

3514 MORMAN COULEE RD.



LEGACY
COMMERCIAL PROPERTY

3514 MORMAN COULEE RD., LA CROSSE, WI 54601

PROPERTY SUMMARY



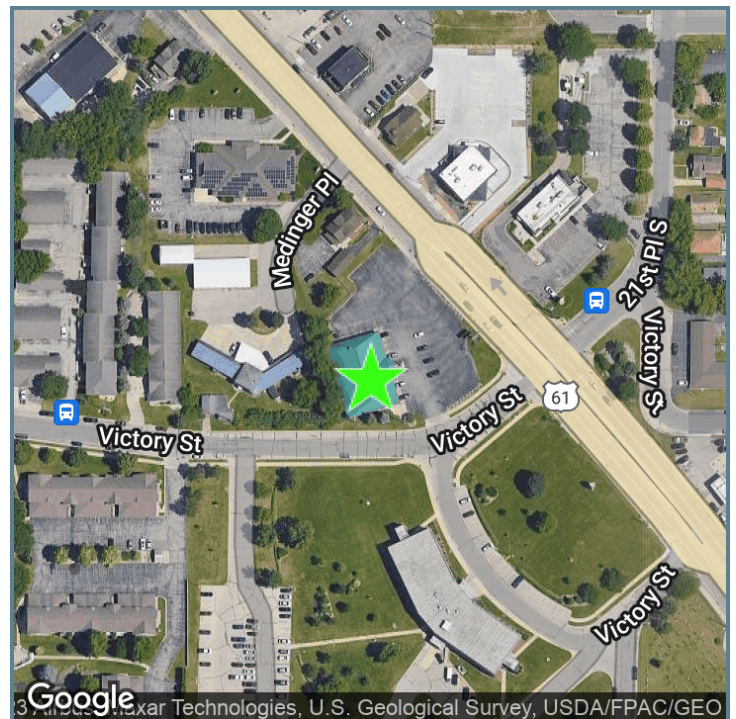
PROPERTY DESCRIPTION

Strong visibility on the northwest corner of Morman Coulee Rd and Victory St with up to 1535 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	
Building Size:	7,000 SF

SPACES	LEASE RATE			SPACE SIZE
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	4,235	17,688	25,107	
Total Population	8,710	41,529	57,072	
Average HH Income	\$60,234	\$64,036	\$64,162	



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place
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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3514 Mormon Coulee Rd	Anytime Fitness -North Fayette Fitness LLC	5,465 SF	NNN	-	-
3514 Mormon Coulee Rd	Marco's Pizza #3523	1,535 SF	NNN	-	-

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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
Anytime Fitness -North Fayette Fitness LLC	A	5,465			\$0	78.07	\$0.00
T-Mobile	B	1,535			\$0	21.93	\$0.00
Totals/Averages		7,000			\$0		\$0.00

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