

ASPEN DRIVE

SAINT CROIX FALLS, WI 54024

PROPERTY SUMMARY



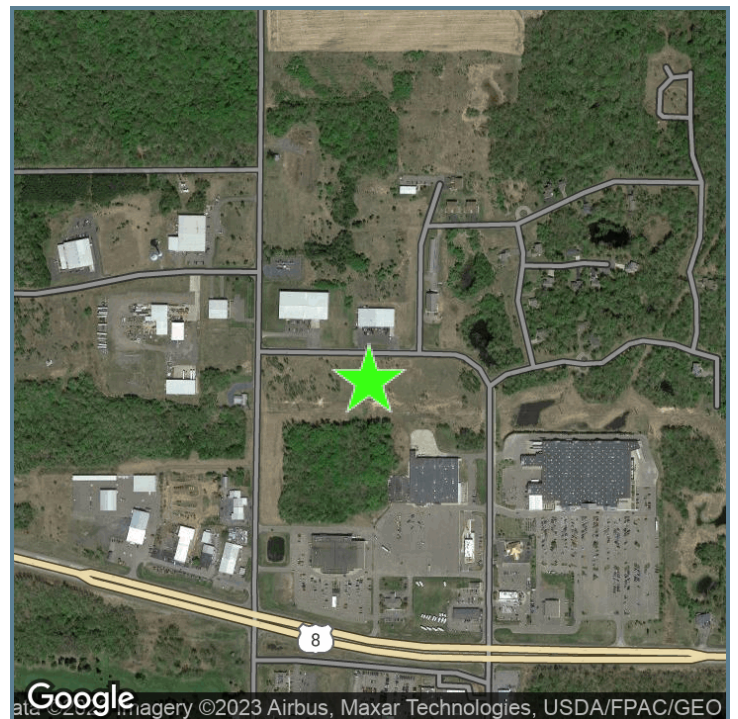
PROPERTY DESCRIPTION

This new build will have flexible square footage for lease in Saint Croix Falls, WI. This 8-acre lot is situated right off a high-traffic highway. Don't miss this opportunity to position your business in this brand-new building coming in 2023!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	207	1,686	3,974
Total Population	348	2,975	7,677
Average HH Income	\$55,298	\$57,660	\$62,477



Presented By:

Legacy Commercial Property

947-904-9200

info@legacypro.com

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RETAILER MAP



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LEGACY

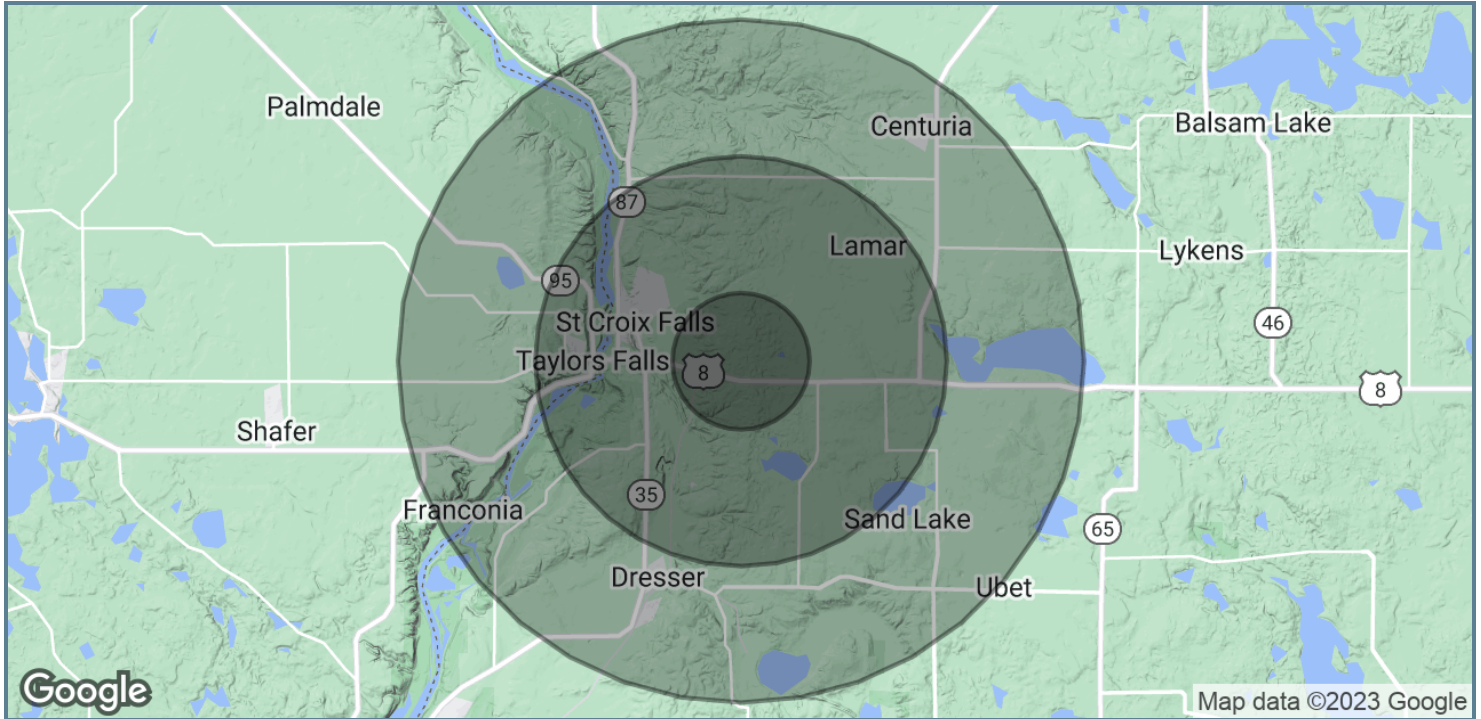
COMMERCIAL PROPERTY

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

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	348	2,975	7,677
Average Age	48.4	46.8	43.9
Average Age (Male)	46.8	45.2	42.1
Average Age (Female)	50.7	49.2	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	207	1,686	3,974
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$55,298	\$57,660	\$62,477
Average House Value	\$184,941	\$187,015	\$181,803

* Demographic data derived from 2020 ACS - US Census

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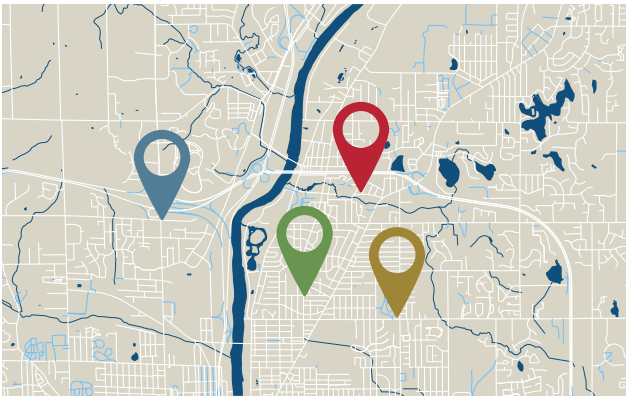


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

847-904-9200

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