

# 2271 TRUE LN.

2271 TRUE LN., ASHWAUBENON, WI 54304

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 2271 True Ln, located in the heart of Ashwaubenon, WI. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Ashwaubenon. Reach out to our team for further information and arrange a showing.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	5
Available SF:	3,330 - 9,443 SF
Lot Size:	2.5 Acres
Building Size:	24,762 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,343	26,842	62,584
Total Population	7,494	60,015	140,467
Average HH Income	\$66,494	\$66,442	\$69,346

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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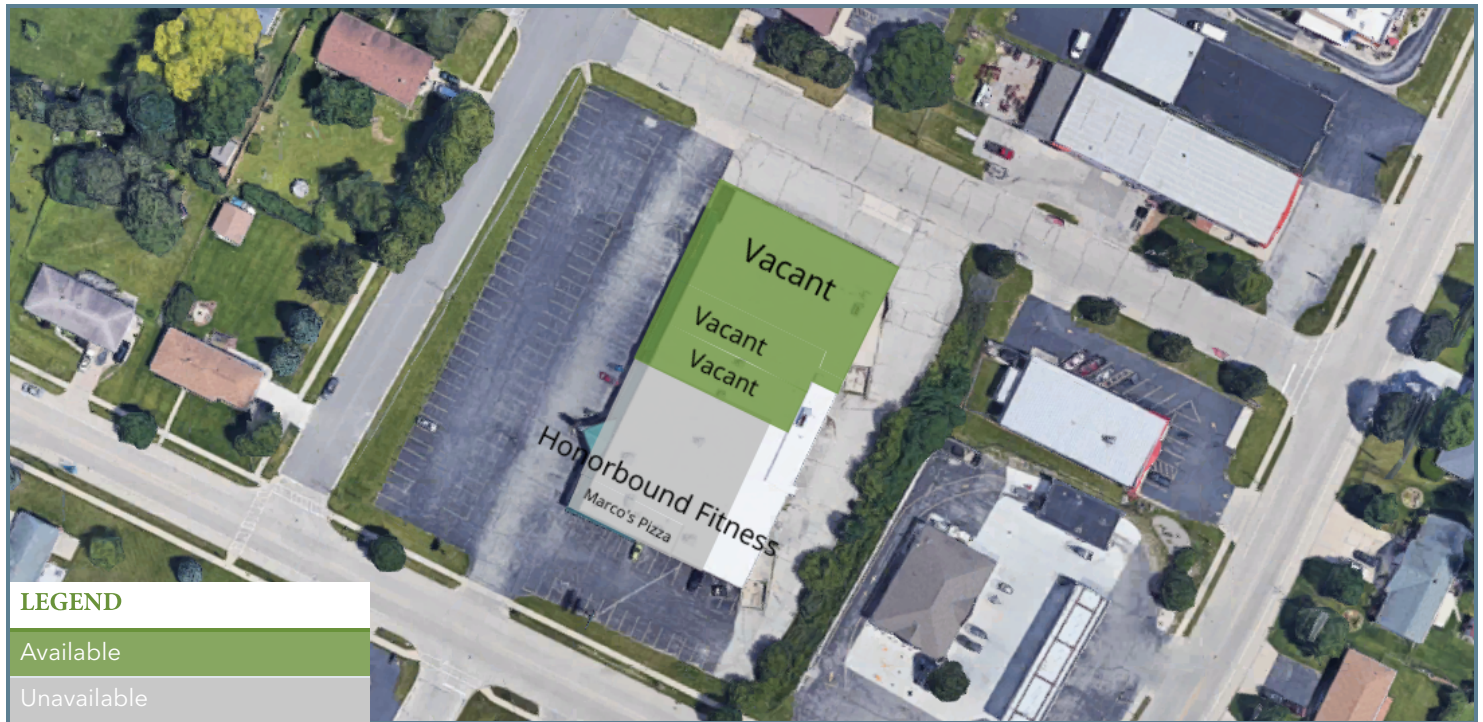
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,330 - 9,443 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2271 True Ln	Available	9,443 SF	NNN	Contact Broker for Pricing	-
2271 True Ln	Available	3,868 SF	NNN	Contact Broker for Pricing	-
2271 True Ln	Available	3,330 SF	NNN	Contact Broker for Pricing	-
2271 True Ln	Honorbound Fitness	6,564 SF	NNN	-	-
2271 True Ln	Marco's Pizza #3534	1,560 SF	NNN	-	-

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## RETAILER MAP



Google

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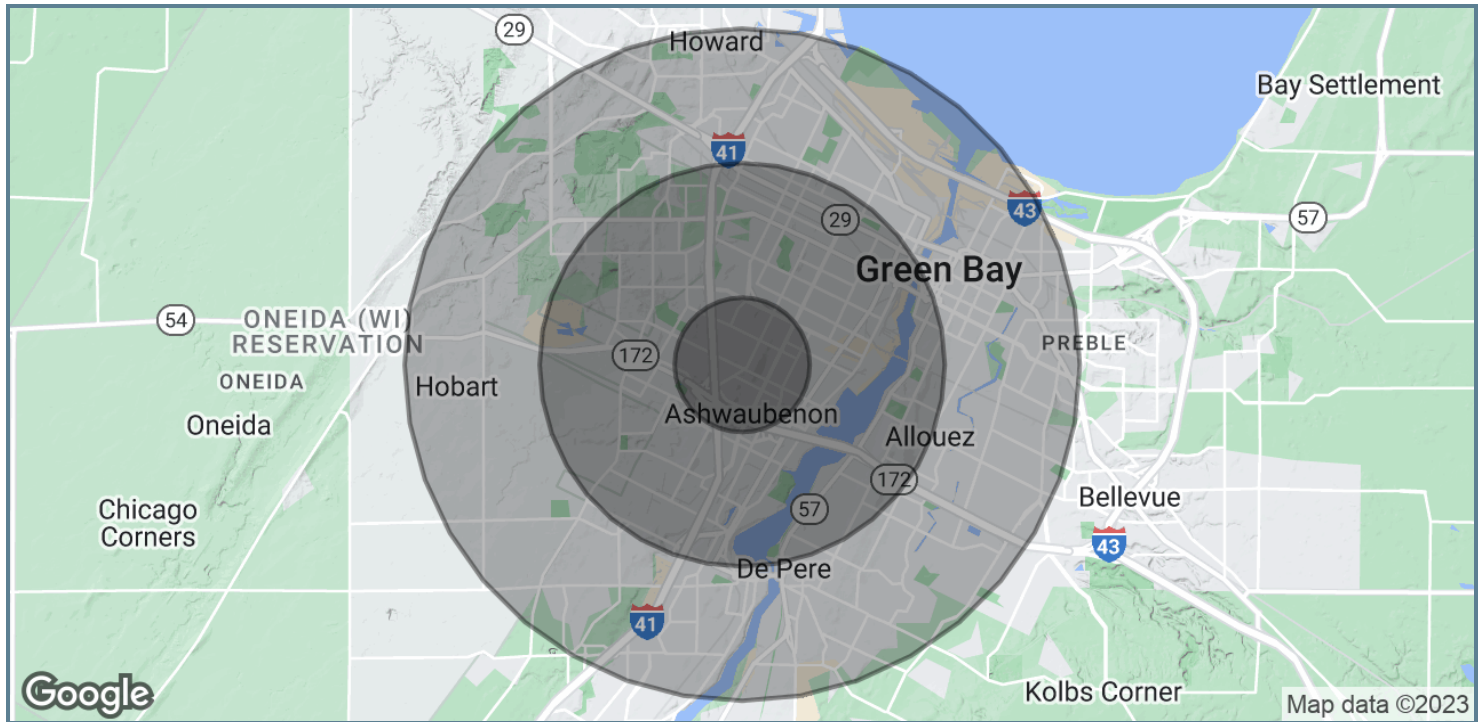
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,494	60,015	140,467
Average Age	44.0	39.6	38.5
Average Age (Male)	43.3	38.6	37.1
Average Age (Female)	44.1	40.1	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,343	26,842	62,584
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$66,494	\$66,442	\$69,346
Average House Value	\$168,085	\$158,166	\$161,999

\* 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**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
info@legacypro.com