

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: Negotiable

Building Size: 16,036 SF

Available SF: 8,163 SF

Lot Size: 2.62 Acres

PROPERTY OVERVIEW

Strong visibility on the southeast corner of Linden Dr and Lilac Ln with up to 8148 SQ FT available



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

ADDITIONAL PHOTOS

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



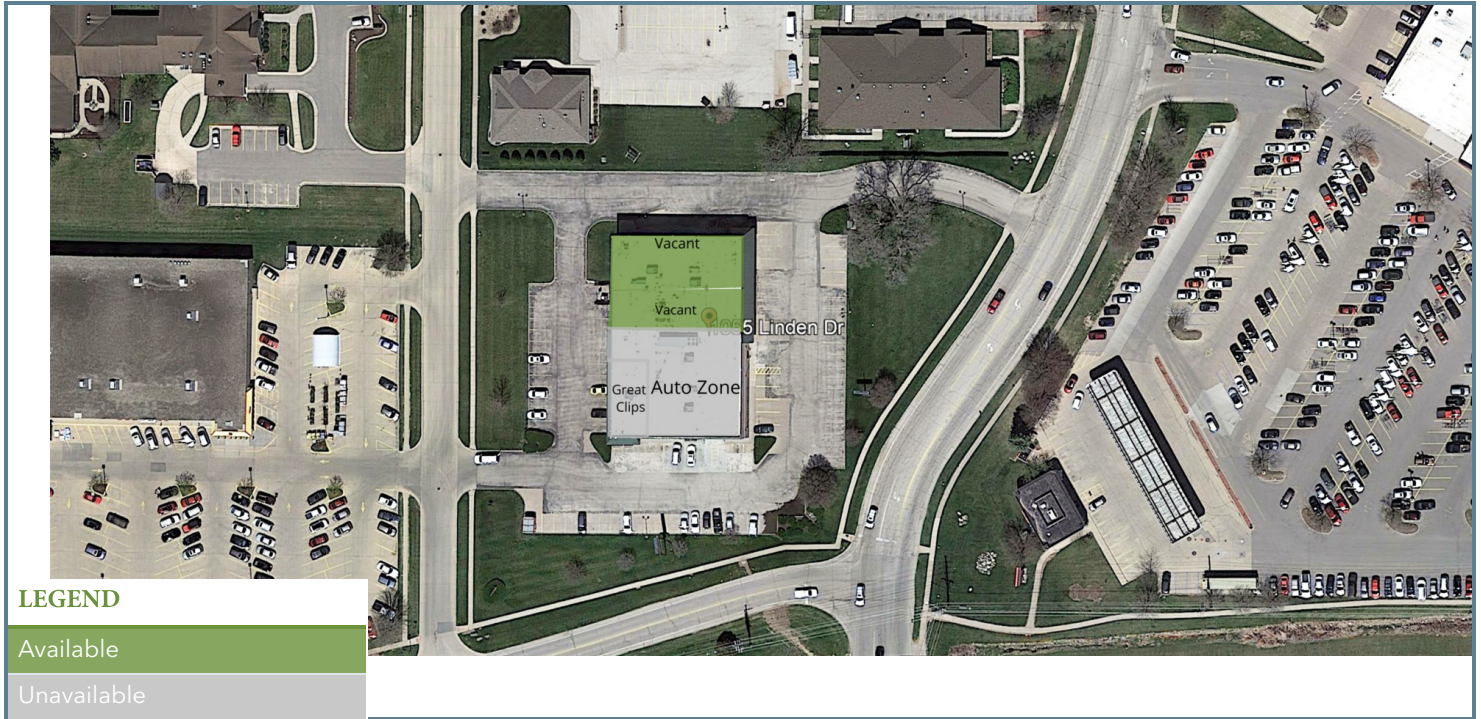
LEGACY
COMMERCIAL PROPERTY

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

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,353 - 5,055 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Vacant - 1055 Linden Dr.	Available	1,353 SF	NNN	Negotiable	-
Vacant - 1055 Linden Dr.	Available	5,055 SF	NNN	Negotiable	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



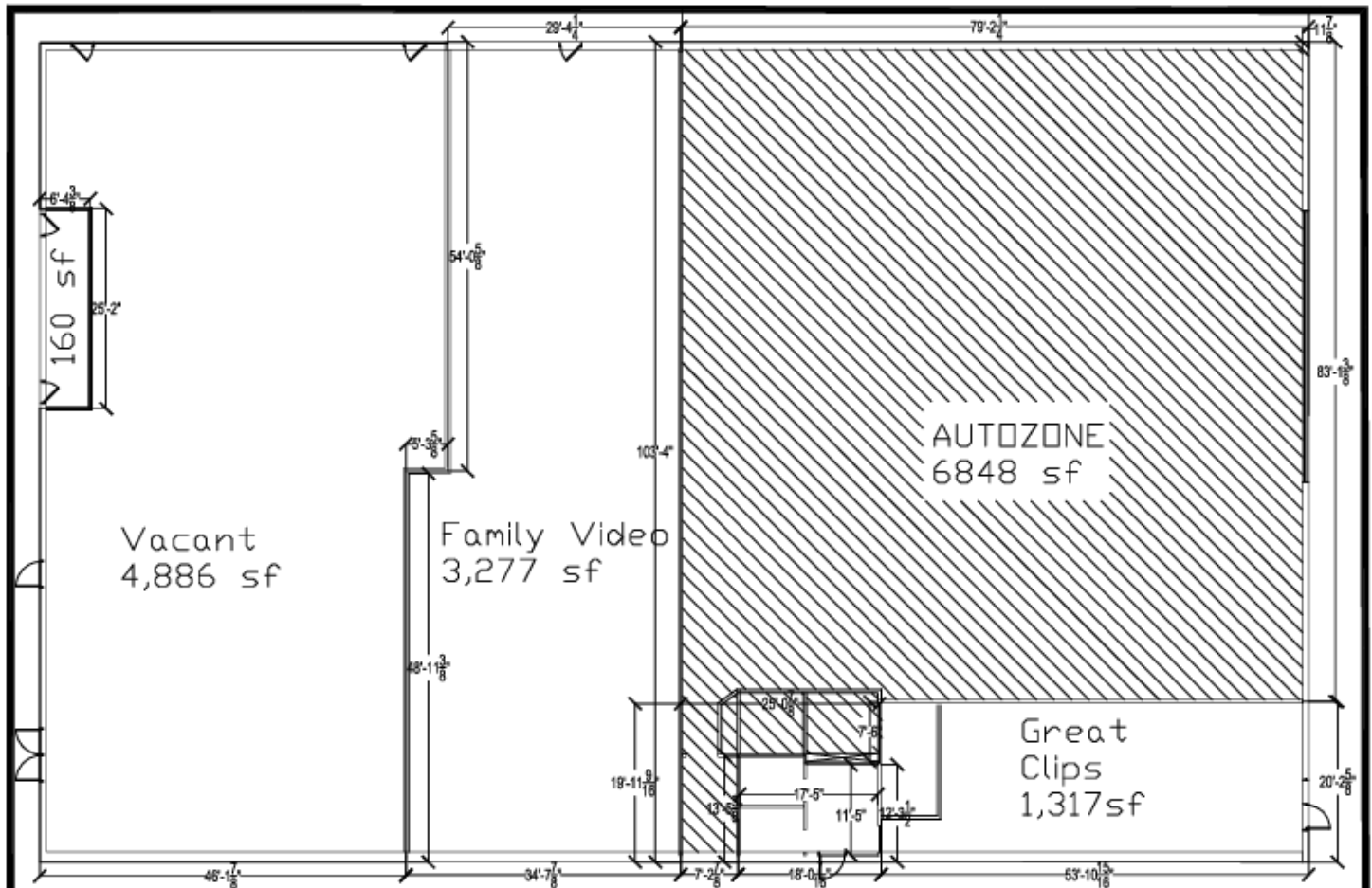
LEGACY
COMMERCIAL PROPERTY

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

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

FLOOR PLANS



#293 Marion, IA
1055 LINDEN DR, MARION, IA 52302
Floor Plan

***EXISTING CONDITIONS: V.L.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 11/30/2020
Drawn By: DD

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



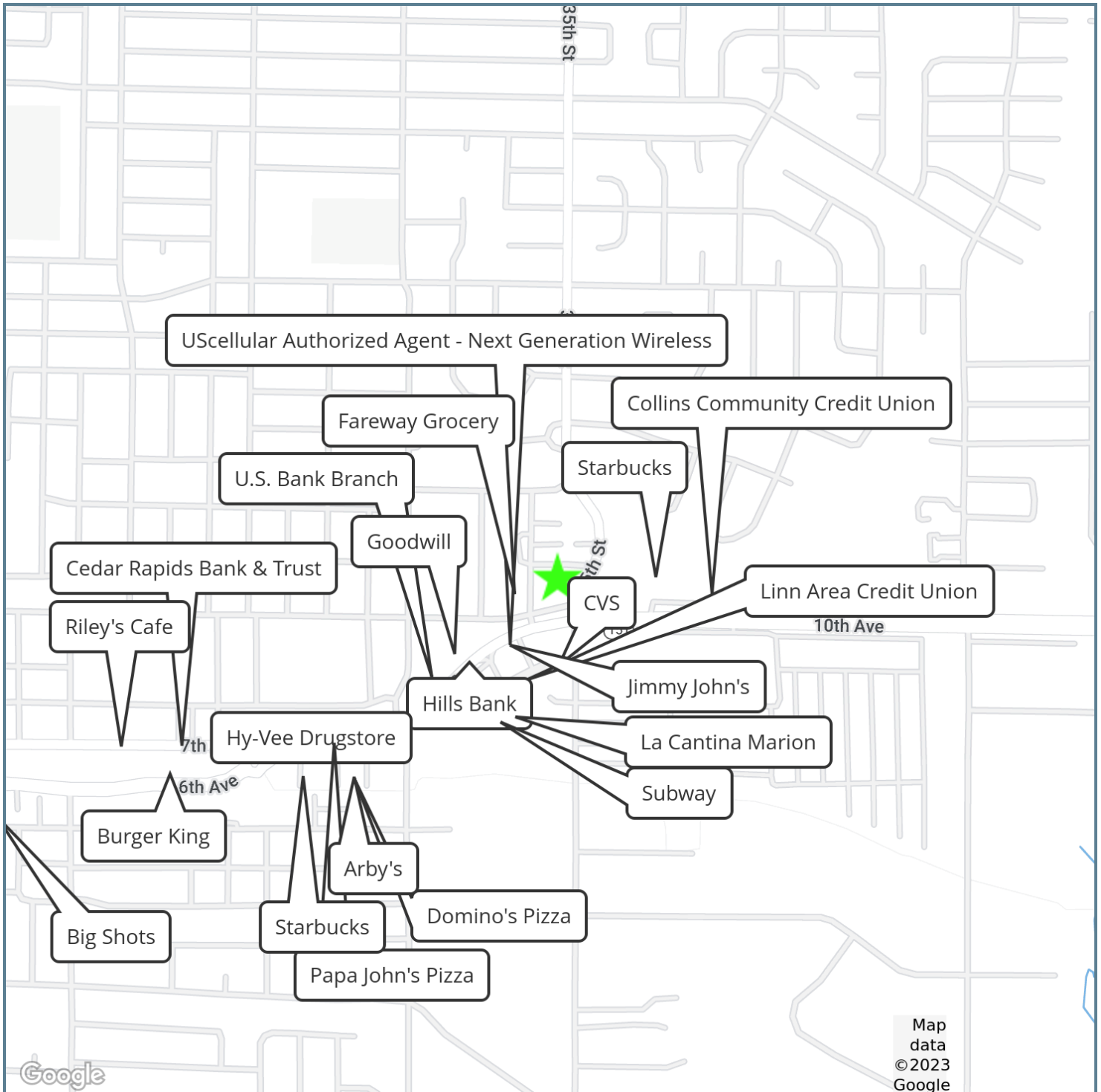
LEGACY
COMMERCIAL PROPERTY

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

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

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>

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Auto Zone	A	6,302
Green Leaf Tobacco	B	3,326
Vacant	C	5,055
Vacant	D	1,353
Totals/Averages		16,036

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



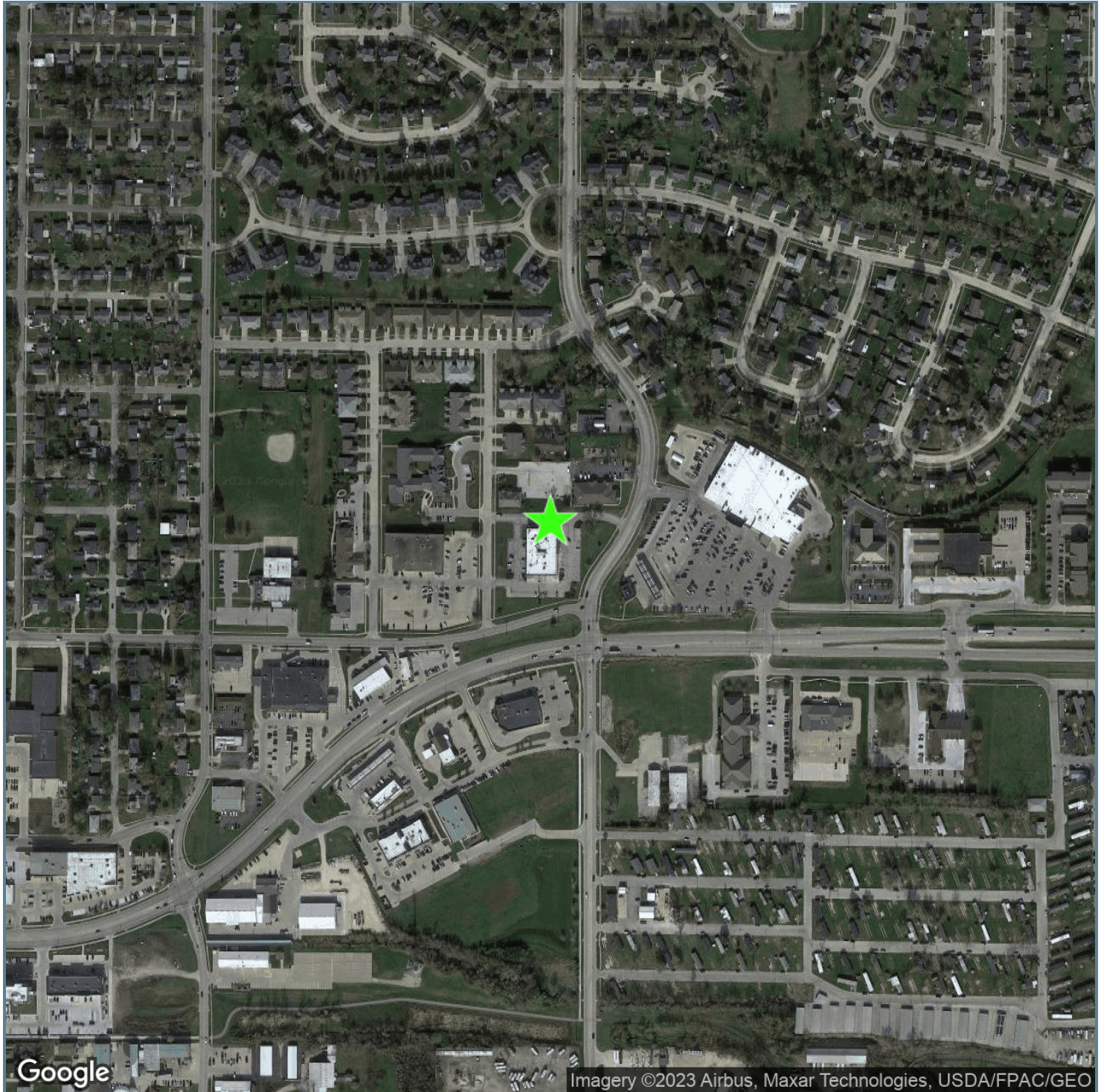
LEGACY
COMMERCIAL PROPERTY

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

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

LOCATION MAPS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



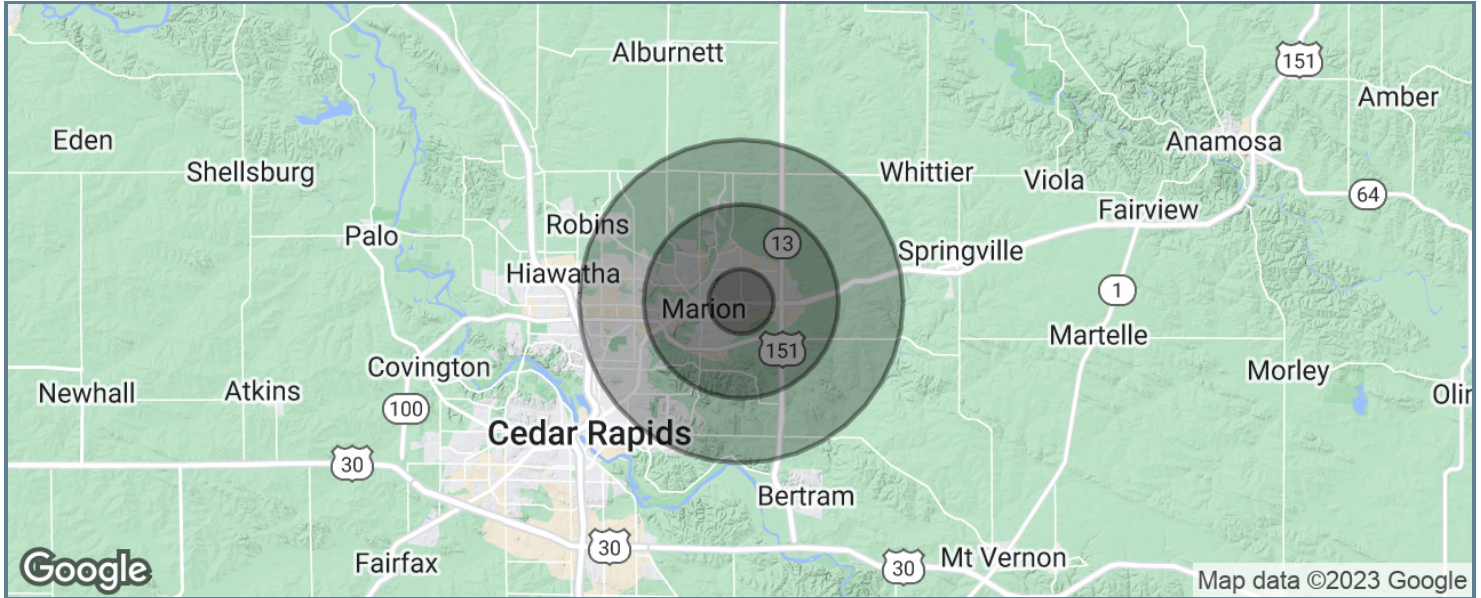
LEGACY
COMMERCIAL PROPERTY

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

1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,680	38,557	86,051
Median age	39.1	39.2	39.4
Median age (Male)	37.9	38.6	38.6
Median age (Female)	40.5	39.8	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,137	16,057	37,706
# of persons per HH	2.6	2.4	2.3
Average HH income	\$90,535	\$86,796	\$85,183
Average house value	\$167,511	\$177,205	\$171,161

** Demographic data derived from 2020 ACS - US Census*

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

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