

3154 MAPLE GROVE DR.

3154 MAPLE GROVE DR., MADISON, WI 53719

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has 5418 SF of prime retail space available for lease at 3154 MAPLE GROVE DR in Madison, WI. This well-managed retail or office space has strong visibility on the NW corner of Maple Grove Dr & McKee Rd with great visibility & access from main road. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 7,049 SF building is located near the center of the Madison business district and is ready for its next generation of retail. This property is a well-known retail staple of the Madison community for years and offers landmark recognition & engaging signage. Give our team of Dane County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business Located on the NW corner of Maple Grove Dr. & McKee Rd with amazing visibility from road a perfect opportunity to let your business be recognized by many.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	
Lot Size:	0.8 Acres
Building Size:	7,049 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,029	29,212	63,316
Total Population	14,784	66,537	138,996
Average HH Income	\$108,666	\$98,367	\$103,542

Presented By:

Legacy Commercial Property

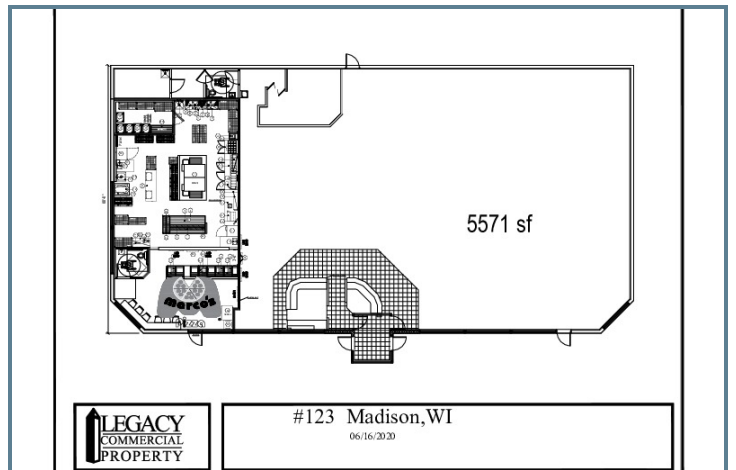
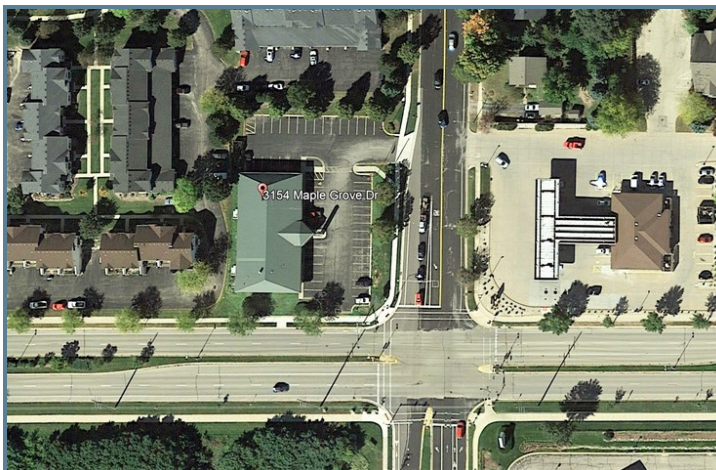
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

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

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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
3154 Maple Grove Dr	Romantix	5,418 SF	NNN	-	-
3154 Maple Grove Dr	El Imperio	1,631 SF	NNN	-	-

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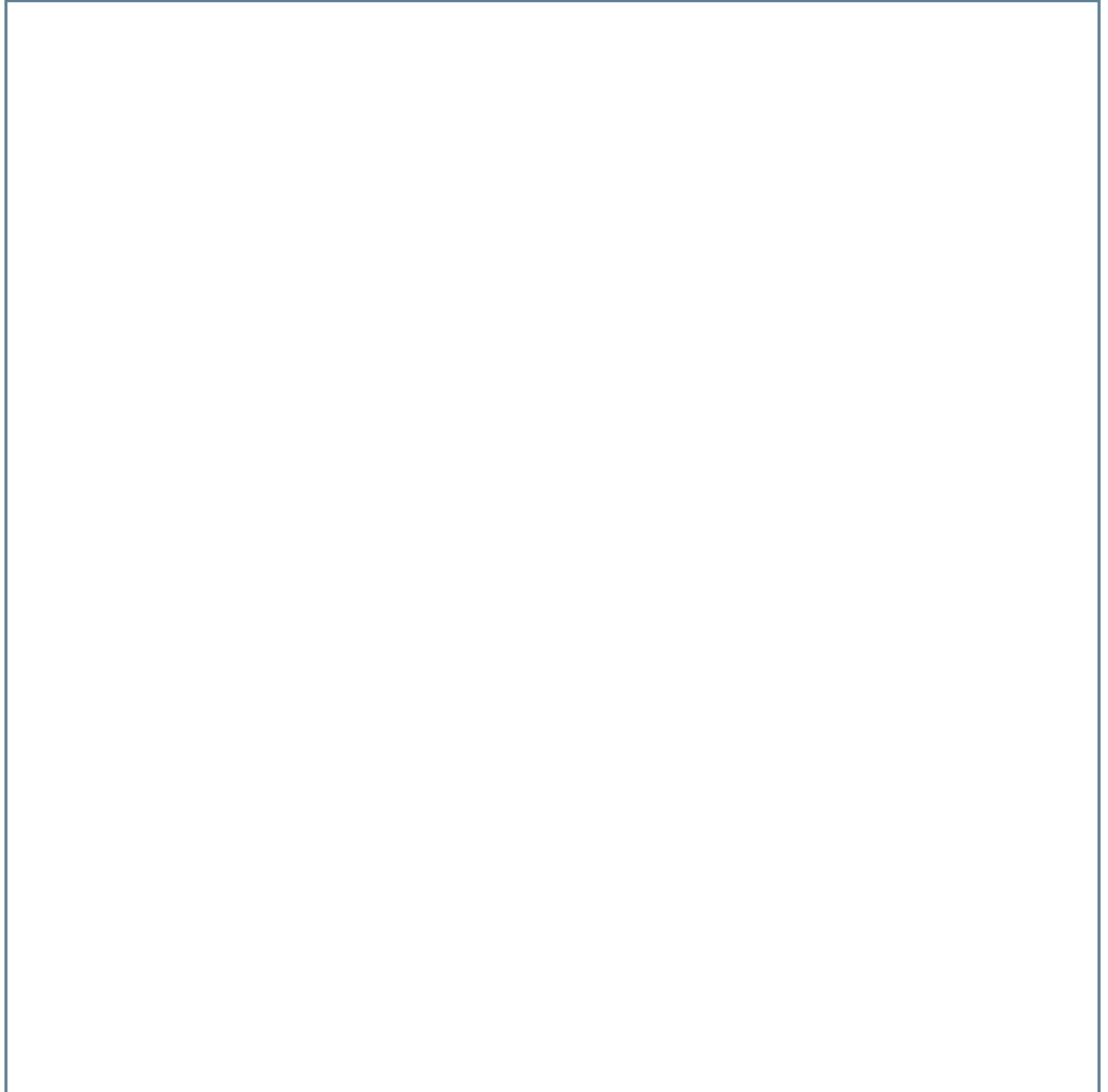
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RETAILER MAP



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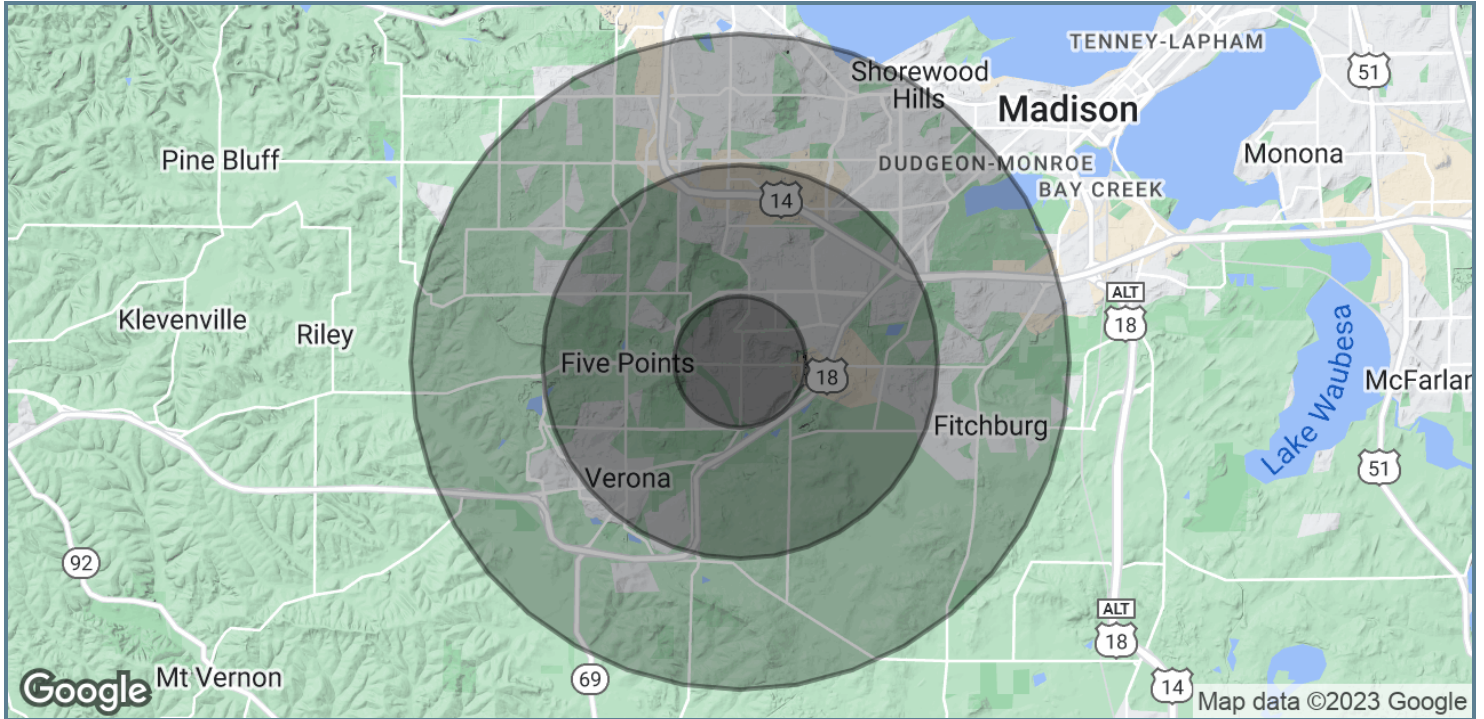
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,784	66,537	138,996
Average Age	33.6	37.0	37.7
Average Age (Male)	35.2	35.6	36.6
Average Age (Female)	33.0	38.4	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,029	29,212	63,316
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$108,666	\$98,367	\$103,542
Average House Value	\$268,010	\$265,330	\$292,432

* Demographic data derived from 2020 ACS - US Census

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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

2500 Lehigh Avenue, Glenview, IL 60026

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