

1950 CENTER AVE.

1950 CENTER AVE., JANESVILLE, WI 53546

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1950 CENTER AVE in Janesville, WI. This well-managed retail or office space has vet good visibility on the NW corner of Center Ave & Kellogg Ave. The building is in a well-established area with great on-site parking, over 40 spaces. The 5,982 SF building is located near the heart of the Janesville business district and is ready for its next generation of retail. This property is a well-known retail staple of the Janesville community for years and offers landmark recognition & captivating signage. Give our Rock County commercial leasing agents a call at (847) 904-9200 or fill out our contact form to learn more about this available property. This is the perfect opportunity to grow your business' footprint vet good visibility on the NW corner of Center Ave & Kellogg Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,500 - 4,432 SF
Building Size:	5,982 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,762	12,841	25,887
Total Population	4,068	28,481	57,897
Average HH Income	\$58,355	\$59,734	\$63,119



Legacy Commercial Property

info@legacypro.com | 615.610.0885

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ADDITIONAL PHOTOS



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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))



Legacy Commercial Property

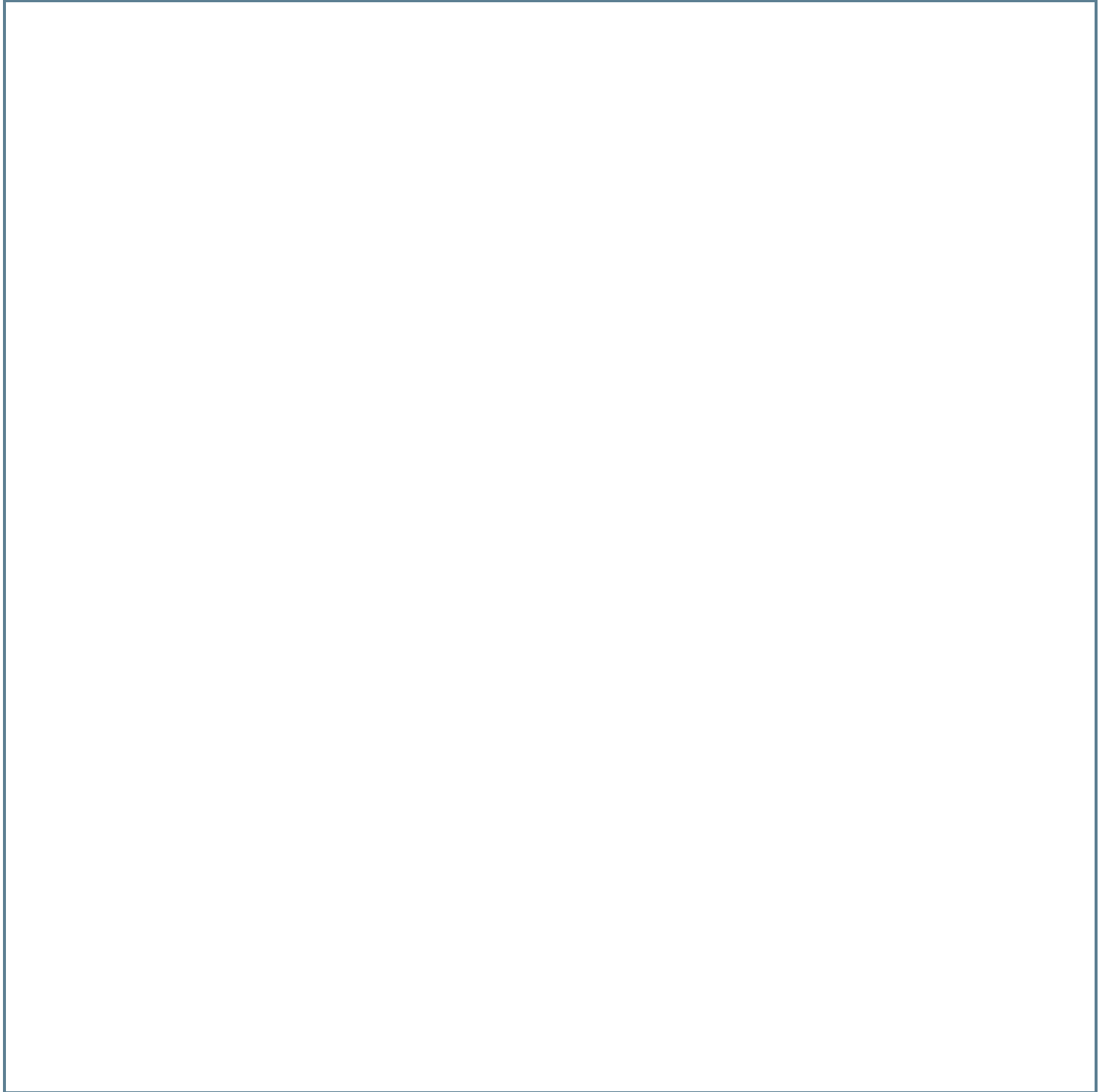
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RETAILER MAP



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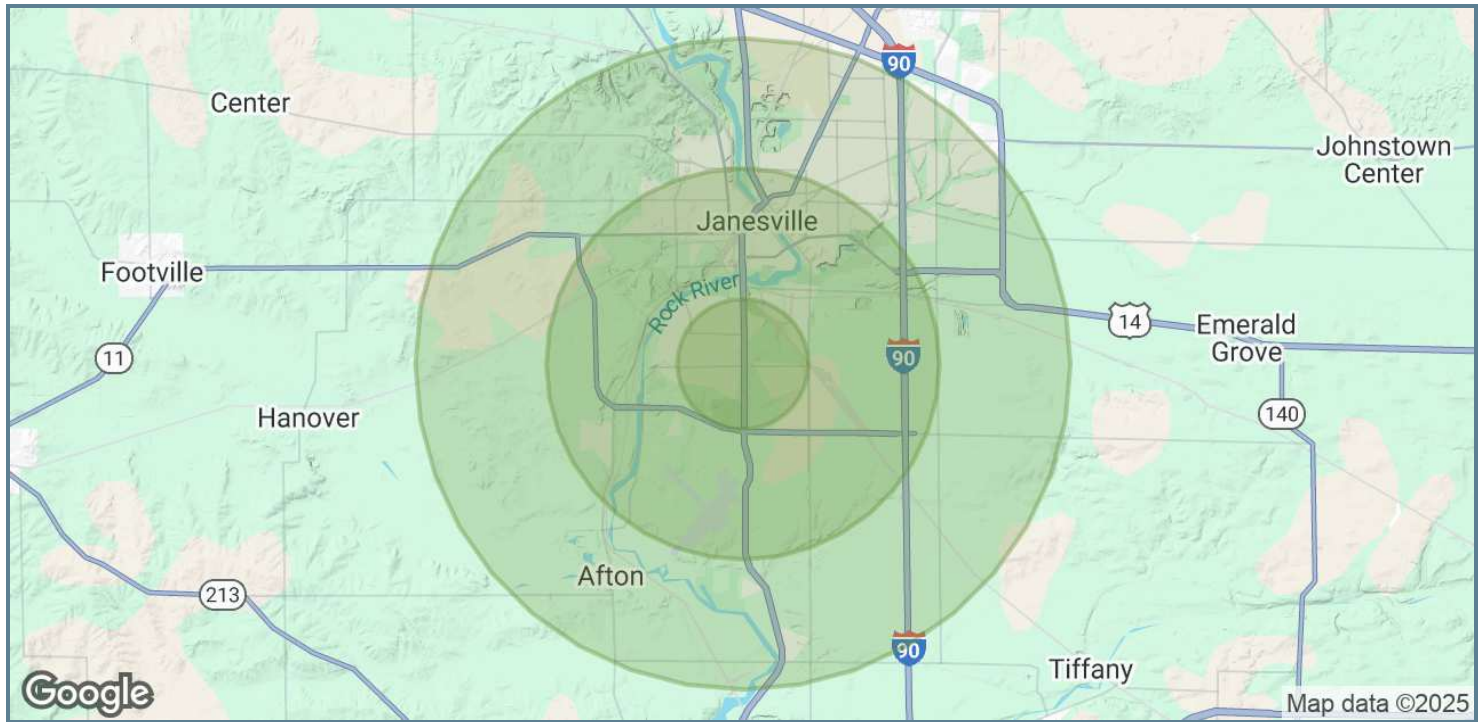
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,068	28,481	57,897
Average Age	39.9	39.6	40.5
Average Age (Male)	38.9	37.4	38.2
Average Age (Female)	41.1	41.9	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,762	12,841	25,887
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$58,355	\$59,734	\$63,119
Average House Value	\$118,173	\$127,096	\$141,664

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



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.

