

215 W. 6TH ST.

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



PROPERTY SUMMARY



LOCATION DESCRIPTION

Heritage Park sits right next door to this Junction City building, adding a steady stream of visitors to the everyday shopper traffic already moving through the area. The hard, signalized corner at W 6th St & N Jefferson St keeps the location easy to find and access, and more than 40 on-site parking spaces make it easy to stick around. Walmart, Dillons, ALDI, Tractor Supply Co., McDonald's, and Dollar Tree all anchor the surrounding retail base.

PROPERTY HIGHLIGHTS

- Signalized hard corner: sits at W 6th St & N Jefferson St, next to Heritage Park
- Ample parking: more than 40 on-site spaces for customers and staff
- Strong national retail company: Walmart, Dillons, ALDI, Tractor Supply Co., McDonald's, and Dollar Tree all nearby

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,500 - 5,491 SF
Building Size:	7,049 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,876	12,607	14,576
Total Population	25,413	36,893	44,024
Average HH Income	\$67,480	\$66,701	\$67,567



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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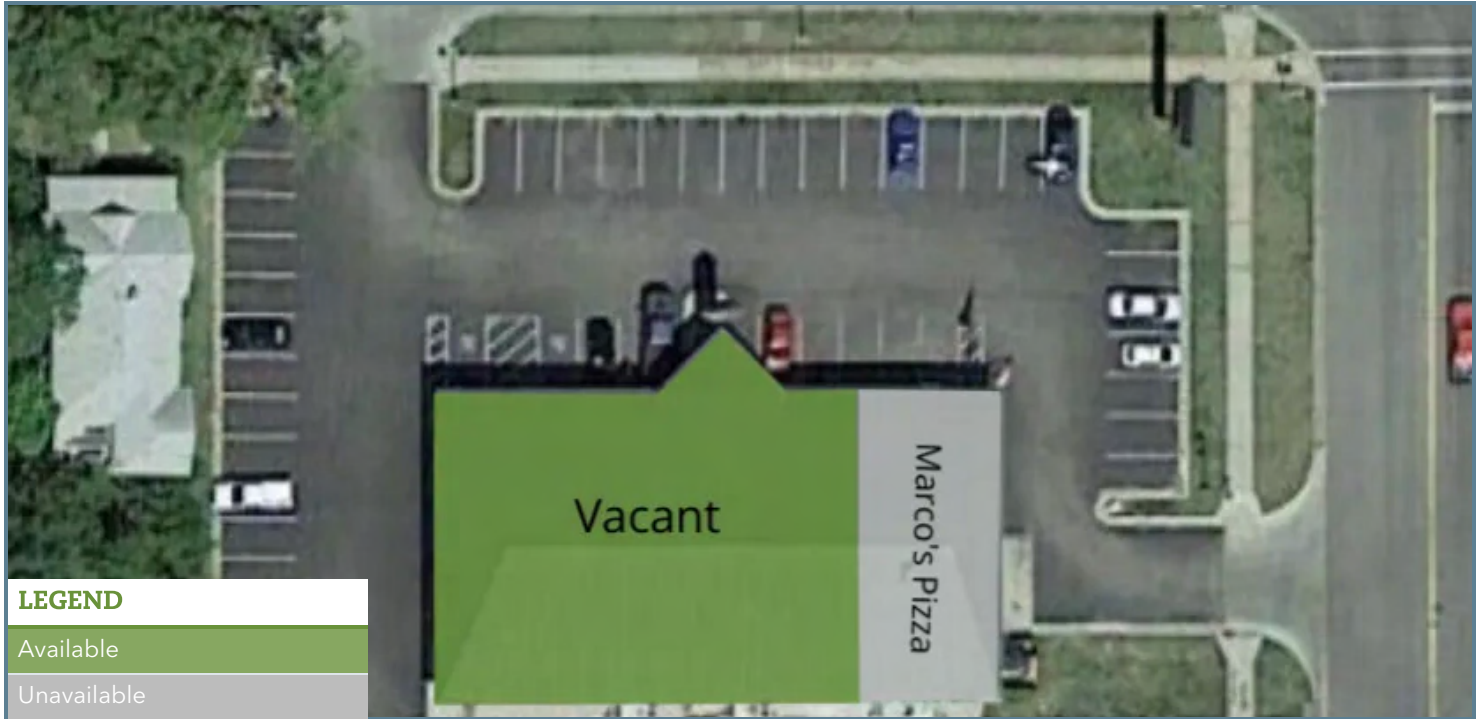
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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 5,491 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
215 W 6th ST	Available	1,500 - 5,491 SF	NNN	Contact Broker for Pricing	-
215 W 6th ST	Marco's Pizza	1,558 SF	NNN	-	-



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RETAILER MAP



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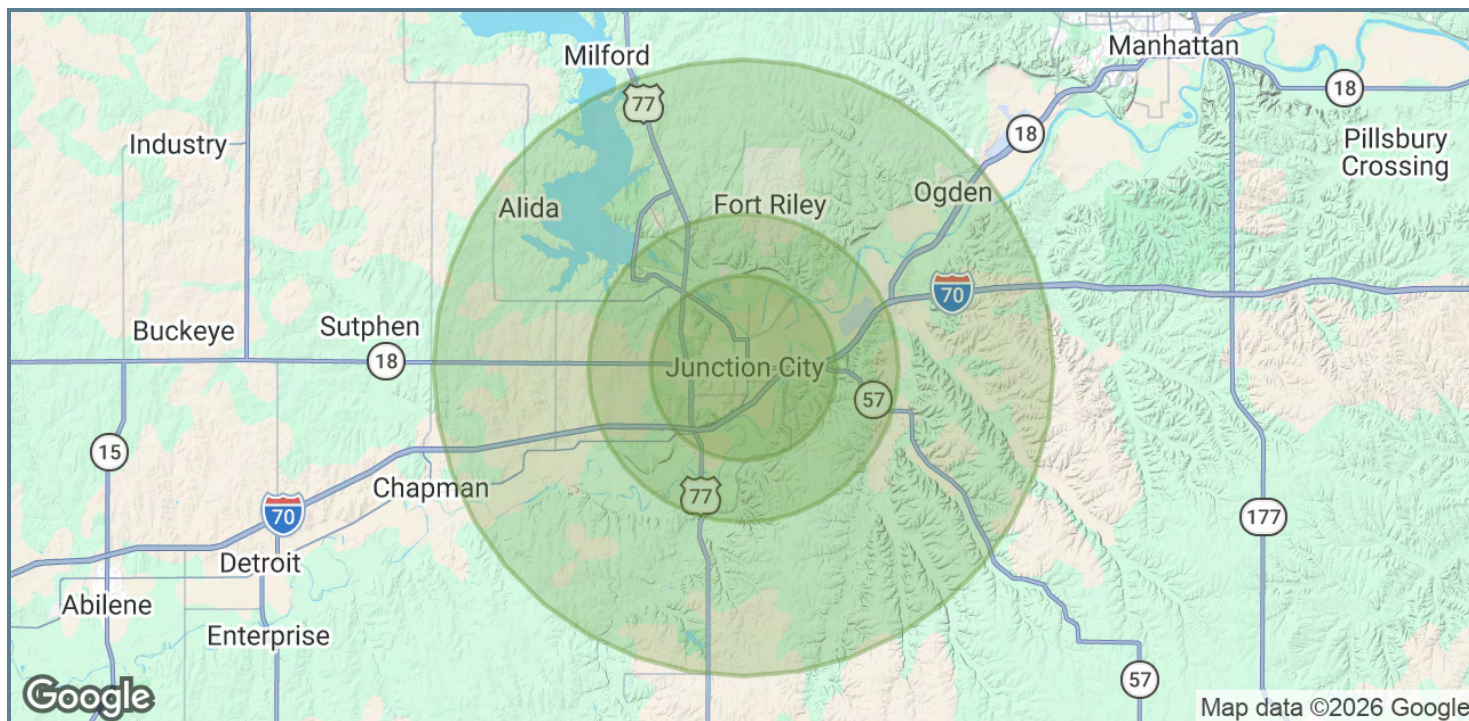
Map
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,413	36,893	44,024
Average Age	33.2	29.8	27.5
Average Age (Male)	30.7	29	27.5
Average Age (Female)	35.2	30.7	28

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,876	12,607	14,576
# of Persons per HH	1.8	2	2.2
Average HH Income	\$67,480	\$66,701	\$67,567
Average House Value	\$108,833	\$117,835	\$98,140



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LEGACY
COMMERCIAL PROPERTY

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

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.

