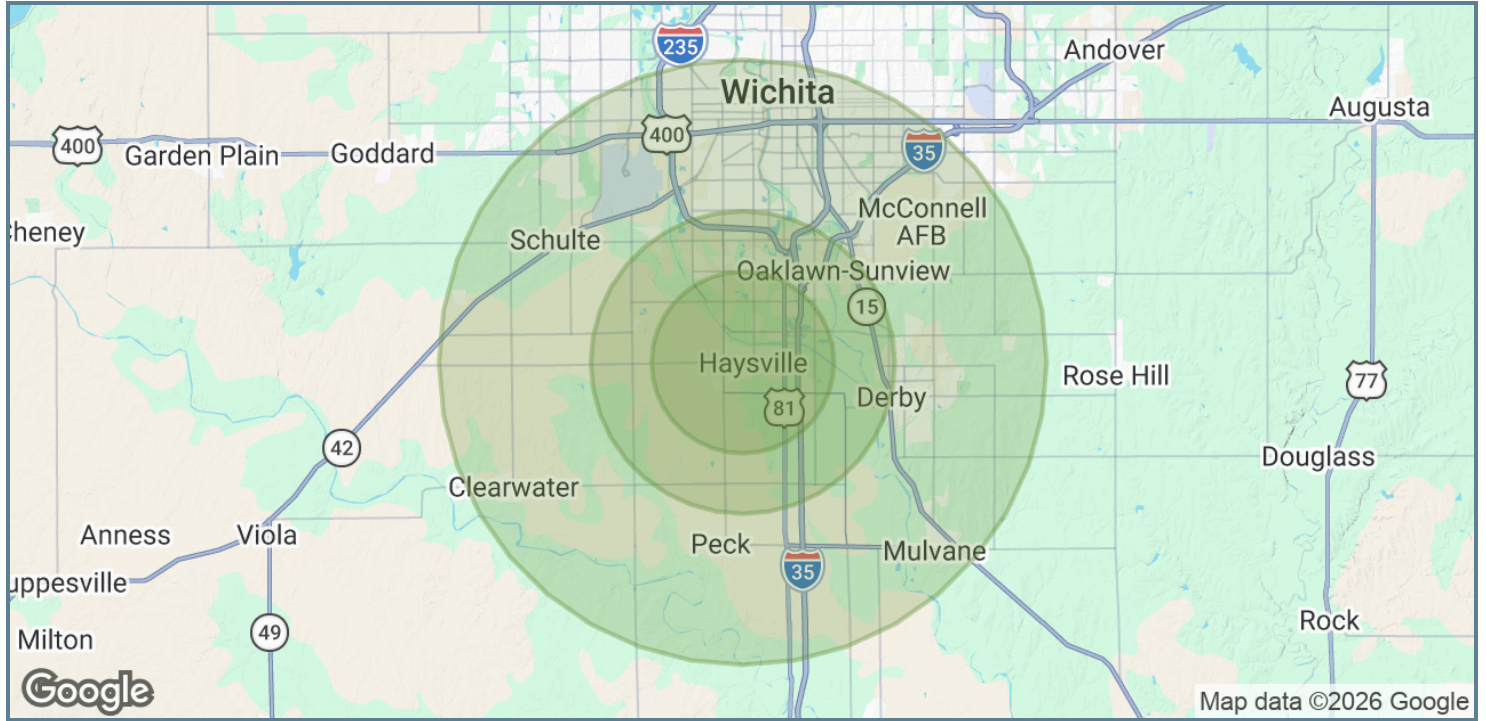
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,993	53,976	276,989
Average Age	37.5	36.9	37.8
Average Age (Male)	35.9	37	37.1
Average Age (Female)	37.3	36.6	38.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,263	20,528	111,697
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$89,059	\$77,129	\$73,454
Average House Value	\$111,202	\$117,135	\$105,553



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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 on moving 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.

