

# 409 N. BUCKEYE AVE.

409 N. BUCKEYE AVE., ABILENE, KS 67410

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Indulge in the rich history and vibrant retail environment surrounding the property at 409 N. Buckeye Ave. in Abilene, KS, creating an ideal destination for Retail/Strip Center tenants. Explore the charming downtown district, home to the Dwight D. Eisenhower Presidential Library, Museum, and Boyhood Home, drawing in a steady flow of history enthusiasts and tourists. Nearby, the Russell Stover Candies and the Russell Stover Factory Store offer sweet temptations for locals and visitors alike. The area also boasts a range of local boutiques, restaurants, and cafes, providing a diverse and lively atmosphere for retail businesses to thrive. With its strategic location and dynamic surroundings, the property at 409 N. Buckeye Ave. presents an ideal opportunity for retailers to harness the rich cultural tapestry and commercial energy of the area.

### PROPERTY HIGHLIGHTS

- Highly visible location with excellent signage opportunities
- Ample on-site parking for customers and employees
- Versatile interior layout for various retail or commercial uses

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,500 SF
Building Size:	12,563 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,836	4,000	5,461
Total Population	3,193	8,195	11,857
Average HH Income	\$52,664	\$62,825	\$63,678

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



## LEASE INFORMATION

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

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
409 N Buckeye Ave	Available	1,500 SF	NNN	Contact Broker for Pricing	-
409 N Buckeye Ave	Selectel Wireless	955 SF	NNN	-	-
409 N Buckeye Ave	Dollar General #22963	10,108 SF	NNN	-	-

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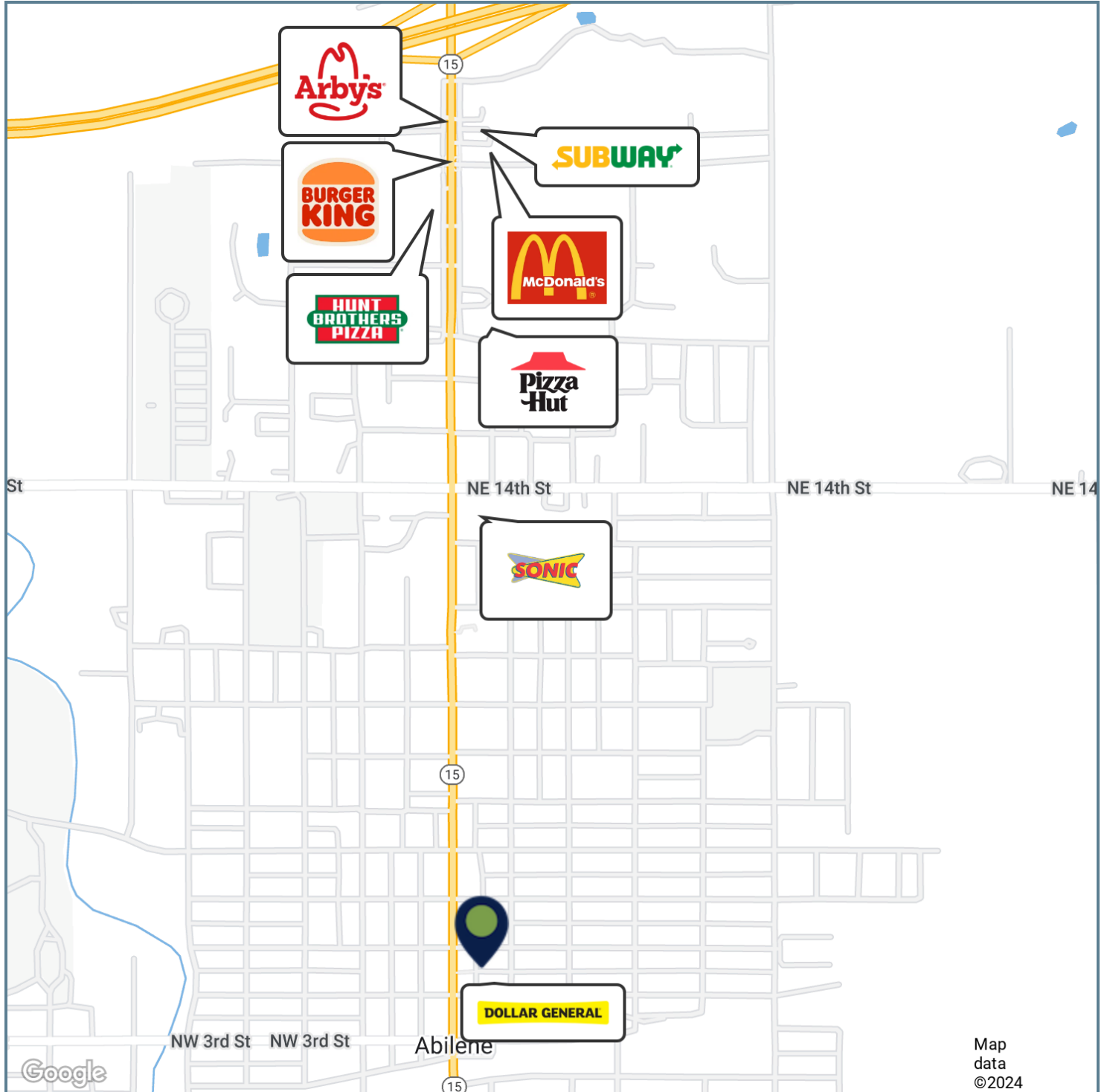
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RETAILER MAP



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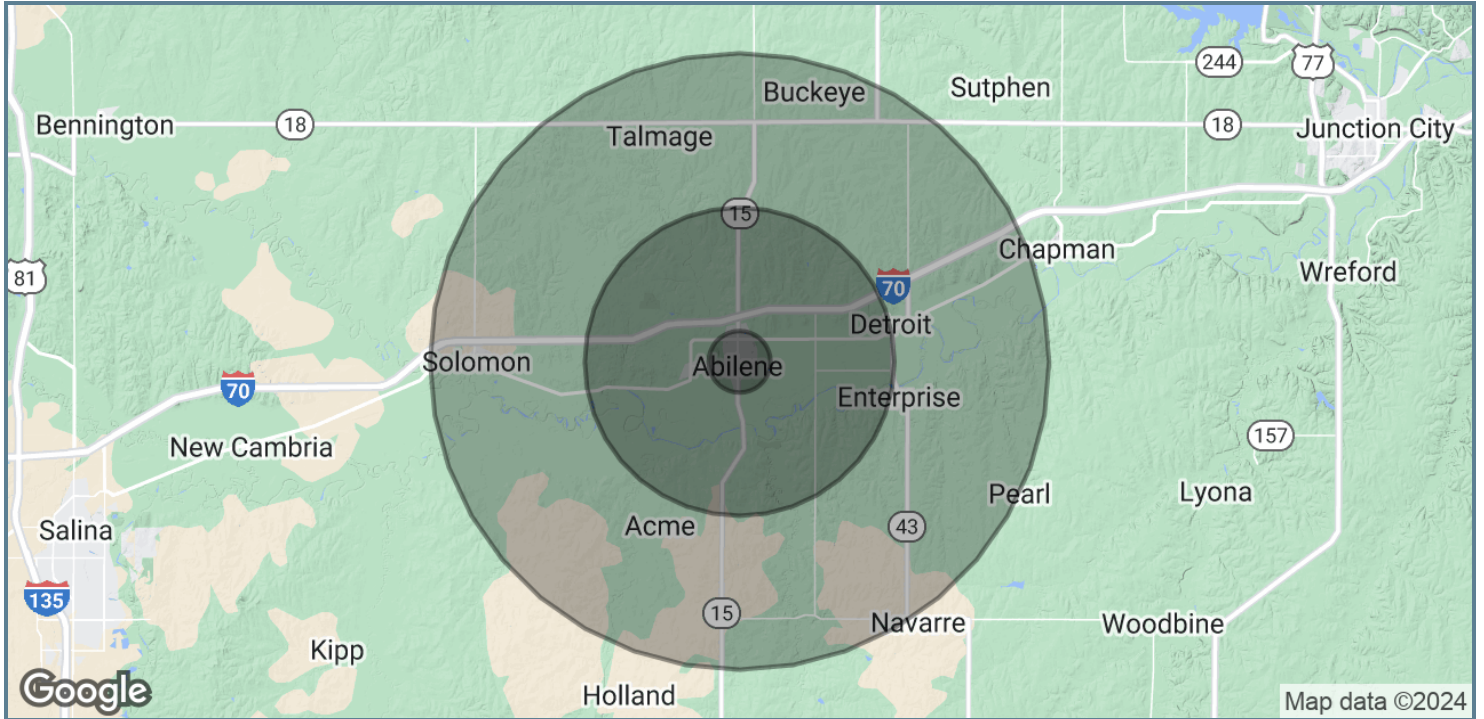
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,193	8,195	11,857
Average Age	49.1	43.8	41.3
Average Age (Male)	46.1	42.6	40.0
Average Age (Female)	46.3	42.9	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,836	4,000	5,461
# of Persons per HH	1.7	2.0	2.2
Average HH Income	\$52,664	\$62,825	\$63,678
Average House Value	\$103,686	\$127,717	\$134,512

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.

