

# 2598 GLENDALE AVE.

2598 GLENDALE AVE. , HOWARD, WI 54313

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in the vibrant town of Howard, the area surrounding 2598 Glendale Ave. offers an attractive mix of local attractions and conveniences, making it an ideal location for a prospective retail or strip center tenant. The property benefits from its close proximity to the active commercial hub along Glendale Ave., home to a variety of well-known retailers, dining establishments, and local shops, creating a bustling atmosphere with steady foot traffic. Additionally, nearby attractions such as Duck Creek Golf Center and the Green Bay Botanical Garden add to the area's appeal, drawing in engaged locals and visitors. With its favorable demographics, strong consumer base, and easy access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Howard 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:	Currently Occupied   Inquire if Interested
Number of Units:	2
Available SF:	5,658 SF
Building Size:	7,044 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,602	14,966	36,814
Total Population	5,589	33,610	83,799
Average HH Income	\$69,735	\$83,412	\$77,627

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  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,658 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2598 Glendale Ave	Marco's Pizza #3600	1,386 SF	NNN	-	-
2598 Glendale Ave	Available	5,658 SF	NNN	Currently Occupied   Inquire if Interested	-

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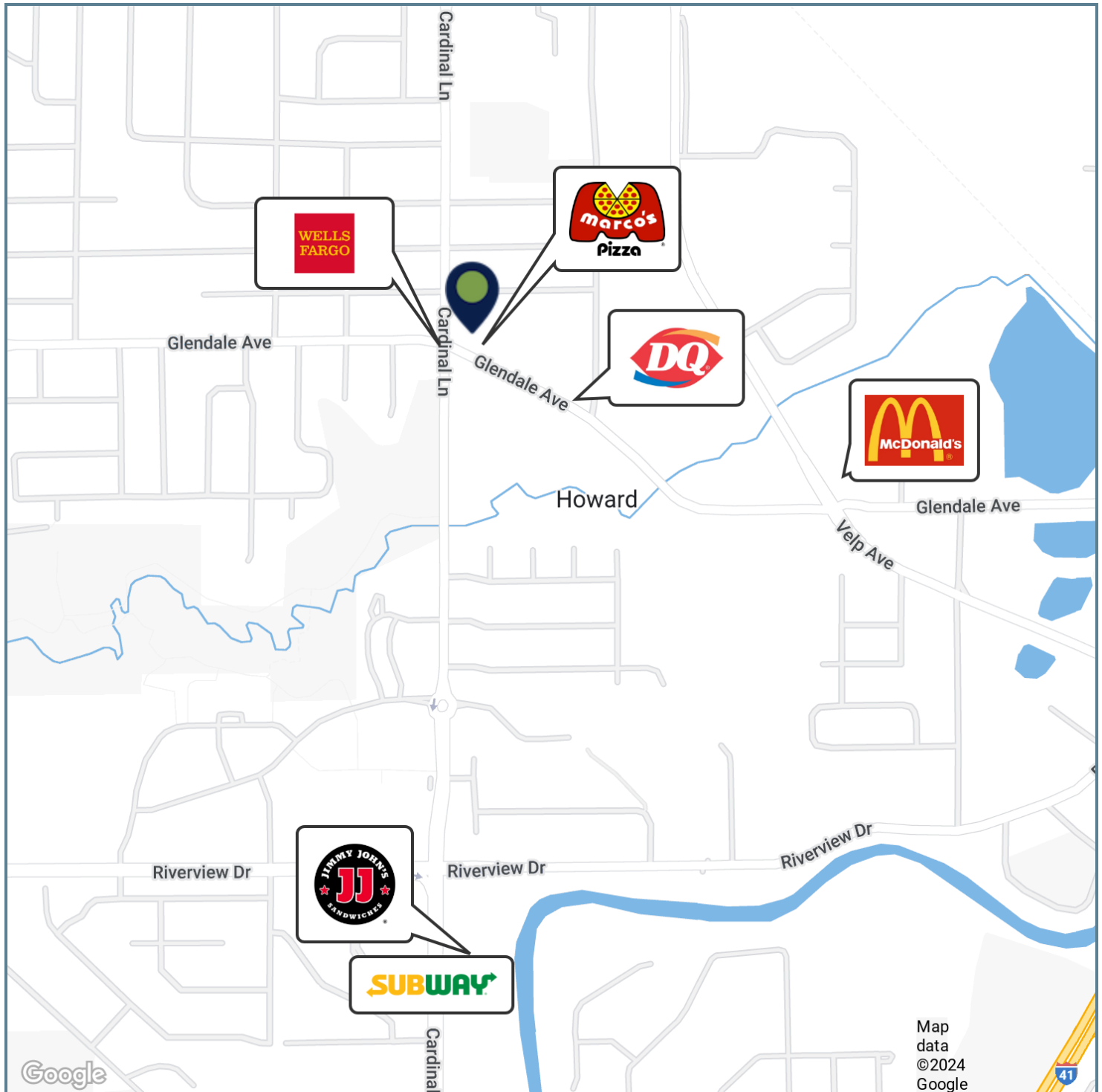
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## RETAILER MAP



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## LEGACY

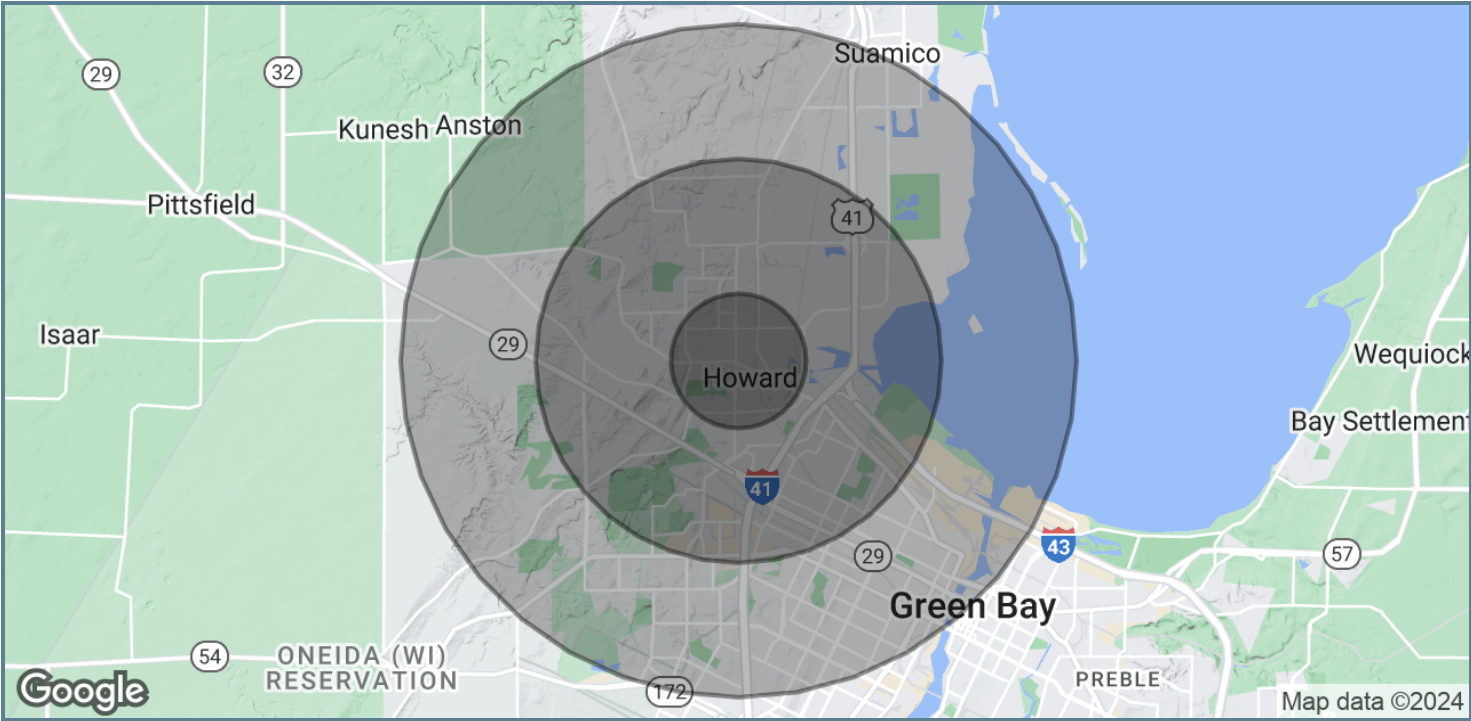
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,589	33,610	83,799
Average Age	43.7	40.7	39.6
Average Age (Male)	42.5	39.7	38.7
Average Age (Female)	43.2	41.2	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,602	14,966	36,814
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$69,735	\$83,412	\$77,627
Average House Value	\$196,731	\$206,684	\$185,312

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**



## 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.

