

# 2065 LATHROP AVE.

2065 LATHROP AVE., RACINE, WI 53405

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 2065 LATHROP AVE in Racine, WI. This well-managed retail or office space has good visibility on the NE corner of Lathrop & 21st Street. The building is in a well-established area with great on-site parking, over 40 spaces. The 7,000 SF building is located near the heart of the Racine business district and is ready for its next generation of retail. This property is a well-known retail staple of the Racine community for years and offers landmark recognition & captivating signage. Give our Racine County commercial leasing agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint in Racine.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	5,656 SF
Building Size:	7,001 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,213	32,700	50,698
Total Population	17,185	75,614	119,336
Average HH Income	\$57,971	\$58,879	\$64,822

Presented By:

Legacy Commercial Property

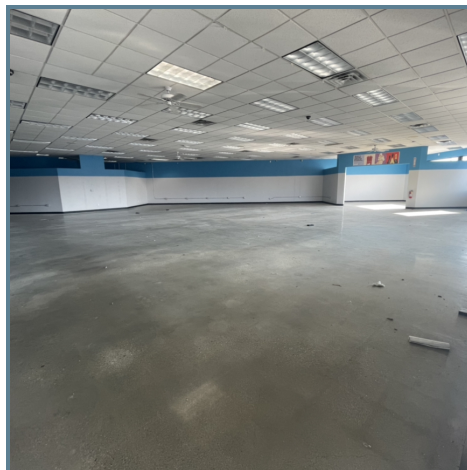
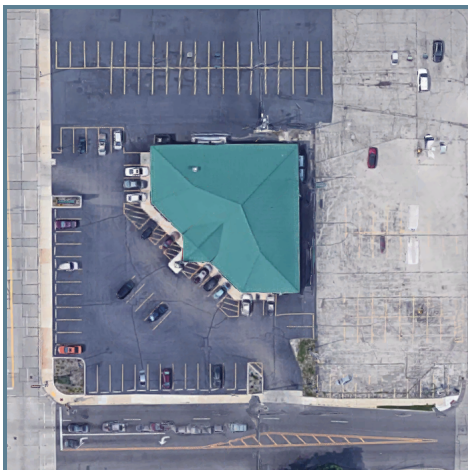
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## ADDITIONAL PHOTOS



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**LEGACY**

COMMERCIAL PROPERTY

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



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,656 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2065 Lathrop Ave	Marco's Pizza #3520	1,345 SF	NNN	-	-
2065 Lathrop Ave	Available	5,656 SF	NNN	Negotiable	-

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RETAILER MAP



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



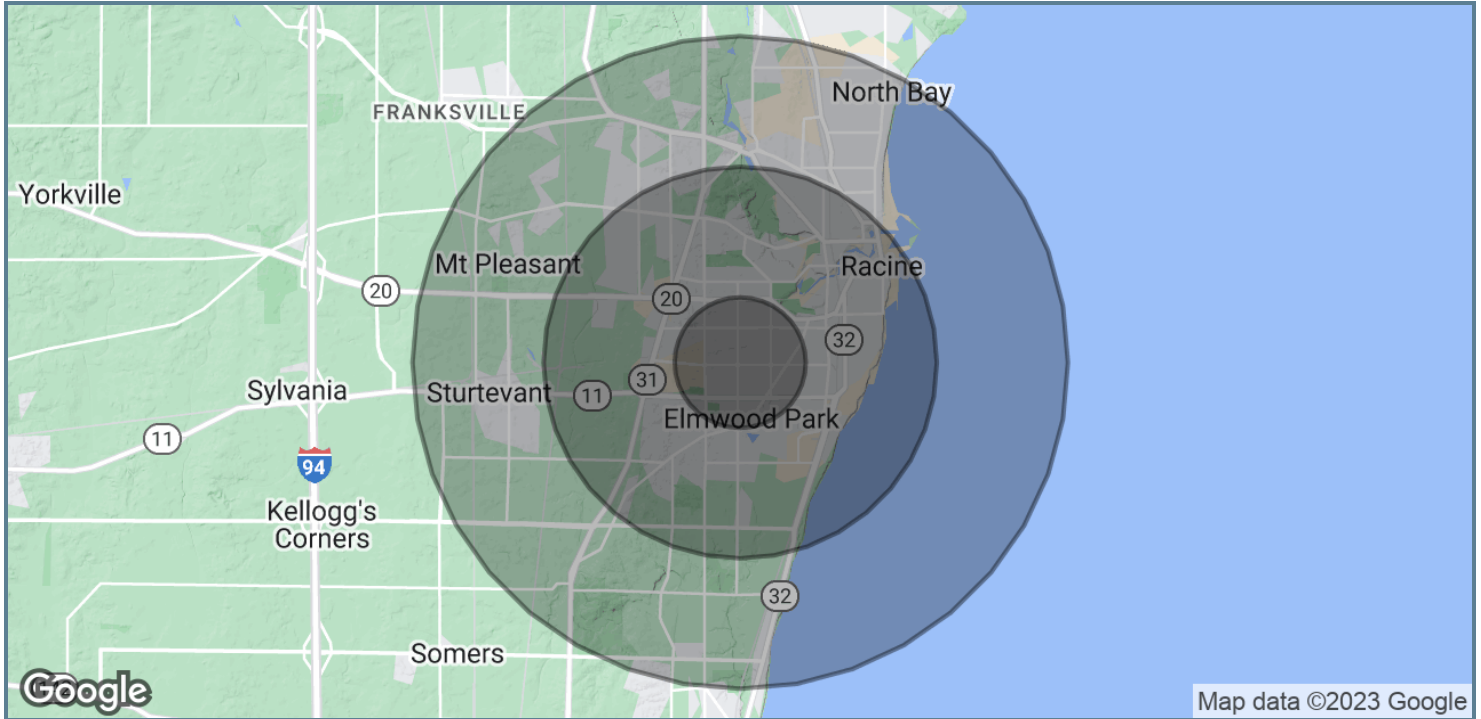
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,185	75,614	119,336
Average Age	37.0	37.2	38.3
Average Age (Male)	35.9	35.5	36.7
Average Age (Female)	39.6	39.7	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,213	32,700	50,698
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$57,971	\$58,879	\$64,822
Average House Value	\$116,224	\$127,502	\$154,304

\* 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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