

1121 MAIN ST.

1121 MAIN ST., KEOKUK, IA 52632

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your retail or strip center business in the heart of Keokuk, IA, at 1121 Main St. Embrace the dynamic atmosphere of the area, with a blend of local businesses and eateries offering a variety of experiences for both locals and visitors. Situated within close proximity to attractions such as the beautiful Rand Park, the Grand Theater, and the noteworthy George M. Verity River Museum, this area draws a steady flow of potential customers. The community's vibrant support for local commerce and strong sense of camaraderie creates an inviting environment for retail and strip center tenants to thrive and make a lasting impression. Embrace the energy of the neighborhood and position your business for success in this bustling and welcoming location.

PROPERTY HIGHLIGHTS

- Versatile layout ideal for various commercial uses
- Ample parking for customer convenience
- Prominent visibility for heightened exposure
- Strategic location for connectivity and accessibility

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,430 - 4,579 SF
Lot Size:	1 Acres
Building Size:	6,009 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,280	6,285	8,013
Total Population	5,949	12,064	15,992
Average HH Income	\$42,887	\$49,777	\$53,224

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,430 - 4,579 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1121 Main St	Available	1,430 SF	NNN	Contact Broker for Pricing	-
1121 Main St	Available	4,579 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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209 Powell Place

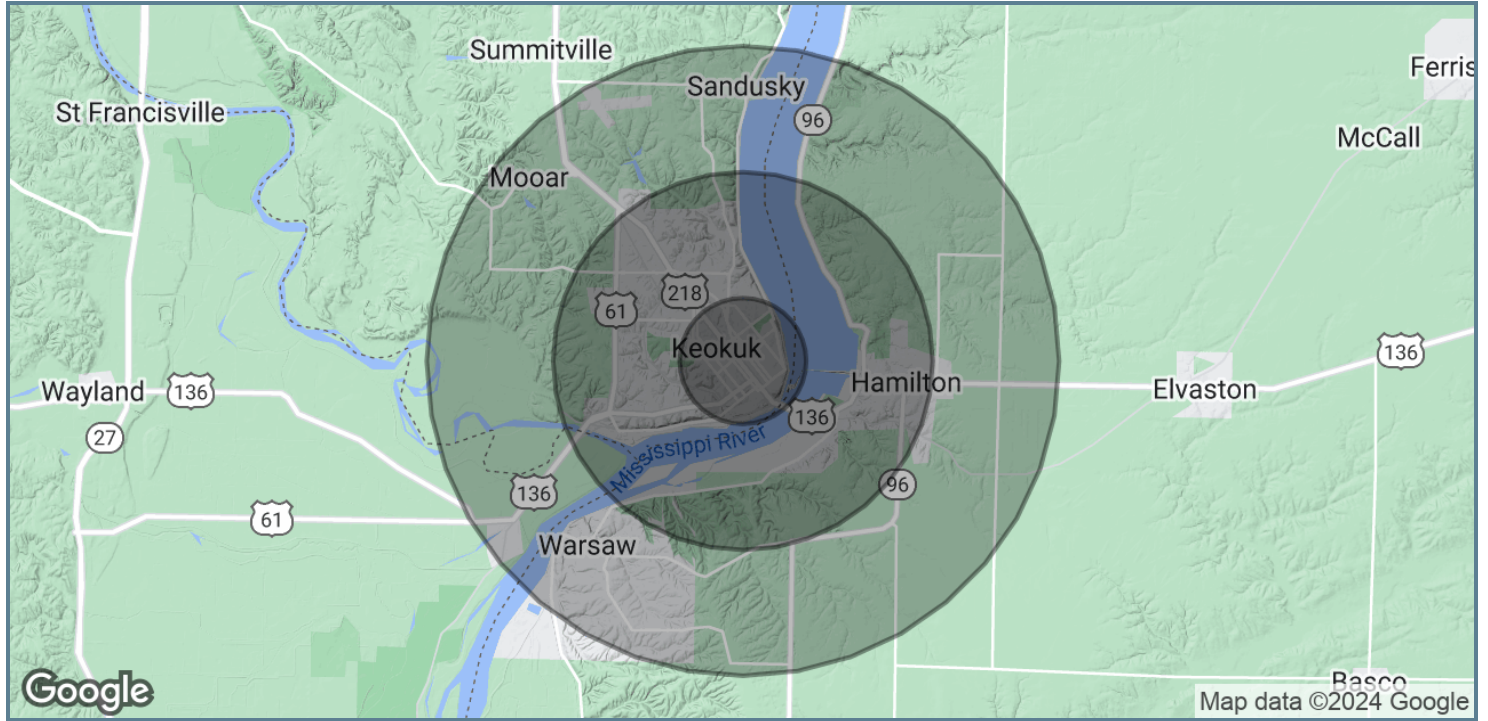
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,949	12,064	15,992
Average Age	40.0	40.9	41.2
Average Age (Male)	38.9	38.6	39.2
Average Age (Female)	41.4	43.3	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,280	6,285	8,013
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$42,887	\$49,777	\$53,224
Average House Value	\$62,733	\$79,105	\$84,836

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.

