

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 803 W. Burlington Ave. in Fairfield is characterized by a vibrant and close-knit community, making it an ideal location for prospective retail or free-standing building tenants. The property benefits from its close proximity to the downtown area, which features a variety of local shops, dining options, and cultural venues, creating a bustling atmosphere with a steady flow of foot traffic. Additionally, nearby landmarks such as the Fairfield Arts & Convention Center and the beautiful Chautauqua Park contribute to the area's allure, drawing in both residents and visitors. With its favorable demographics, strong consumer base, and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and fulfill the diverse needs of the Fairfield market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	7,006 SF
Lot Size:	0.69 Acres
Building Size:	7,006 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,417	4,966	6,847
Total Population	3,606	11,838	16,075
Average HH Income	\$51,909	\$62,587	\$62,630

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

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>

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,006 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
803 W. Burlington Ave	Available	7,006 SF	NNN	Contact Broker for Pricing	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



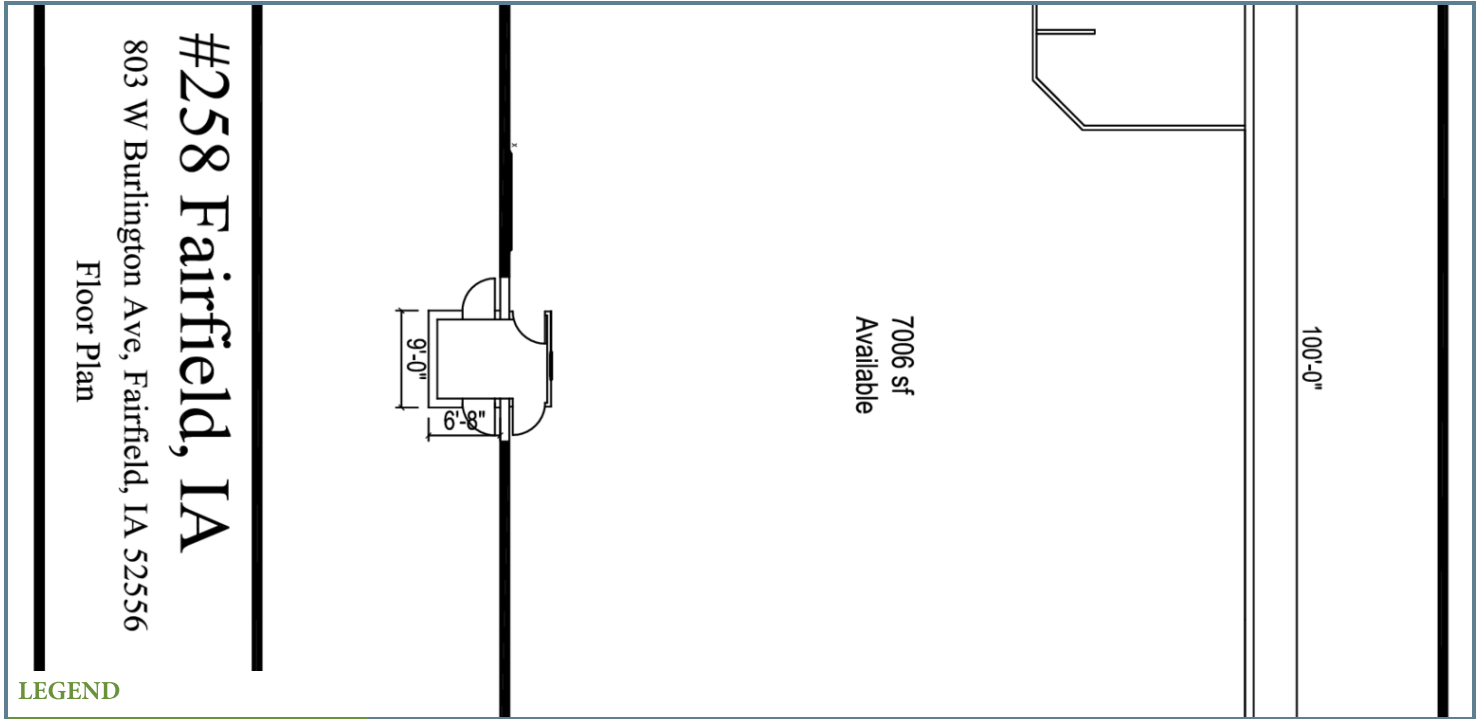
LEGACY
COMMERCIAL PROPERTY

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

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,006 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

Presented By:
Legacy Commercial Property
847.904.9200
info@legacypro.com

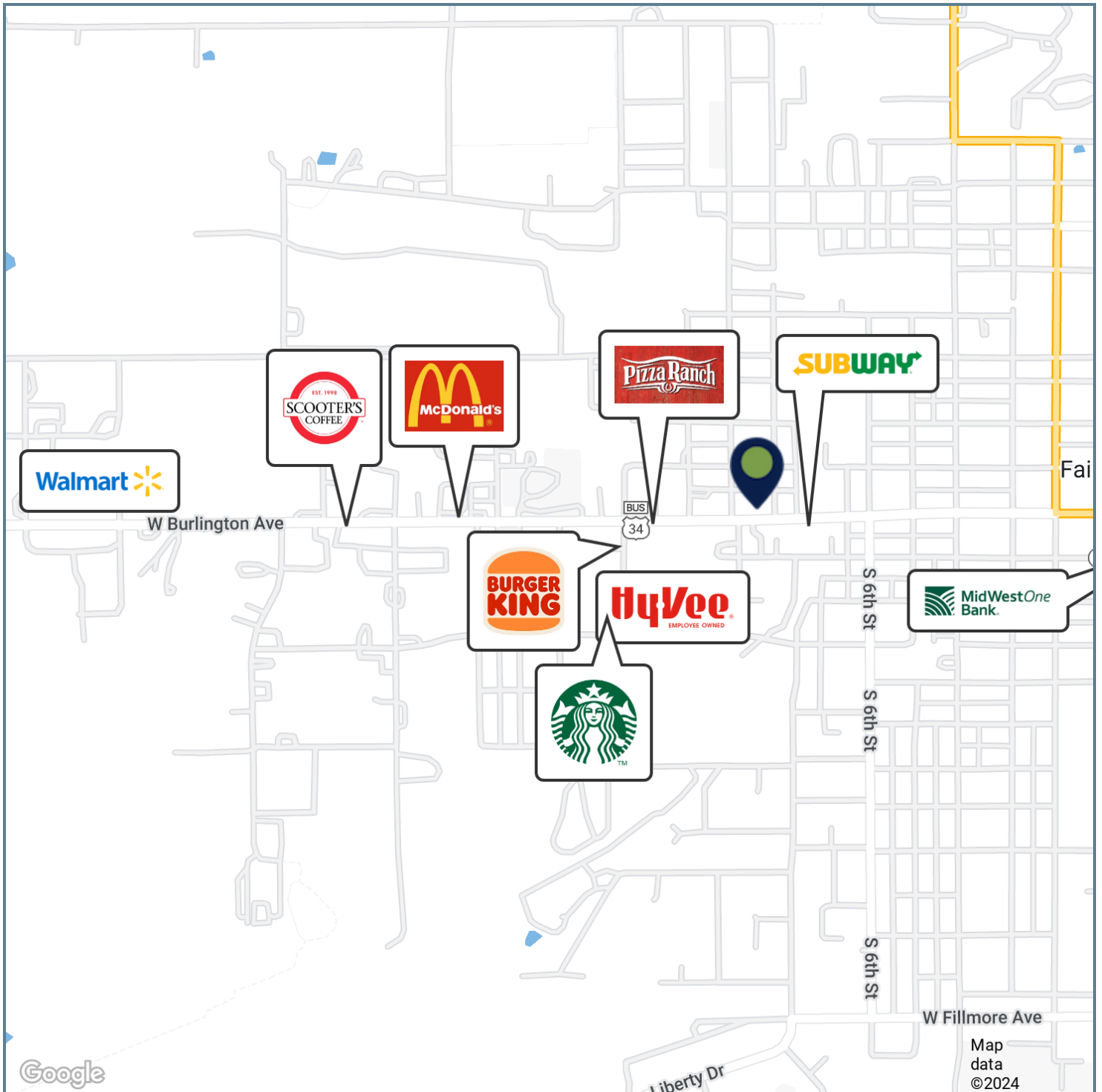


209 Powell Place
Brentwood, TN 37027
http:legacypro.com

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



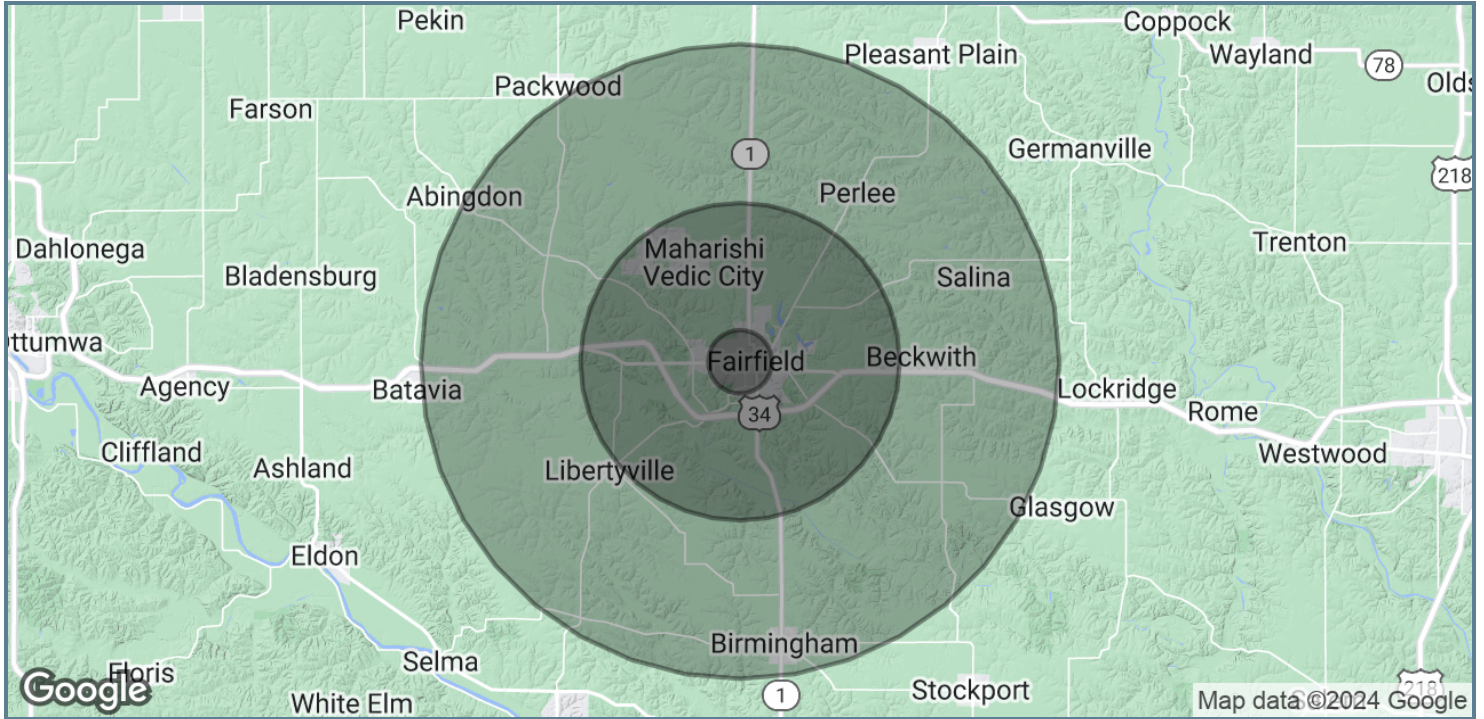
LEGACY
COMMERCIAL PROPERTY

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

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,606	11,838	16,075
Average Age	37.7	42.1	44.0
Average Age (Male)	38.8	42.0	43.9
Average Age (Female)	37.3	43.7	45.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,417	4,966	6,847
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$51,909	\$62,587	\$62,630
Average House Value	\$90,468	\$110,755	\$118,681

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.

