

# 1402 LIBERTY AVE.

1402 LIBERTY AVE., BELOIT, WI 53511

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1402 LIBERTY AVE in Beloit, WI. This well-managed retail or office space has strong visibility on the SE corner of Liberty Ave & McKinley Ave with up to 4700 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 7,000 SF building sits near the heart of the Beloit business district and is ready for its next generation of retail. This property is a well-known retail staple of the Beloit community for years and offers landmark recognition & captivating signage. Give our Rock County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint on the SE corner of Liberty Ave & McKinley Ave.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	4,738 SF
Lot Size:	0.92 Acres
Building Size:	7,038 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,444	17,146	25,287
Total Population	14,241	41,371	61,364
Average HH Income	\$50,143	\$54,090	\$62,022

Presented By:

Legacy Commercial Property

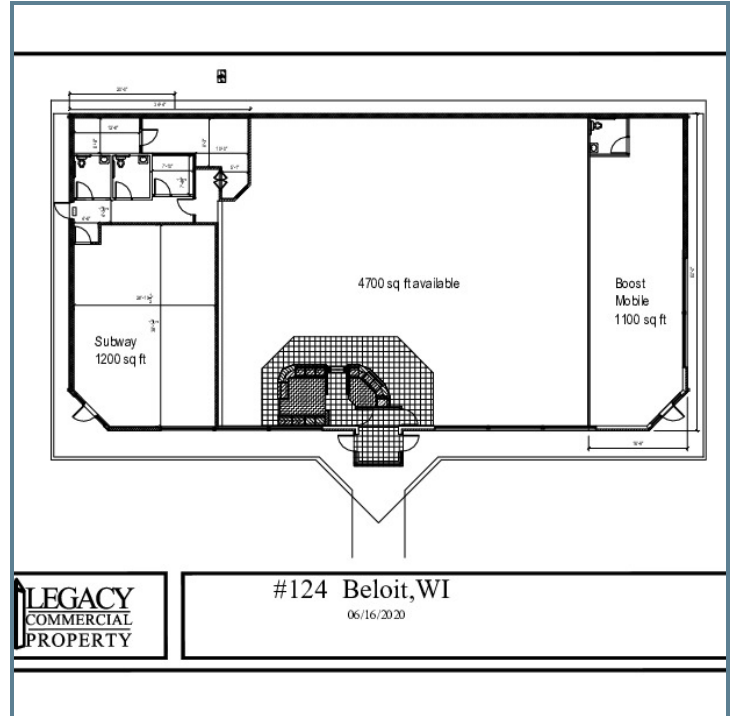
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



LEGACY  
COMMERCIAL  
PROPERTY

#124 Beloit, WI  
06/16/2020



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,738 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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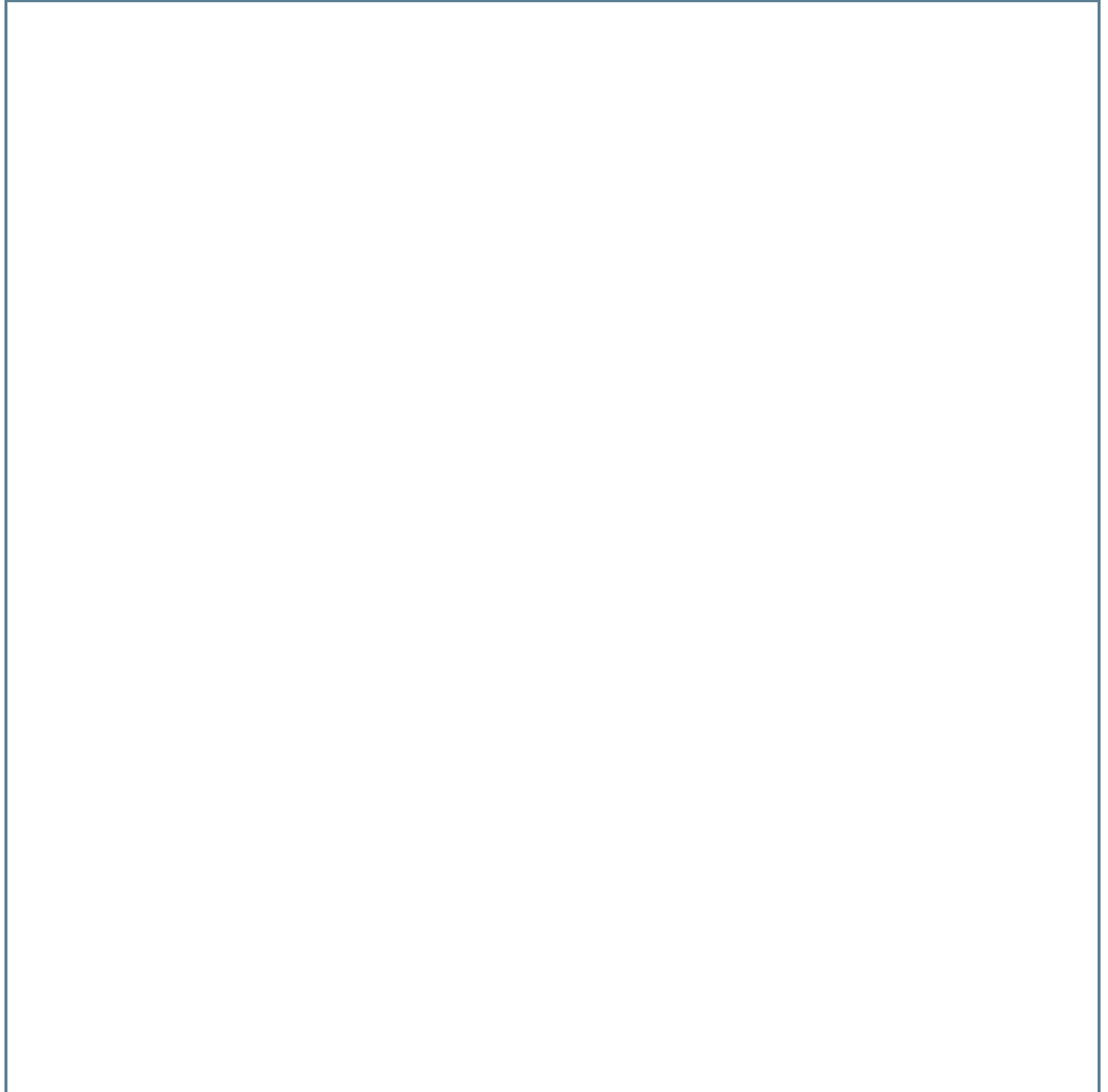
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RETAILER MAP



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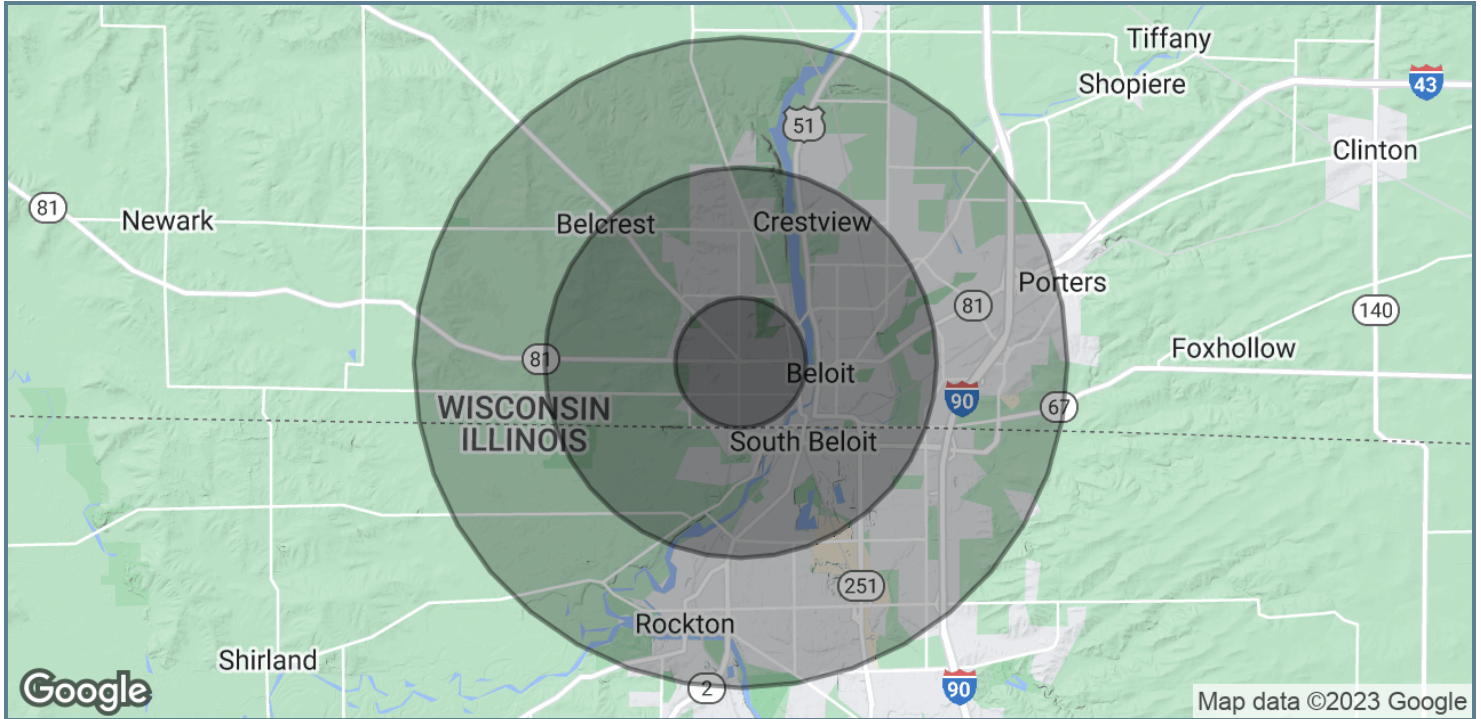
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,241	41,371	61,364
Average Age	32.9	35.9	38.4
Average Age (Male)	32.4	35.5	37.6
Average Age (Female)	33.3	36.5	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,444	17,146	25,287
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$50,143	\$54,090	\$62,022
Average House Value	\$85,159	\$103,327	\$123,833

\* 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.



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**Chat With a Leasing Agent Today**

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