

3032 ANSBOROUGH AVE.



3032 ANSBOROUGH AVE., WATERLOO, IA 50701

PROPERTY SUMMARY



PROPERTY DESCRIPTION

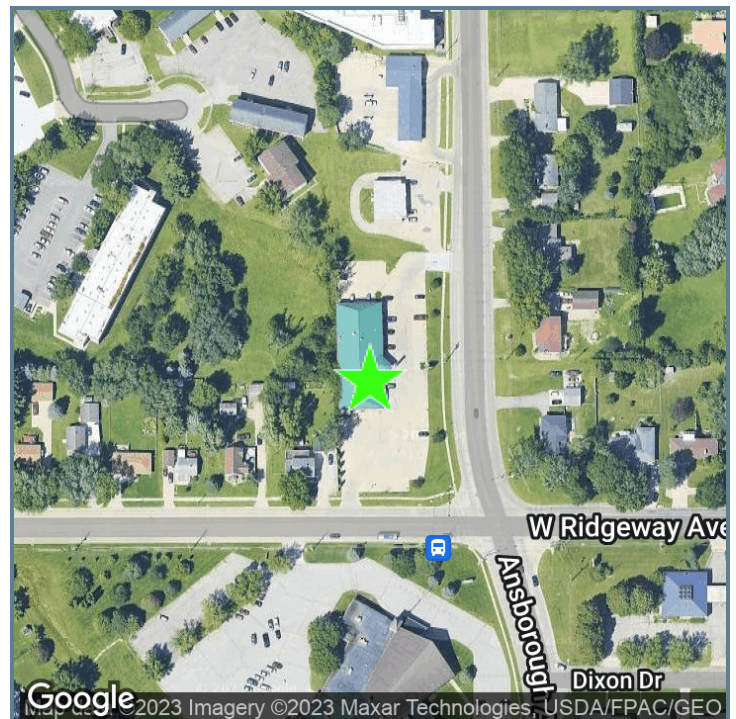
Strong visibility on the northwest corner of W Ridgeway Ave and Ansborough Ave with up to 5547 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	5,547 SF
Building Size:	8,847 SF

SPACES	LEASE RATE	SPACE SIZE
3032 Ansborough Ave	Negotiable	5,547 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,333	21,542	39,647
Total Population	7,070	45,283	85,529
Average HH Income	\$88,544	\$62,595	\$61,358



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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

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ADDITIONAL PHOTOS



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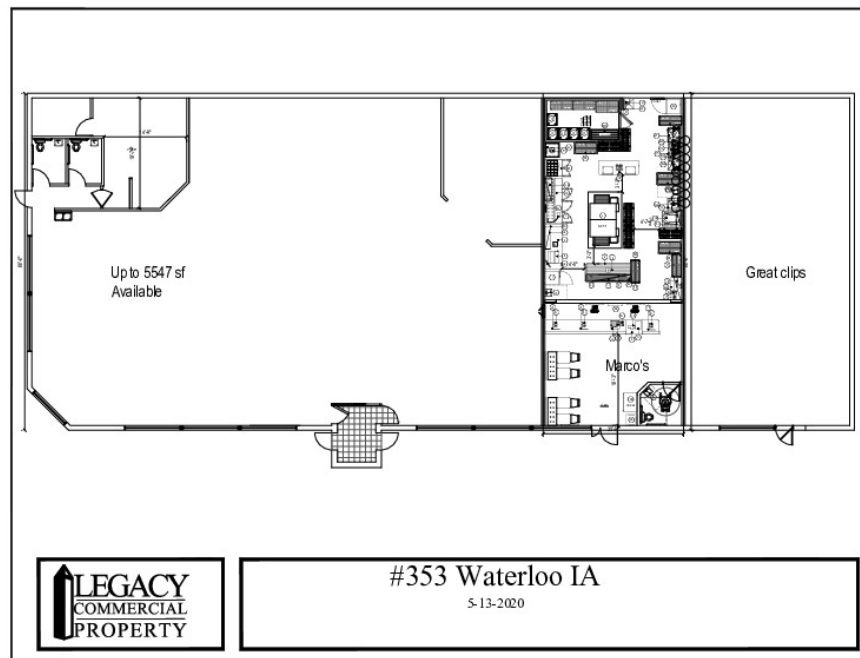
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SITE PLANS



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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Vacant	A	5,547			\$0	62.7	\$0.00
Marco's Pizza #546	B	1,500			\$0	16.95	\$0.00
Great Clips	C	1,800			\$0	20.35	\$0.00
Totals/Averages		8,847			\$0		\$0.00

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