

# 1250 APPLETON RD.

1250 APPLETON RD., MENASHA, WI 54952

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Conveniently located in the vibrant city of Menasha, the area surrounding 1250 Appleton Rd. offers a variety of attractions and amenities that make it an attractive location for retail or strip center tenants. The property benefits from its close proximity to the bustling downtown area, which is home to a diverse mix of local shops and restaurants, attracting a steady flow of foot traffic. Nearby, the scenic parks and recreational facilities provide a scenic backdrop and leisure opportunities for the community. With favorable demographics and easy access to major roads, the location provides an exceptional opportunity for retail establishments to engage with the local community and establish a strong presence in the dynamic Menasha 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
- Efficient floor plan for streamlined operations and product

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	7,048 SF
Building Size:	7,048 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,545	28,448	64,575
Total Population	9,478	61,734	146,473
Average HH Income	\$66,050	\$71,325	\$75,720

Presented By:

**Legacy Commercial Property**

847-904-9200

[info@legacypro.com](mailto:info@legacypro.com)



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ADDITIONAL PHOTOS



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



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,048 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1250 Appleton Rd	Available	7,048 SF	NNN	Contact Broker for Pricing	-

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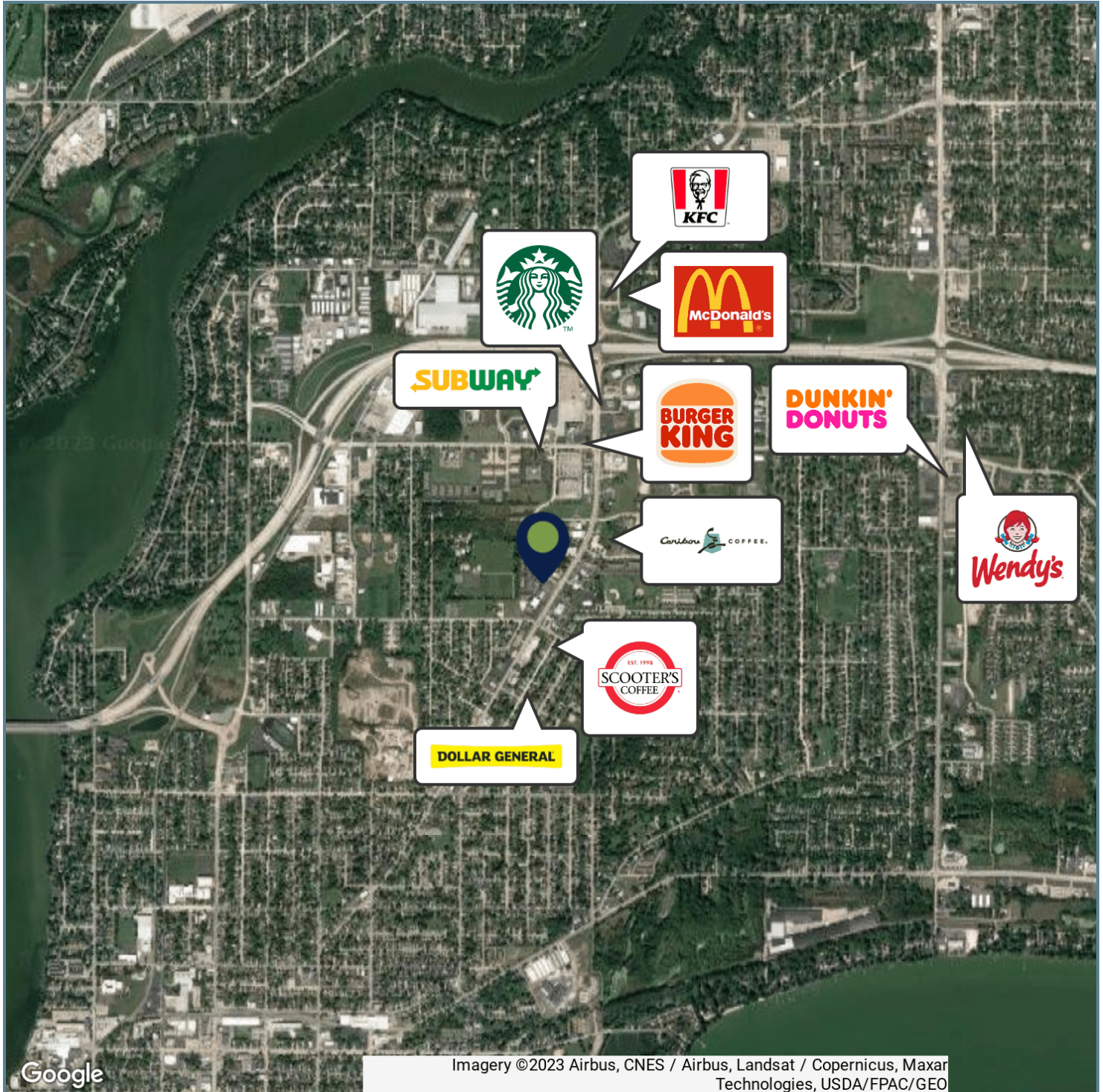
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## RETAILER MAP



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## LEGACY

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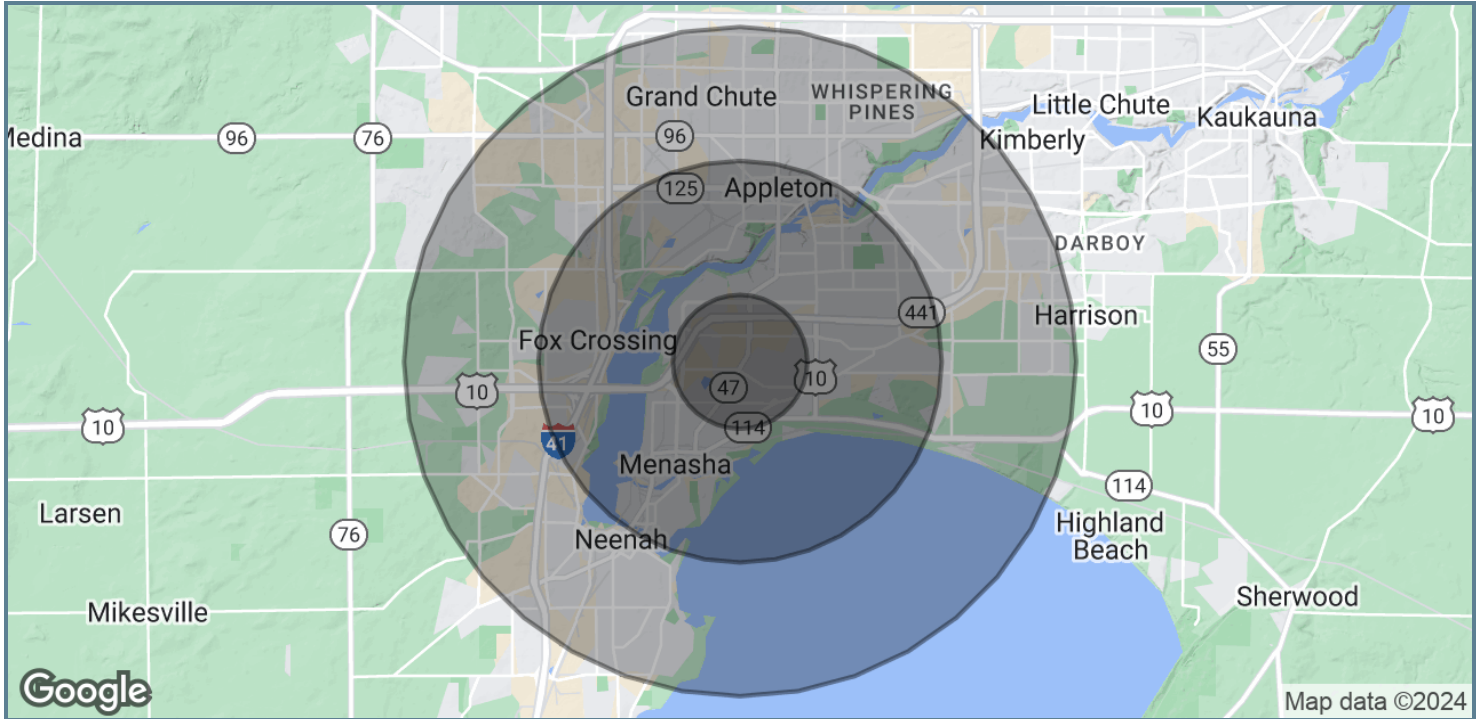
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,478	61,734	146,473
Average Age	40.4	39.1	38.3
Average Age (Male)	37.3	37.8	37.1
Average Age (Female)	44.9	41.4	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,545	28,448	64,575
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$66,050	\$71,325	\$75,720
Average House Value	\$145,280	\$149,475	\$160,700

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.

