

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556



PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 803 W. BURLINGTON AVE in Fairfield, IA. This well-managed retail or office space has strong visibility on NE corner of W. Burlington Avenue & N. 9th Street. The building is in an established area with impressive on-site parking, over 40 spaces. The 7,000 SF building sits near the center of the Fairfield business district and is ready for its next generation of retail. This property is a well-known retail staple of the Fairfield community for years and offers landmark recognition & captivating signage. Give our team of Jefferson County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business in southeast Iowa.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	7,006 SF
Lot Size:	0.69 Acres
Building Size:	7,006 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,417	4,966	6,847
Total Population	3,606	11,838	16,075
Average HH Income	\$51,909	\$62,587	\$62,630

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

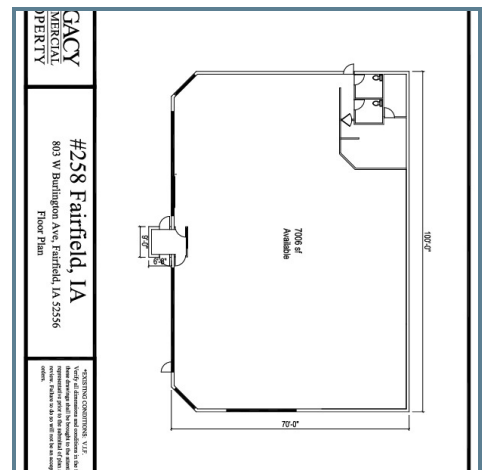
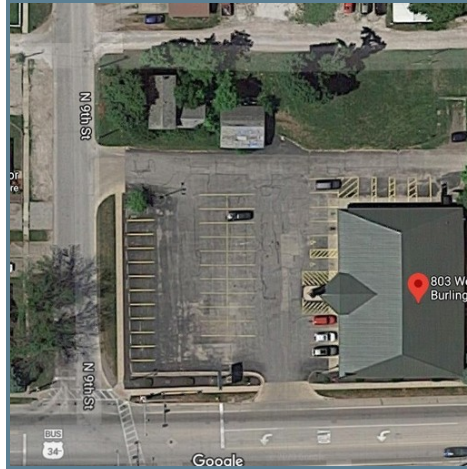


209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,006 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
803 W. Burlington Ave	Available	7,006 SF	NNN	Negotiable	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



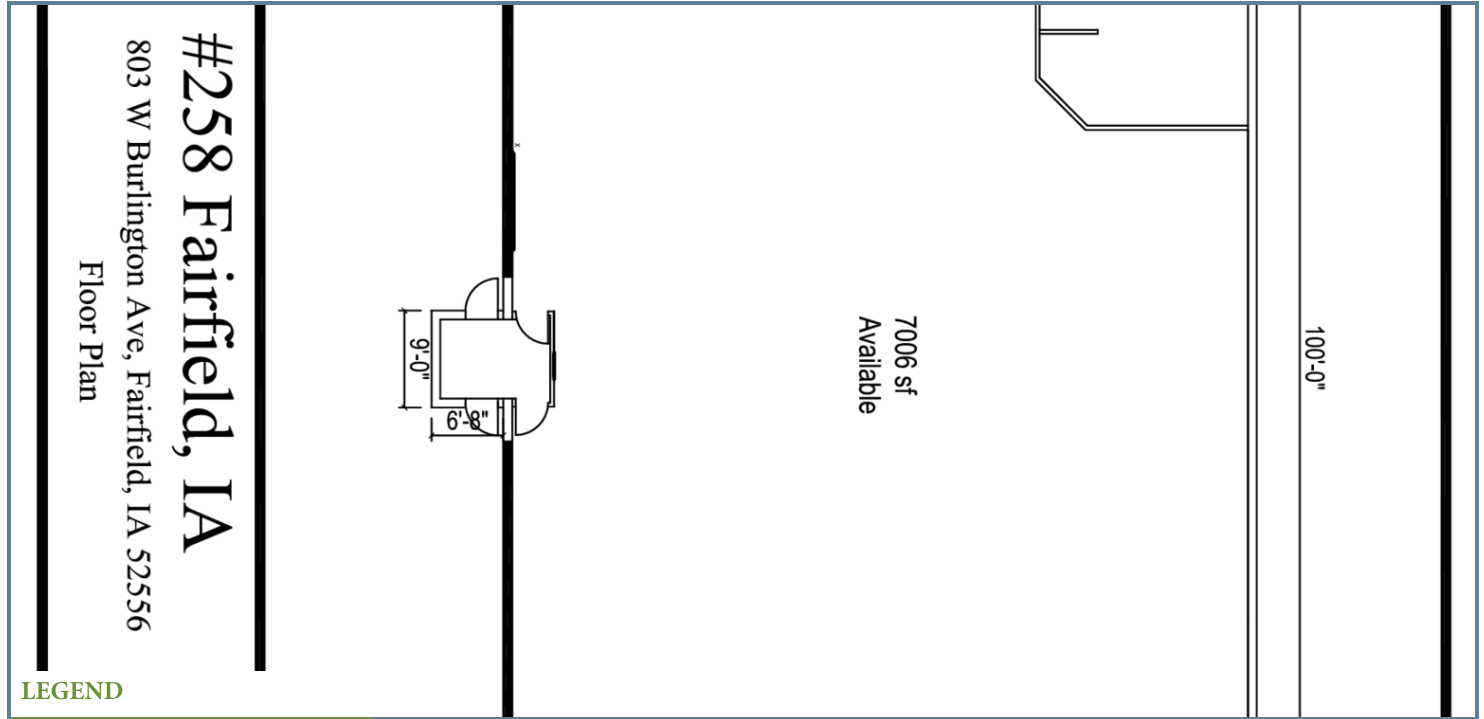
LEGACY
COMMERCIAL PROPERTY

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

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,006 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



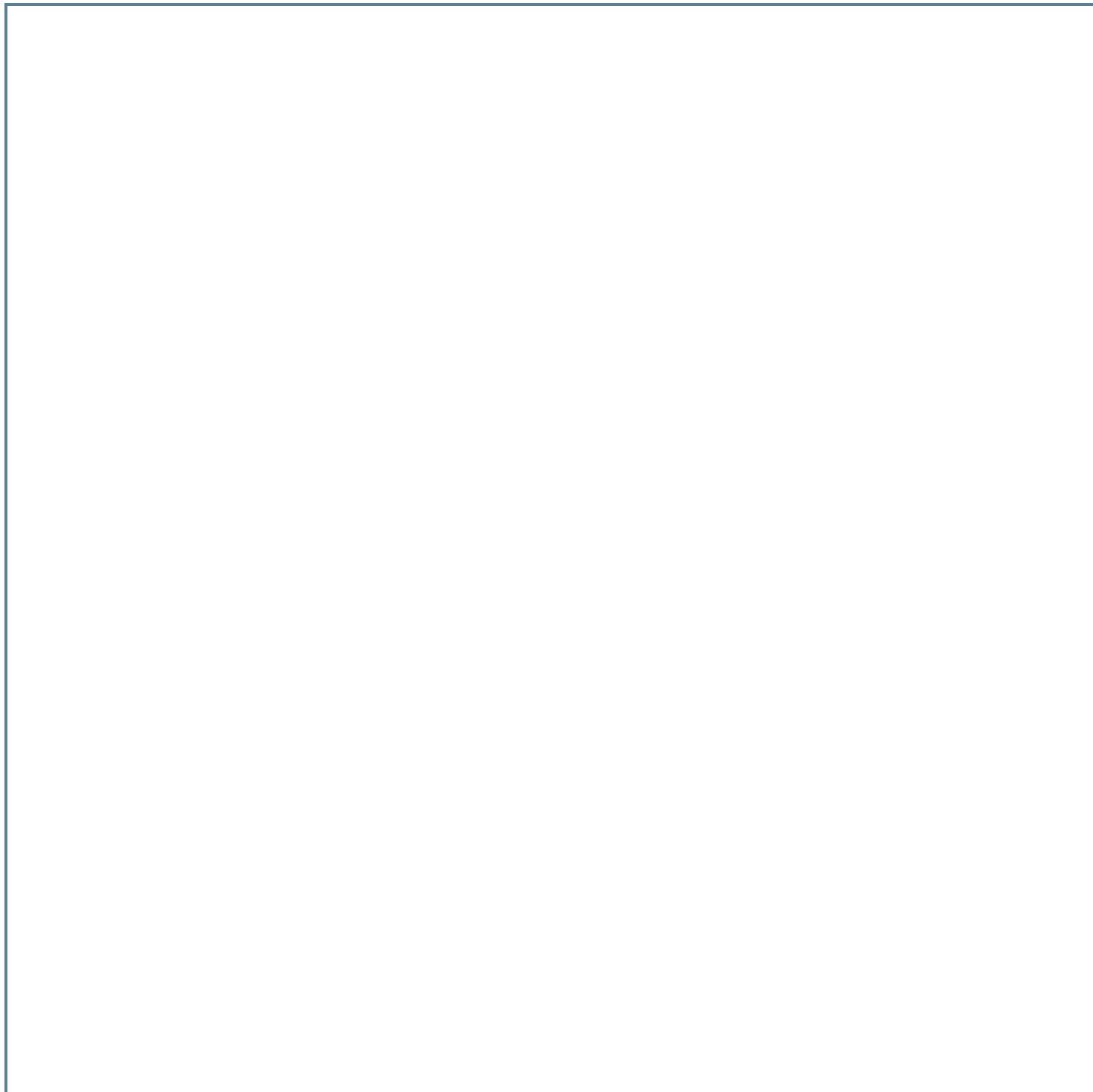
LEGACY
COMMERCIAL PROPERTY

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

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



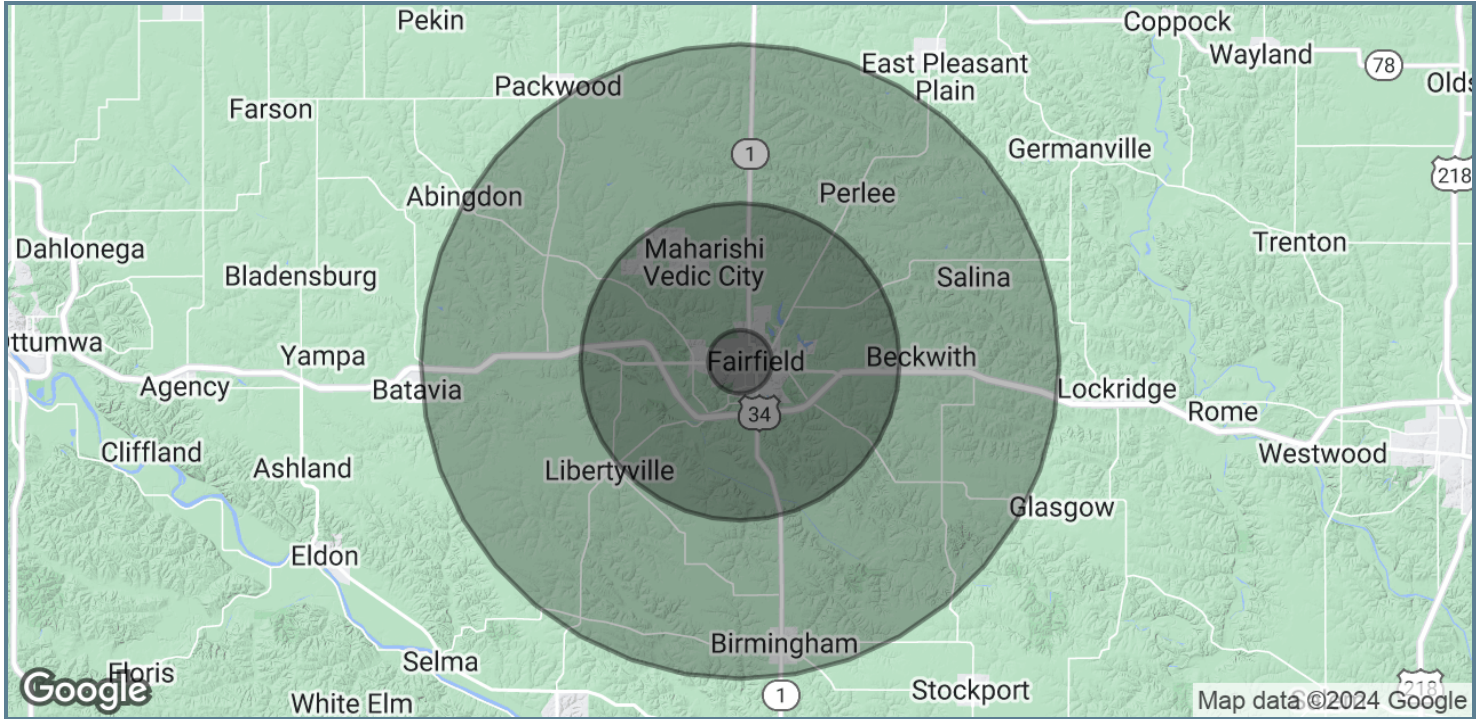
LEGACY
COMMERCIAL PROPERTY

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

803 W. BURLINGTON AVE.

803 W. BURLINGTON AVE., FAIRFIELD, IA 52556

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,606	11,838	16,075
Average Age	37.7	42.1	44.0
Average Age (Male)	38.8	42.0	43.9
Average Age (Female)	37.3	43.7	45.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,417	4,966	6,847
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$51,909	\$62,587	\$62,630
Average House Value	\$90,468	\$110,755	\$118,681

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

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



LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

