

521 W. GRAND AVE.

521 W. GRAND AVE., HAYSVILLE, KS 67060

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the thriving community surrounding 521 W. Grand Ave. in Haysville, KS, a promising locale for retail and strip center tenants. This vibrant area is nestled near the heart of Haysville's commercial hub and enjoys close proximity to notable attractions such as Riggs Park, Haysville Community Library, and a wide array of well-frequented local businesses. With a mix of established retail outlets and popular dining options, the location offers high visibility and steady foot traffic, making it an ideal choice for businesses looking to establish a strong presence. The dynamic surroundings and community-centric atmosphere provide an inviting backdrop for retail and strip center tenants seeking to thrive in the bustling commercial landscape of Haysville.

PROPERTY HIGHLIGHTS

- Versatile layout for various business needs
- Expansive storefront for maximum visibility
- Ample parking for tenants and patrons

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	4,438 SF
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,122	9,124	22,679
Total Population	7,450	22,478	52,520
Average HH Income	\$56,507	\$63,476	\$56,994

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

521 W. GRAND AVE.

521 W. GRAND AVE., HAYSVILLE, KS 67060

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

521 W. GRAND AVE.

521 W. GRAND AVE., HAYSVILLE, KS 67060

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,438 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
521 W Grand ave	Available	4,438 SF	NNN	Contact Broker for Pricing	-
521 W Grand ave	Marco's Pizza	1,562 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



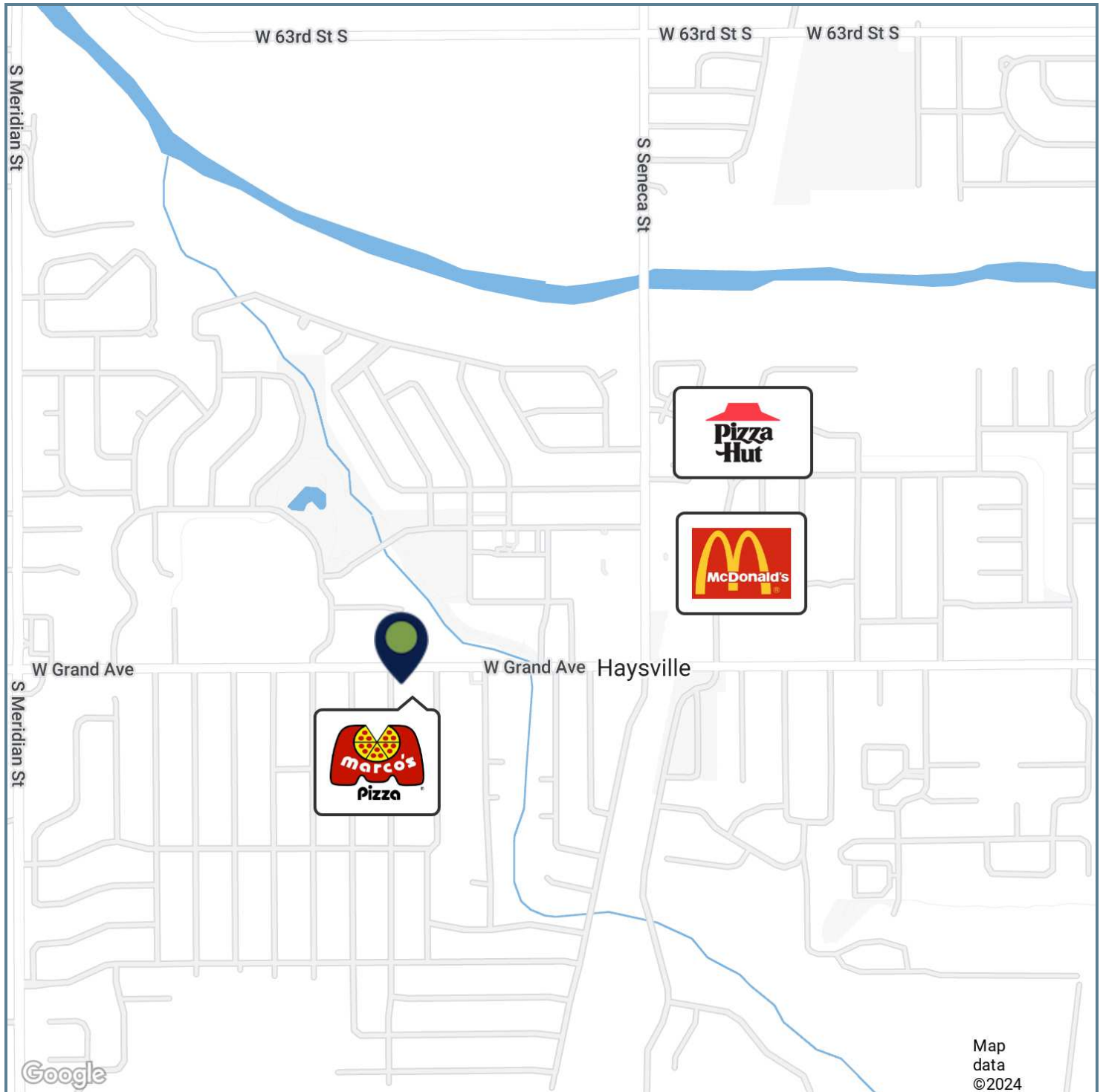
LEGACY
COMMERCIAL PROPERTY

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

521 W. GRAND AVE.

521 W. GRAND AVE., HAYSVILLE, KS 67060

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

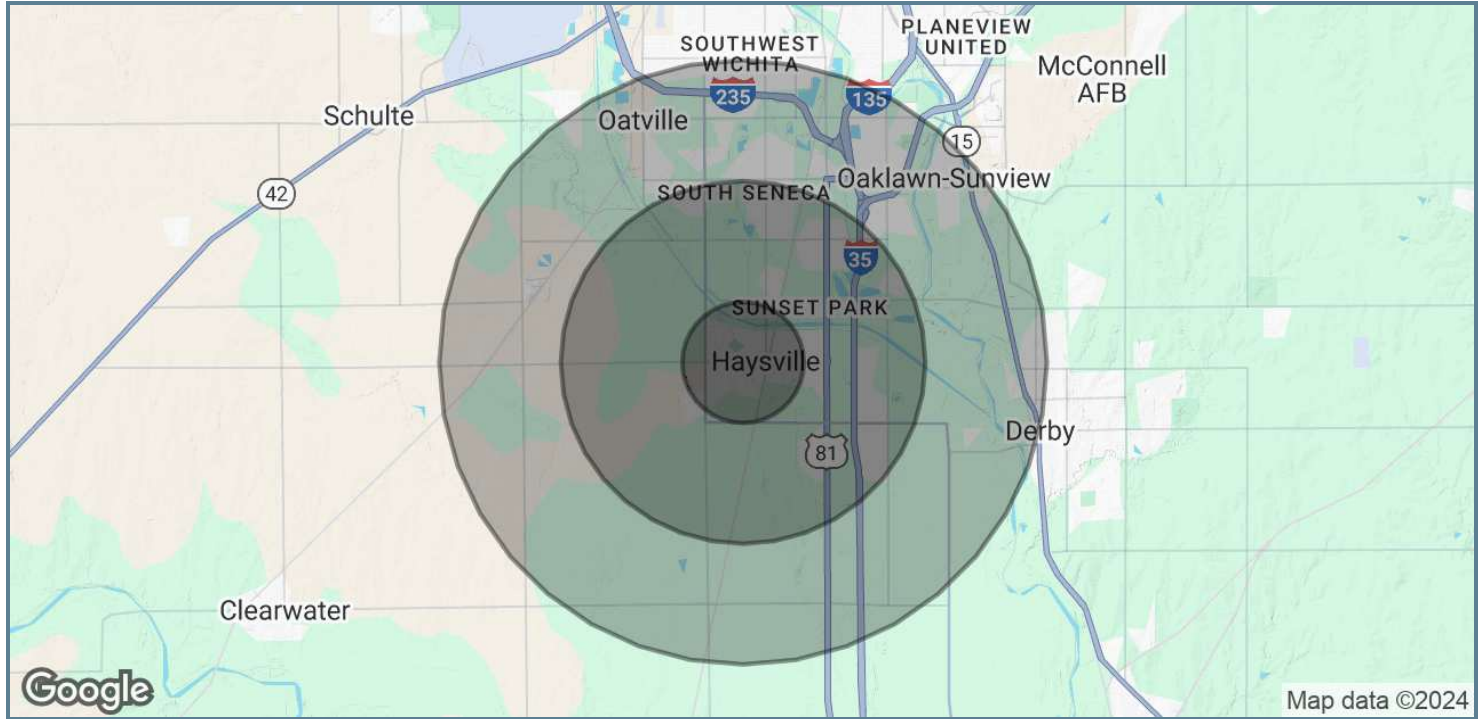
COMMERCIAL PROPERTY

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

521 W. GRAND AVE.

521 W. GRAND AVE., HAYSVILLE, KS 67060

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,450	22,478	52,520
Average Age	37.5	36.9	37.8
Average Age (Male)	35.9	37.0	37.1
Average Age (Female)	37.3	36.6	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,122	9,124	22,679
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$56,507	\$63,476	\$56,994
Average House Value	\$111,202	\$117,135	\$105,553

2020 American Community Survey (ACS)

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

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



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.

