

# 2931 75TH ST.

2931 75TH ST. , KENOSHA, WI 53143

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 2931 75TH ST. STE 101 in Kenosha, WI. This well-managed retail or office space has strong visibility on the SE corner of 75th St & 30th Ave with up to 5431 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 6631 SF building is located near the center of the Kenosha business district and is ready for its next generation of retail. This property is a well-known retail staple of the Kenosha community for years and offers landmark recognition & engaging signage. Give our team of Kenosha County leasing experts a call at 847-904-9200 to learn more about leasing options. This is the perfect opportunity to grow your business' footprint on the SE corner of 75th St & 30th Ave.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	5,431 SF
Lot Size:	1 Acres
Building Size:	6,631 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,501	33,817	48,278
Total Population	17,904	80,636	116,419
Average HH Income	\$64,325	\$64,725	\$72,147

Presented By:

**Legacy Commercial Property**

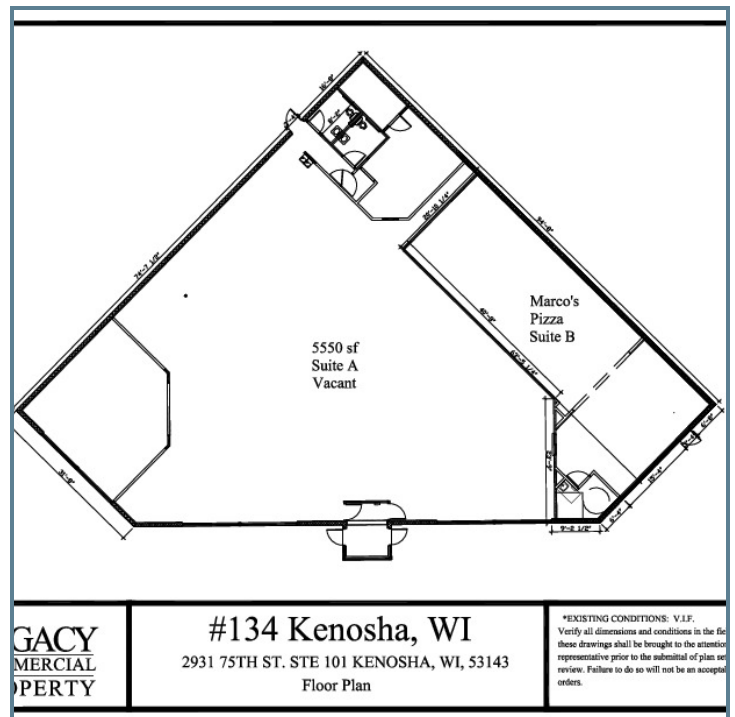
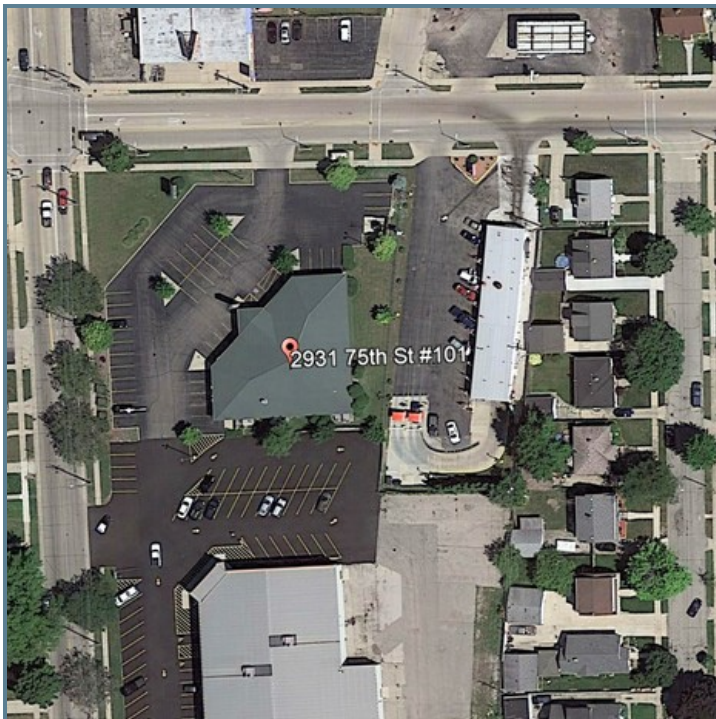
847.904.9200

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ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,431 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2931 75th St	Available	5,431 SF	NNN	Negotiable	-
2931 75th St	Marco's Pizza #3504	1,200 SF	NNN	-	-

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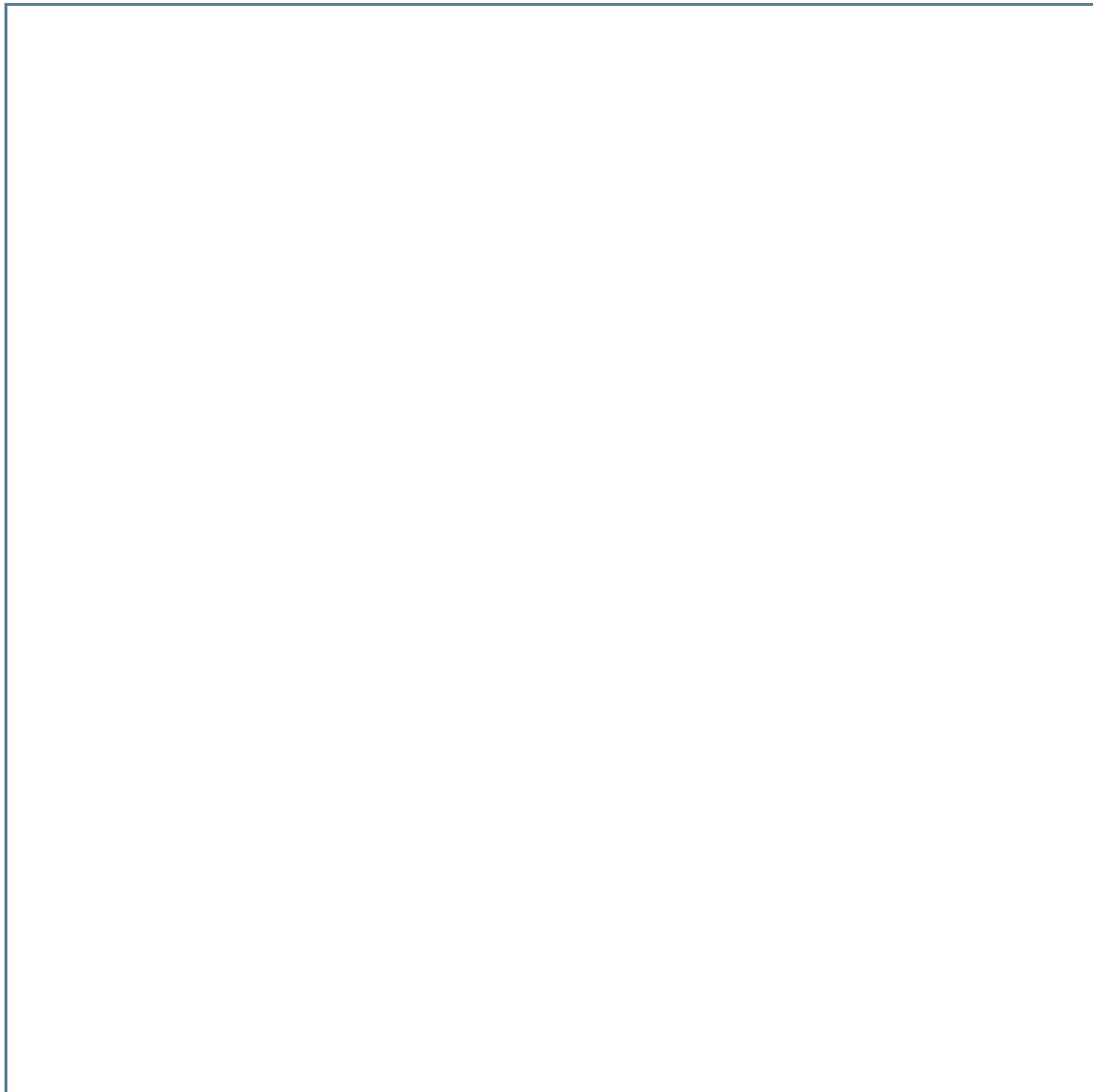
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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



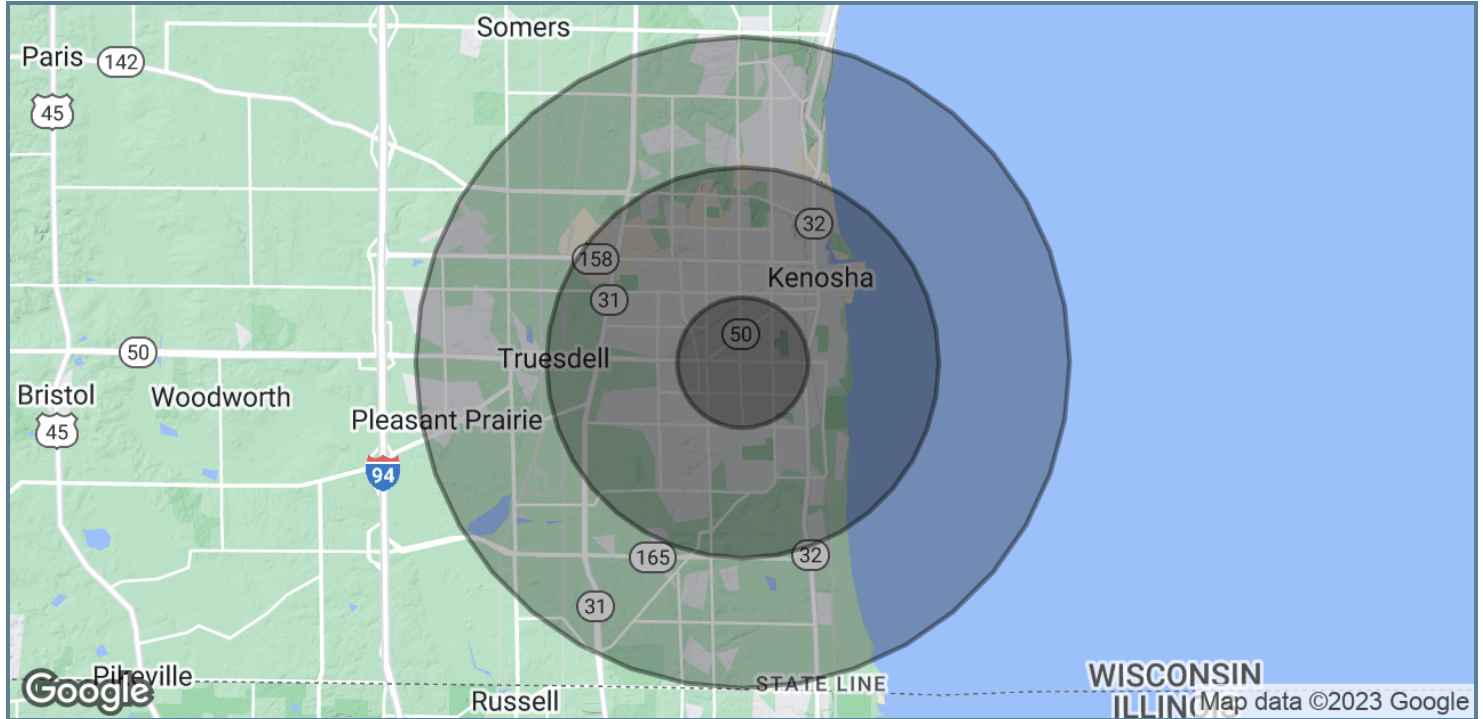
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,904	80,636	116,419
Average Age	37.6	38.6	38.4
Average Age (Male)	37.1	36.5	36.9
Average Age (Female)	37.8	39.7	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,501	33,817	48,278
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$64,325	\$64,725	\$72,147
Average House Value	\$134,435	\$154,383	\$179,364

\* Demographic data derived from 2020 ACS - US Census

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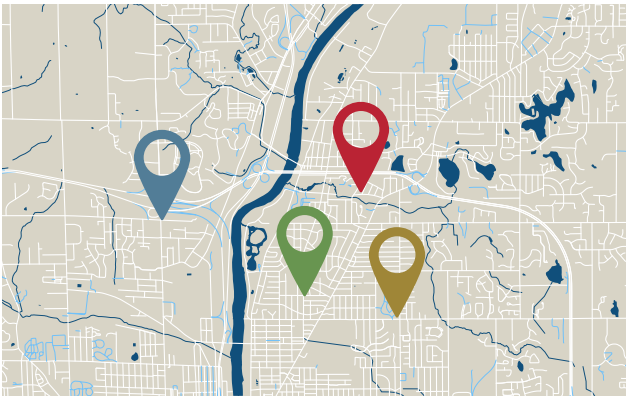
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# ACQUISITIONS & DEVELOPMENT

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.



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**Chat With a Leasing Agent Today**

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