

# 112 W. MAPLE AVE.

112 W. MAPLE AVE., BEAVER DAM, WI 53916

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Situated in the vibrant city of Beaver Dam, the area surrounding 112 W. Maple Ave. offers a rich blend of local amenities and attractions suitable for retail or strip center tenants. The property benefits from its close proximity to the downtown area, known for its diverse array of local shops, restaurants, and cultural venues that attract a steady flow of foot traffic. Additionally, nearby Beaver Dam Mall serves as a prominent shopping destination, offering an array of retail opportunities. Beaver Dam is also home to community events such as the Lake Days Festival, drawing engaged locals and visitors. With easy access to major roadways and a bustling commercial landscape, the location presents an exceptional opportunity for retail businesses to establish a strong presence and serve the needs of the Beaver Dam community.

### PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	5,656 - 7,855 SF
Building Size:	15,707 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,309	8,838	10,019
Total Population	8,934	18,517	21,174
Average HH Income	\$62,360	\$67,135	\$71,198

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



# 112 W. MAPLE AVE.

112 W. MAPLE AVE., BEAVER DAM, WI 53916

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

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

# 112 W. MAPLE AVE.

112 W. MAPLE AVE., BEAVER DAM, WI 53916

PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,656 - 7,855 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
112 W. Maple Ave.	Available	7,855 SF	NNN	Contact Broker for Pricing	-
112 W. Maple Ave.	MARCO'S PIZZA	2,196 SF		-	-
112 W. Maple Ave.	Available	5,656 SF		Contact Broker for Pricing	-

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

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

# 112 W. MAPLE AVE.

112 W. MAPLE AVE., BEAVER DAM, WI 53916

## PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,656 - 7,855 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
112 W. Maple Ave.	Available	7,855 SF	NNN	Contact Broker for Pricing	-
112 W. Maple Ave.	MARCO'S PIZZA	2,196 SF	-	-	-
112 W. Maple Ave.	Available	5,656 SF	-	Contact Broker for Pricing	-

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

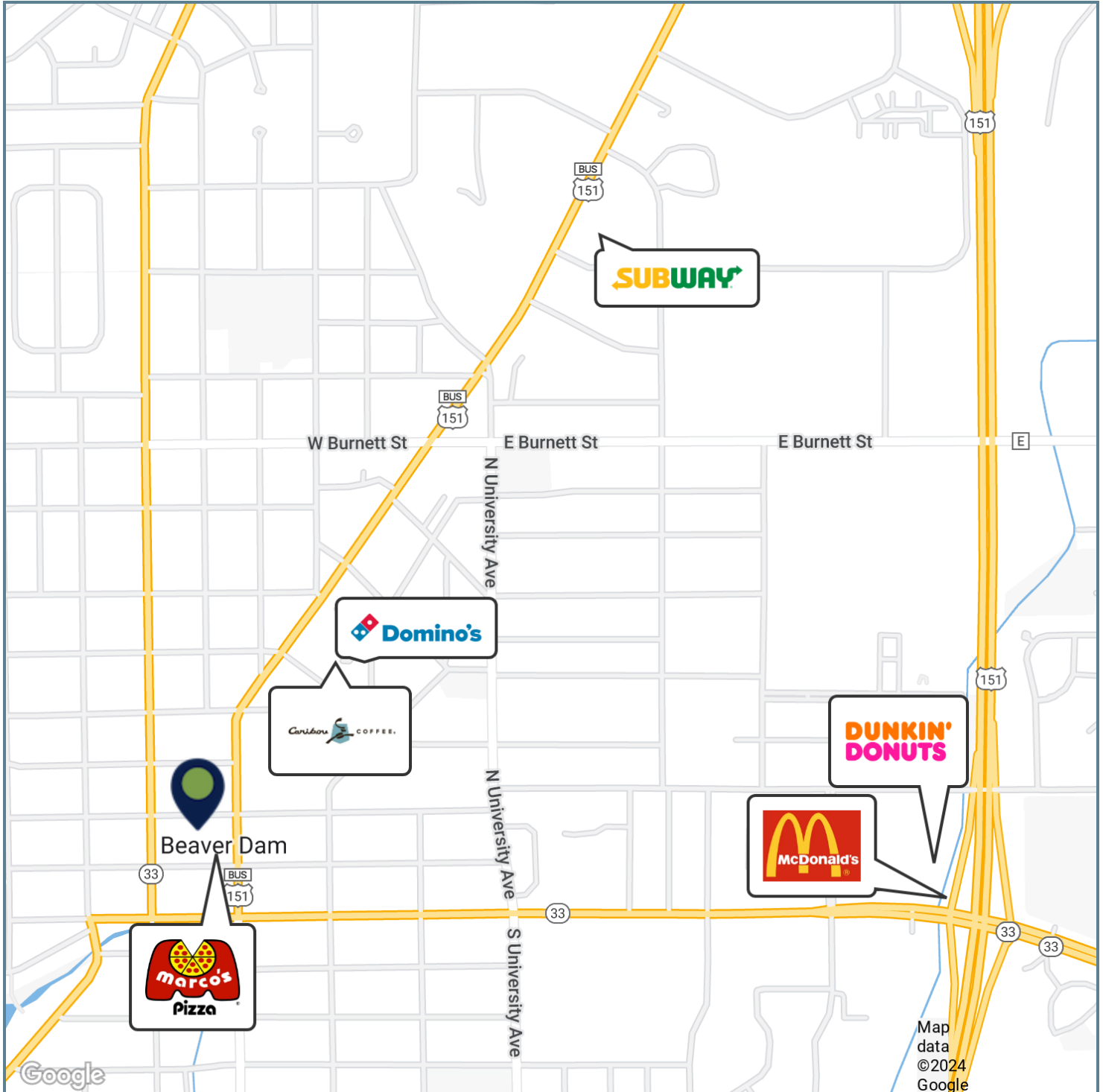
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



# 112 W. MAPLE AVE.

112 W. MAPLE AVE., BEAVER DAM, WI 53916

## RETAILER MAP



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



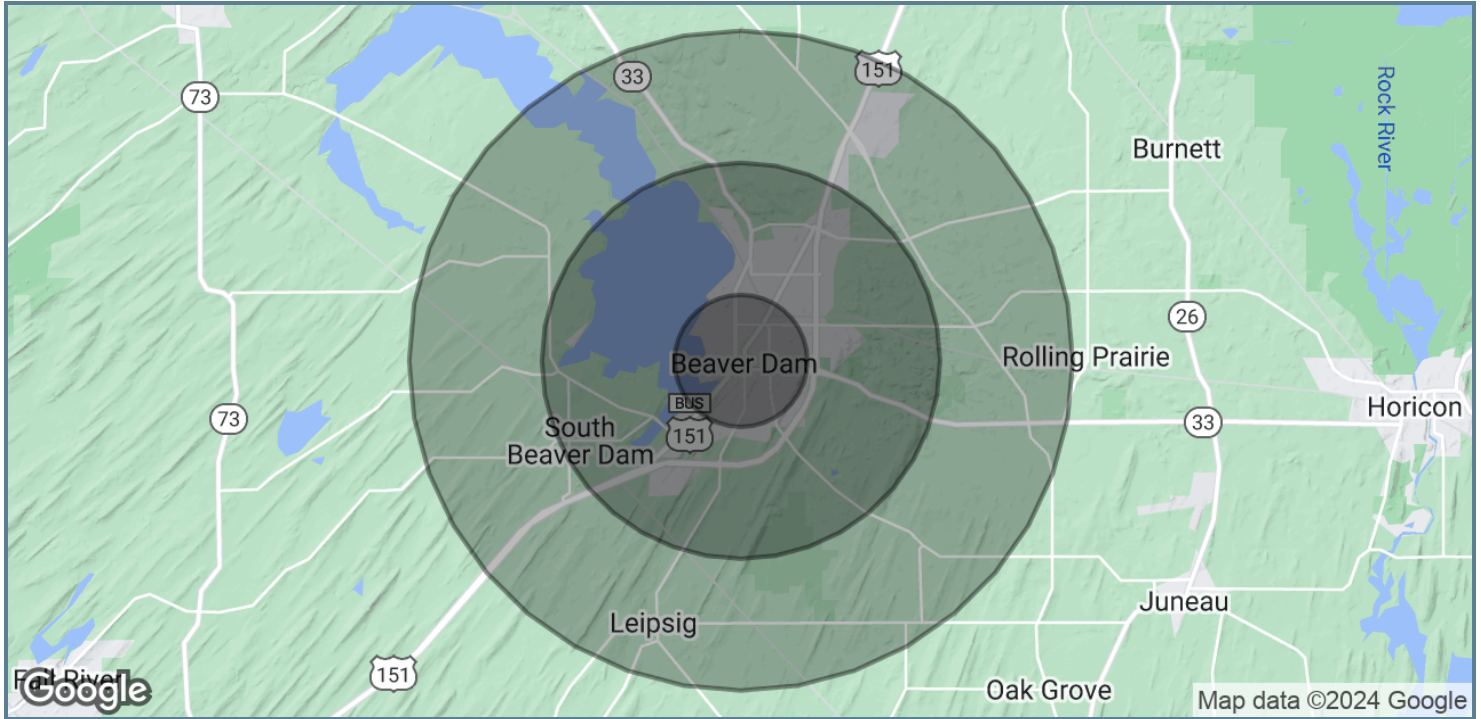
**LEGACY**  
COMMERCIAL PROPERTY

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

# 112 W. MAPLE AVE.

112 W. MAPLE AVE., BEAVER DAM, WI 53916

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,934	18,517	21,174
Average Age	39.9	40.8	41.6
Average Age (Male)	38.9	39.3	40.1
Average Age (Female)	43.0	43.6	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,309	8,838	10,019
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$62,360	\$67,135	\$71,198
Average House Value	\$131,345	\$145,963	\$156,111

2020 American Community Survey (ACS)

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



**LEGACY**

COMMERCIAL PROPERTY

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



**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 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**



## 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.

