

1300 HUMISTON AVE.

1300 HUMISTON AVE., WORTHINGTON, MN 56187

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your business in the vibrant surroundings of 1300 Humiston Ave., Worthington, MN. Nestled in a bustling retail and commercial district, the area offers convenient access to major thoroughfares and a diverse range of shopping centers, restaurants, and entertainment venues, making it an ideal location for a Retail/Strip Center tenant. Nearby, you'll find the well-known Northland Mall and the attractive Prairie Elementary, appealing to shoppers and families alike. With a mix of residential neighborhoods and thriving commercial activity, the location provides an excellent opportunity for retail businesses to thrive and attract customers. Embrace the dynamic energy of the area to position your retail venture for success.

PROPERTY HIGHLIGHTS

- Strategic location with high visibility
- Ample parking for tenants and visitors
- High foot traffic for maximum exposure
- Thriving local economy and strong demographic base

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	1,607 SF
Building Size:	4,807 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,189	4,754	5,336
Total Population	6,587	12,810	14,304
Average HH Income	\$52,760	\$60,457	\$61,555

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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RETAILER MAP



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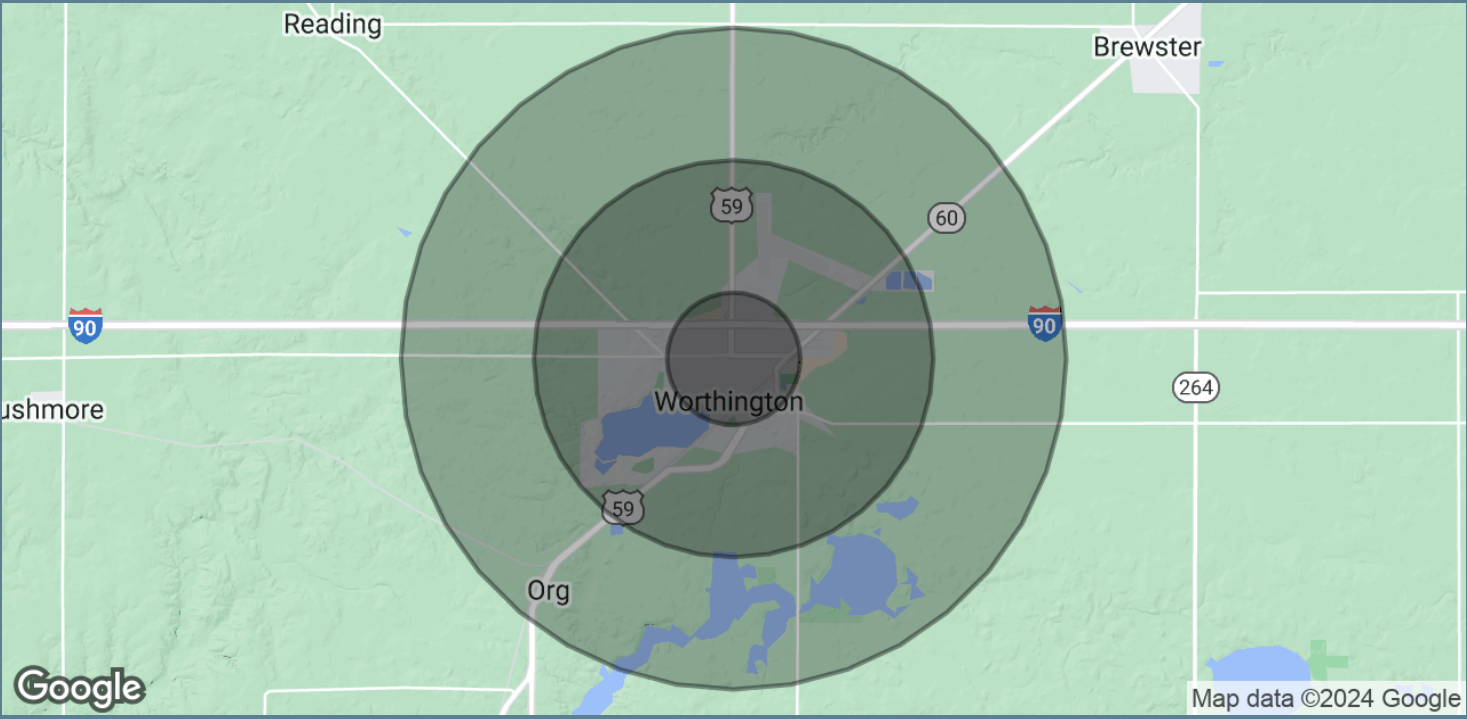
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,587	12,810	14,304
Average Age	31.5	35.5	35.6
Average Age (Male)	32.7	34.8	34.9
Average Age (Female)	29.0	35.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,189	4,754	5,336
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$52,760	\$60,457	\$61,555
Average House Value	\$104,077	\$138,662	\$140,392

2020 American Community Survey (ACS)

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LEGACY
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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



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.

