

14-26 W. KARSCH BLVD.

14-26 W. KARSCH BLVD., FARMINGTON, MO 63640

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 14-26 W. Karsch Blvd. in Farmington exudes a vibrant and welcoming atmosphere, establishing an appealing location for prospective retail or strip center tenants. The property benefits from its proximity to the bustling downtown area, which boasts a variety of local shops, dining establishments, and cultural attractions, creating a lively environment with a steady flow of foot traffic. Additionally, notable landmarks such as Engler Park and the Farmington Water Park contribute to the area's charm, attracting residents and visitors alike. With its strong community spirit, favorable demographics, and convenient access to major thoroughfares, the location offers an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Farmington 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:	Contact Broker for Pricing
Available SF:	1,122 - 5,482 SF
Building Size:	11,588 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,646	7,608	10,055
Total Population	5,726	19,373	24,689
Average HH Income	\$45,126	\$52,094	\$54,563

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

14-26 W. KARSCH BLVD.

14-26 W. KARSCH BLVD., FARMINGTON, MO 63640

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>

14-26 W. KARSCH BLVD.

14-26 W. KARSCH BLVD., FARMINGTON, MO 63640

PLANS



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,122 - 5,482 SF

Lease Term:	Negotiable
Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
14 W Karsch Blvd	Available	5,482 SF	NNN	Contact Broker for Pricing
14 W Karsch Blvd	Available	1,122 SF	NNN	Contact Broker for Pricing
14 W Karsch Blvd	World Finance Corporation	1,530 SF	NNN	-
14 W Karsch Blvd	Edward Jones BR#31717	1,300 SF	NNN	-
14 W Karsch Blvd	Walgreen Co #21312	2,154 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>

14-26 W. KARSCH BLVD.

14-26 W. KARSCH BLVD., FARMINGTON, MO 63640

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

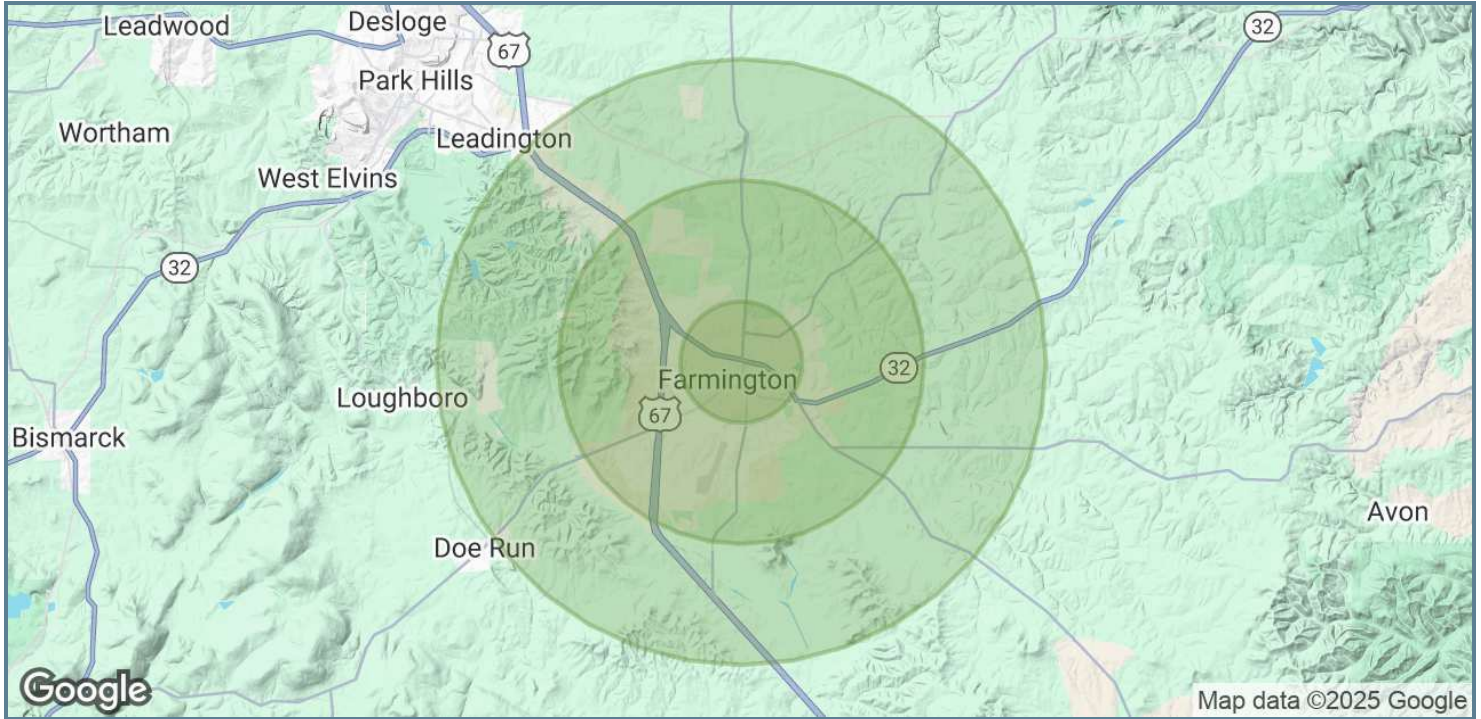
COMMERCIAL PROPERTY

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

14-26 W. KARSCH BLVD.

14-26 W. KARSCH BLVD., FARMINGTON, MO 63640

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,726	19,373	24,689
Average Age	36.2	39.6	40.2
Average Age (Male)	33.6	38.5	38.9
Average Age (Female)	38.2	40.7	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,646	7,608	10,055
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$45,126	\$52,094	\$54,563
Average House Value	\$125,714	\$132,851	\$136,447

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>



LEGACY
COMMERCIAL PROPERTY

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.

