

# 813 E. MAIN ST.

813 E. MAIN ST., WATERTOWN, WI 53094

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Strong visibility on the southeast corner of E Main St and S 8th St with up to 6323 Sq Ft available

### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 813 E. MAIN ST in Watertown, WI. This well-managed retail or office space has strong visibility on the SE corner of E Main St & S 8th St with up to 6323 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 19,405 SF building sits near the center of the Watertown business district and is ready for its next generation of retail. This property is a well-known retail staple of the Watertown community for years and offers landmark recognition & captivating signage. Give our team of Jefferson County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the SE corner of E Main St & S 8th St.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	6,323 SF
Building Size:	18,232 SF

SPACES	LEASE RATE	SPACE SIZE
813 E Main St	Negotiable	6,323 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,402	9,462	10,867
Total Population	10,678	23,552	26,961
Average HH Income	\$56,366	\$64,876	\$67,572

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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## ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

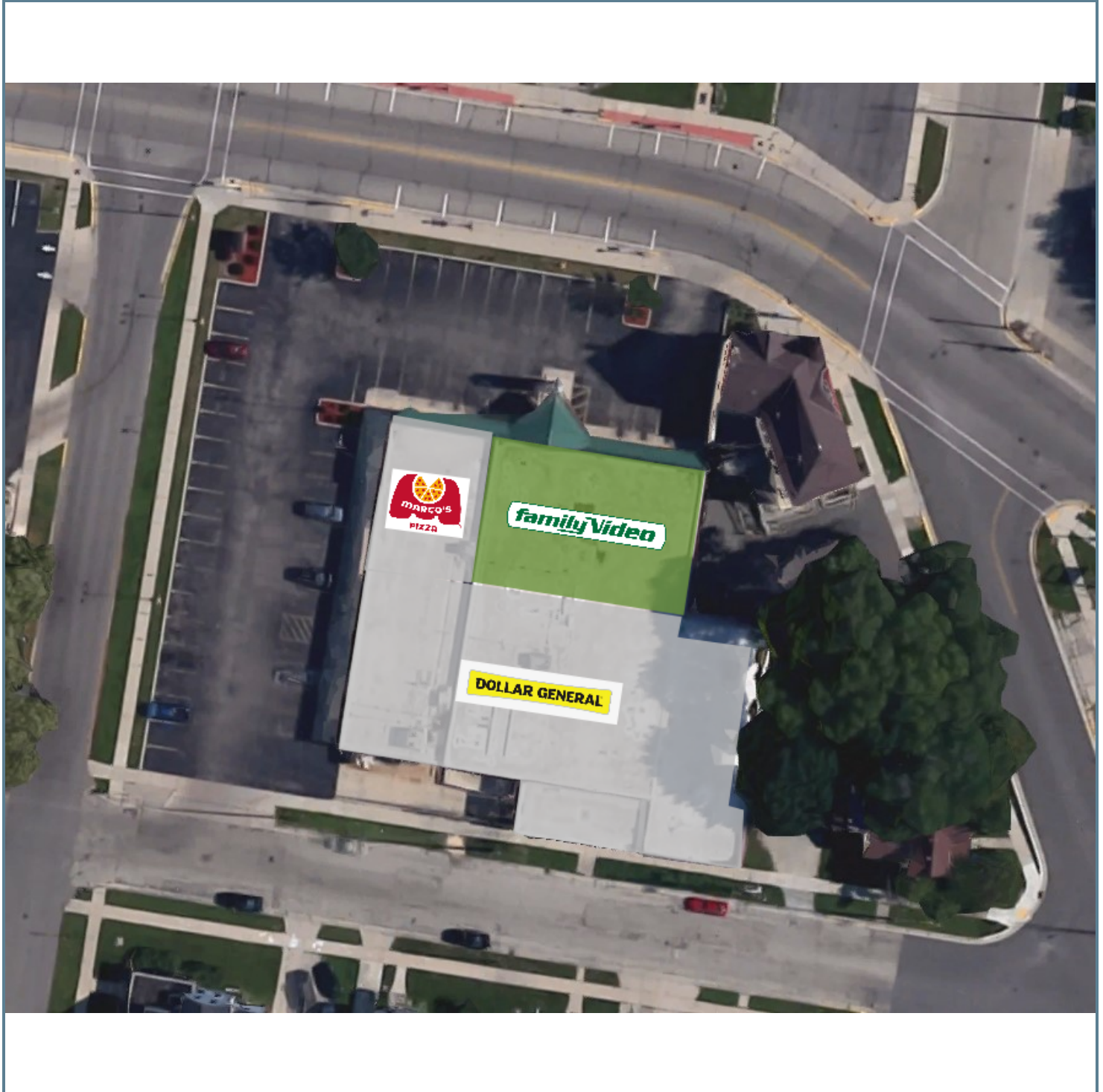
209 Powell Place  
Brentwood, TN 37027  
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SITE PLANS



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## RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
105	Dollar General	10,380 SF	56.93%	-	-	-	-	-	-
A	Vacant	6,323 SF	34.68%	-	-	-	-	-	-
B	Marcos Pizza	1,529 SF	8.39%	-	-	-	-	-	-
TOTALS		18,232 SF	100%	\$0.00	\$0	\$0.00	\$0		
AVERAGES		6,077 SF	33.33%	\$NAN	\$NAN	\$NAN	\$NAN		

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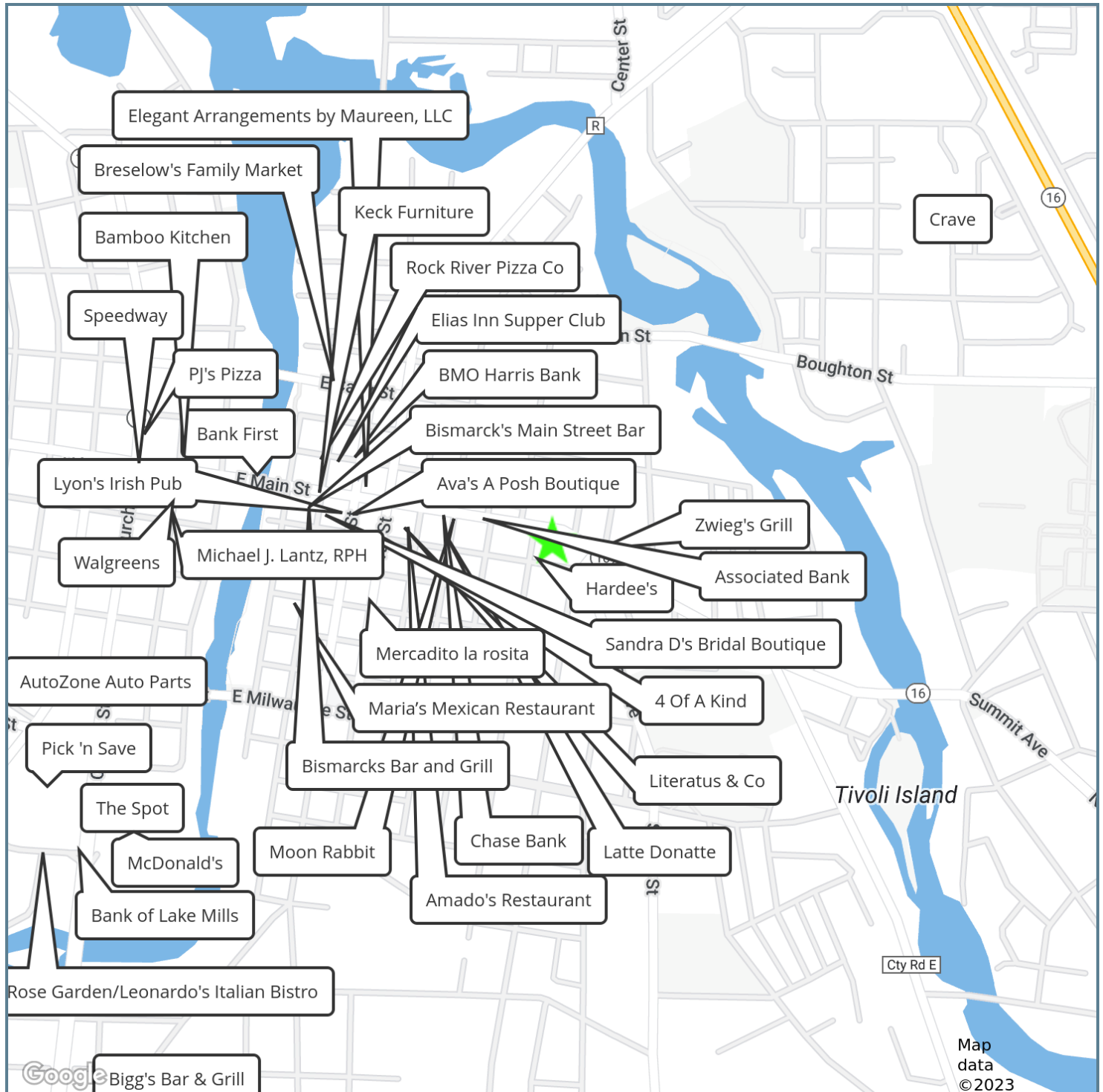
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## RETAILER MAP



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