

# 406 WOLF RIVER PLAZA

406 WOLF RIVER PLAZA, NEW LONDON, WI 54961



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The area surrounding 406 Wolf River Plaza in New London showcases a lively and thriving community, making it an enticing location for prospective retail or strip center tenants. The property benefits from its close proximity to a bustling commercial district, offering a variety of local shops, dining options, and cultural attractions, creating a vibrant atmosphere with consistent foot traffic. Furthermore, nearby conveniences such as municipal offices, the New London Public Museum, and the Wolf River provide additional appeal, drawing in both locals and visitors alike. With its strong community engagement, favorable demographics, and easy accessibility via major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the New London market.

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,800 - 7,500 SF
Building Size:	11,169 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,341	3,417	4,873
Total Population	2,805	7,195	10,660
Average HH Income	\$54,827	\$68,994	\$72,110

### PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location

Presented By:

Legacy Commercial Property  
847.904.9200  
info@legacyp.com

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ADDITIONAL PHOTOS



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 **LEGACY**  
COMMERCIAL PROPERTY  
209 Powell Place  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 7,500 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
406 Wolf River Plaza	Available	1,800 SF	NNN	Contact Broker for Pricing	-
406 Wolf River Plaza	Available	7,500 SF	NNN	Contact Broker for Pricing	-
406 Wolf River Plaza	Available	1,800 SF	NNN	Contact Broker for Pricing	-

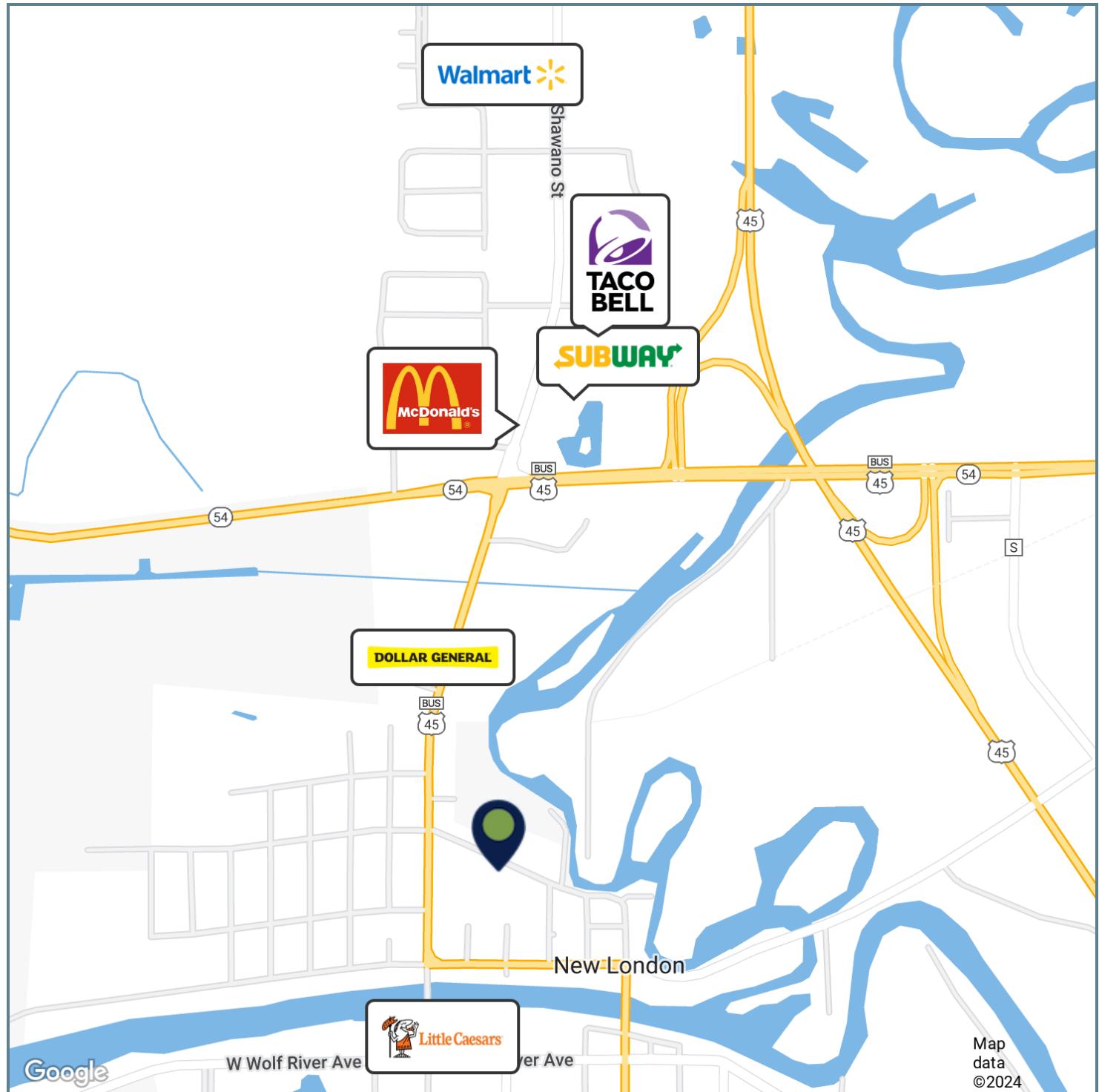
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RETAILER MAP



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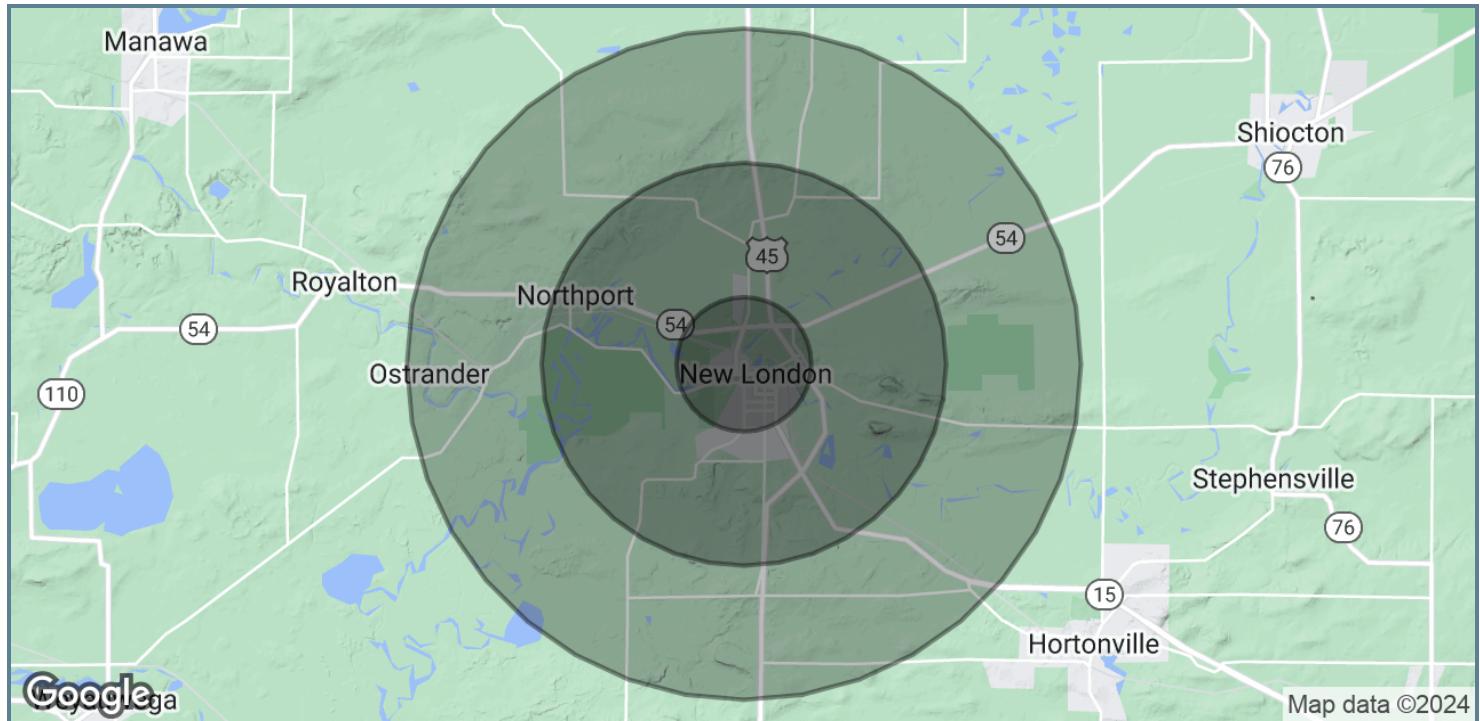
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,805	7,195	10,660
Average Age	37.3	38.5	39.7
Average Age (Male)	36.4	36.2	37.6
Average Age (Female)	36.3	39.6	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,341	3,417	4,873
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$54,827	\$68,994	\$72,110
Average House Value	\$132,612	\$144,634	\$159,216

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.

