

3032 ANSBOROUGH AVE.

3032 ANSBOROUGH AVE., WATERLOO, IA 50701

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 3032 ANSBOROUGH AVE in Waterloo, IA. This well-managed retail or office space has strong visibility on the NW corner of W Ridgeway Ave & Ansborough Ave with up to 5547 SF available. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 8,847 SF building is located near the center of the Waterloo business district and is ready for its next generation of retail. This property is a well-known retail staple of the Waterloo community for years and offers landmark recognition & engaging signage. Give our team of Black Hawk County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business on the NW corner of W Ridgeway Ave & Ansborough Ave.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,800 SF
Building Size:	8,847 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,333	21,542	39,647
Total Population	7,070	45,283	85,529
Average HH Income	\$88,544	\$62,595	\$61,358

PROPERTY HIGHLIGHTS

- Spacious floor plan with modern amenities
- Ample parking for convenience
- Prime location for high visibility

Presented By:

Legacy Commercial Property

847.904.9200

info@legacyp.com

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3032 Ansborough Ave	Available	1,800 SF	NNN	Contact Broker for Pricing
3032 Ansborough Ave	Lighthouse Autism Center	5,547 SF	NNN	-
3032 Ansborough Ave	Marco's Pizza #3546	1,500 SF	NNN	-

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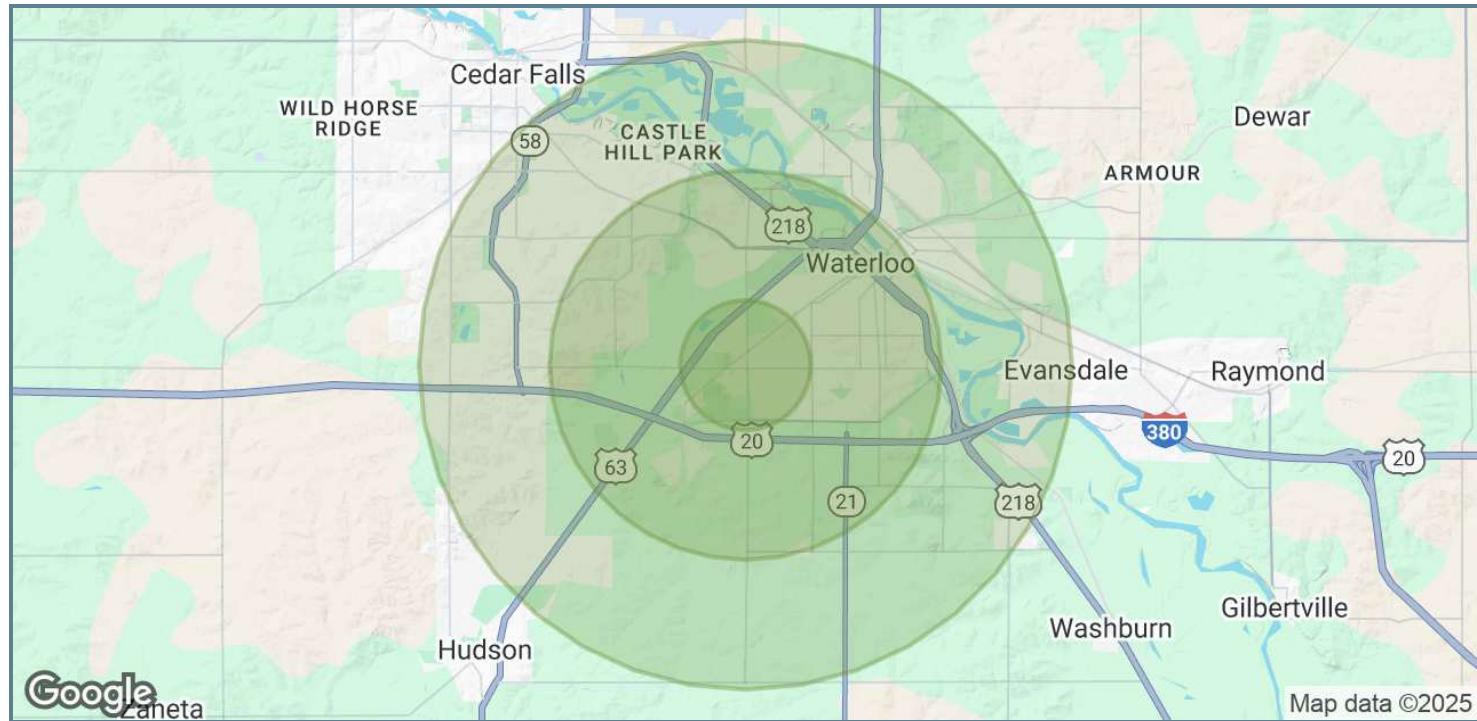
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,070	45,283	85,529
Average Age	40.6	37.8	36.7
Average Age (Male)	39.1	36.1	34.8
Average Age (Female)	41.4	39.1	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,333	21,542	39,647
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$88,544	\$62,595	\$61,358
Average House Value	\$180,085	\$140,468	\$144,129

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

DOLLAR GENERAL



CVS pharmacy®



T-Mobile

State Farm



DUNKIN'



KeyBank

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.

