

# 2065 LATHROP AVE.

2065 LATHROP AVE., RACINE, WI 53405

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The vicinity surrounding 2065 Lathrop Ave. in Racine offers an enticing blend of local attractions and amenities, creating an ideal environment for prospective retail or strip center tenants. The property benefits from its close proximity to the bustling commercial district, known for its diverse array of local shops, dining establishments, and cultural venues, ensuring a steady flow of foot traffic. Additionally, nearby landmarks such as the Racine Art Museum and North Beach Park deliver an appealing draw for residents and visitors. With its appealing demographics, strong consumer base, and accessible location, the area provides an advantageous opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Racine market.

### 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:	Currently Occupied   Inquire if Interested
Number of Units:	2
Available SF:	5,656 SF
Building Size:	7,001 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,213	32,700	50,698
Total Population	17,185	75,614	119,336
Average HH Income	\$57,971	\$58,879	\$64,822

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



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COMMERCIAL PROPERTY

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

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ADDITIONAL PHOTOS



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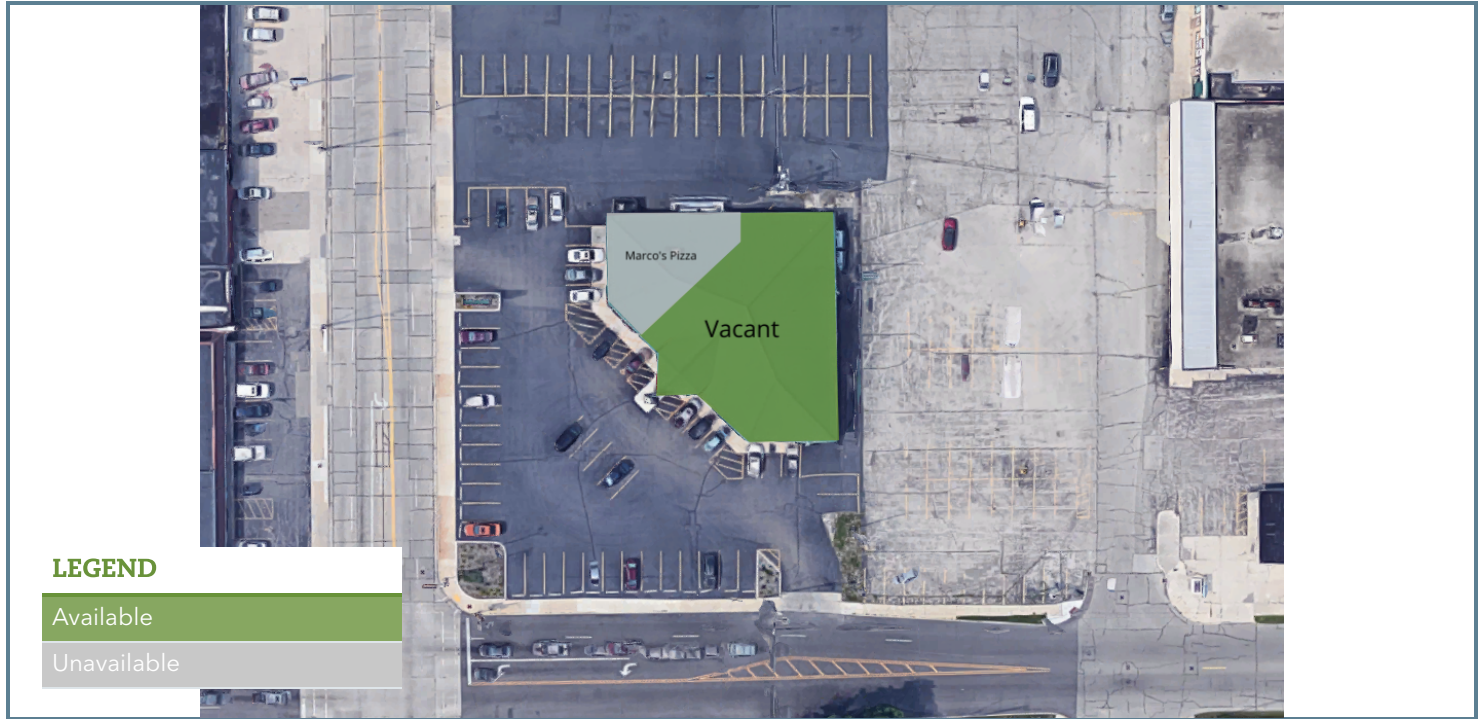
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,656 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2065 Lathrop Ave	Marco's Pizza #3520	1,345 SF	NNN	-	-
2065 Lathrop Ave	Available	5,656 SF	NNN	Contact Broker for Pricing	-

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## RETAILER MAP



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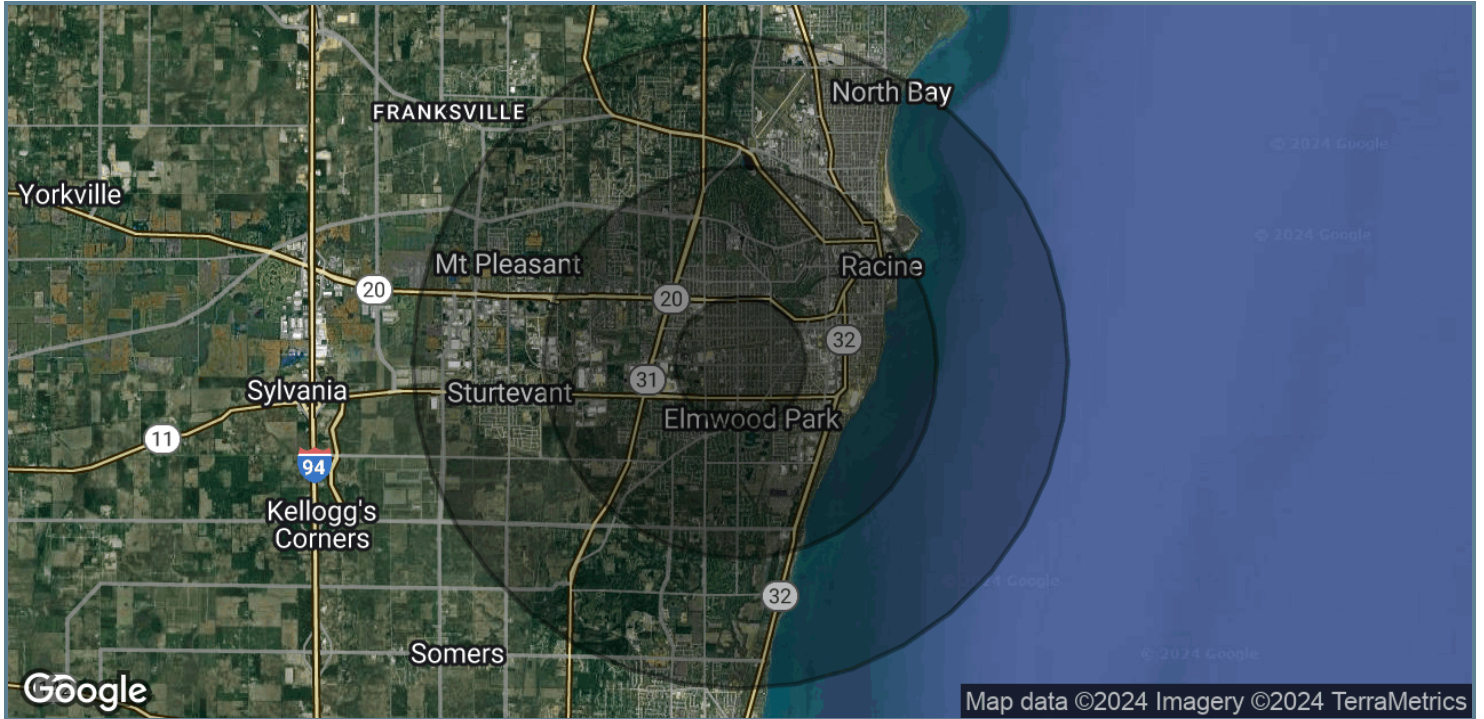
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	17,185	75,614	119,336
Average Age	37.0	37.2	38.3
Average Age (Male)	35.9	35.5	36.7
Average Age (Female)	39.6	39.7	40.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,213	32,700	50,698
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$57,971	\$58,879	\$64,822
Average House Value	\$116,224	\$127,502	\$154,304

2020 American Community Survey (ACS)

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