

3032 ANSBOROUGH AVE.

3032 ANSBOROUGH AVE., WATERLOO, IA 50701

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 3032 ANSBOROUGH AVE in Waterloo, IA. This well-managed retail or office space has strong visibility on the NW corner of W Ridgeway Ave & Ansborough Ave with up to 5547 SF available. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 8,847 SF building is located near the center of the Waterloo business district and is ready for its next generation of retail. This property is a well-known retail staple of the Waterloo community for years and offers landmark recognition & engaging signage. Give our team of Black Hawk County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business on the NW corner of W Ridgeway Ave & Ansborough Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	5,547 SF
Building Size:	8,847 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,333	21,542	39,647
Total Population	7,070	45,283	85,529
Average HH Income	\$88,544	\$62,595	\$61,358

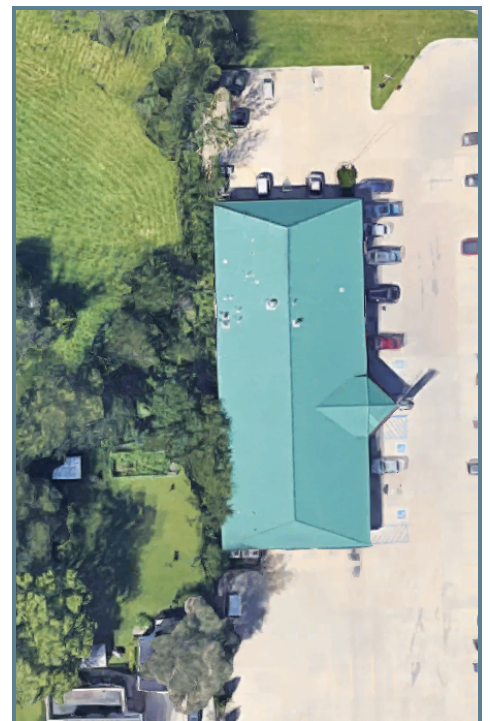
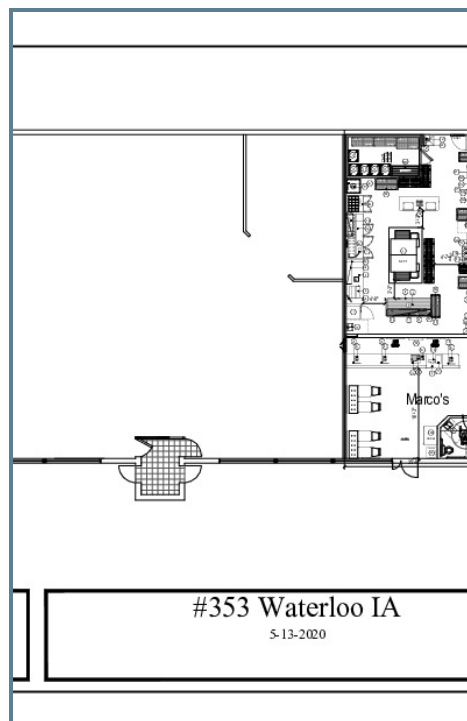
Presented By:

Legacy Commercial Property
847.904.9200
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ADDITIONAL PHOTOS



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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,547 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3032 Ansborough Ave	Available	5,547 SF	NNN	Negotiable	-
3032 Ansborough Ave	Marco's Pizza #3546	1,500 SF	NNN	-	-
3032 Ansborough Ave	Sharpness Inc. dba Great Clips	1,800 SF	NNN	-	-

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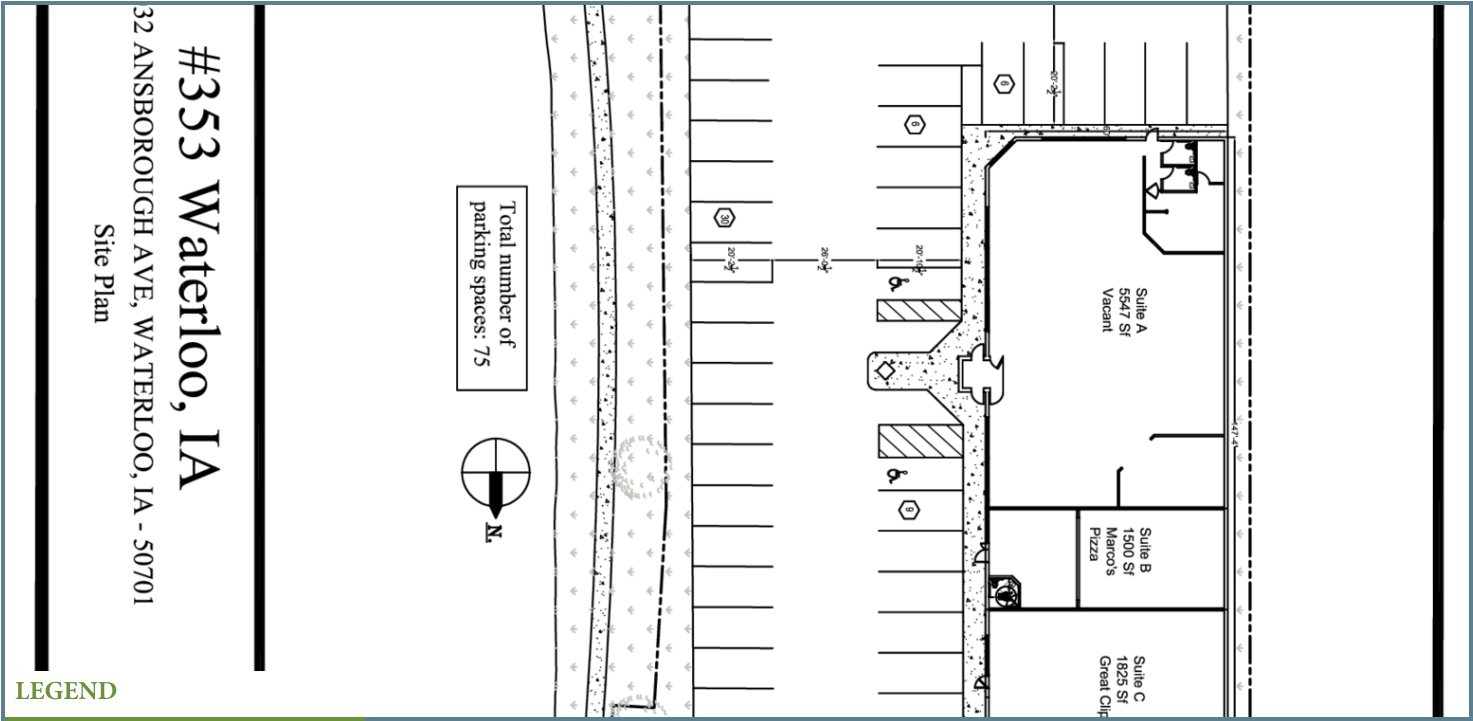
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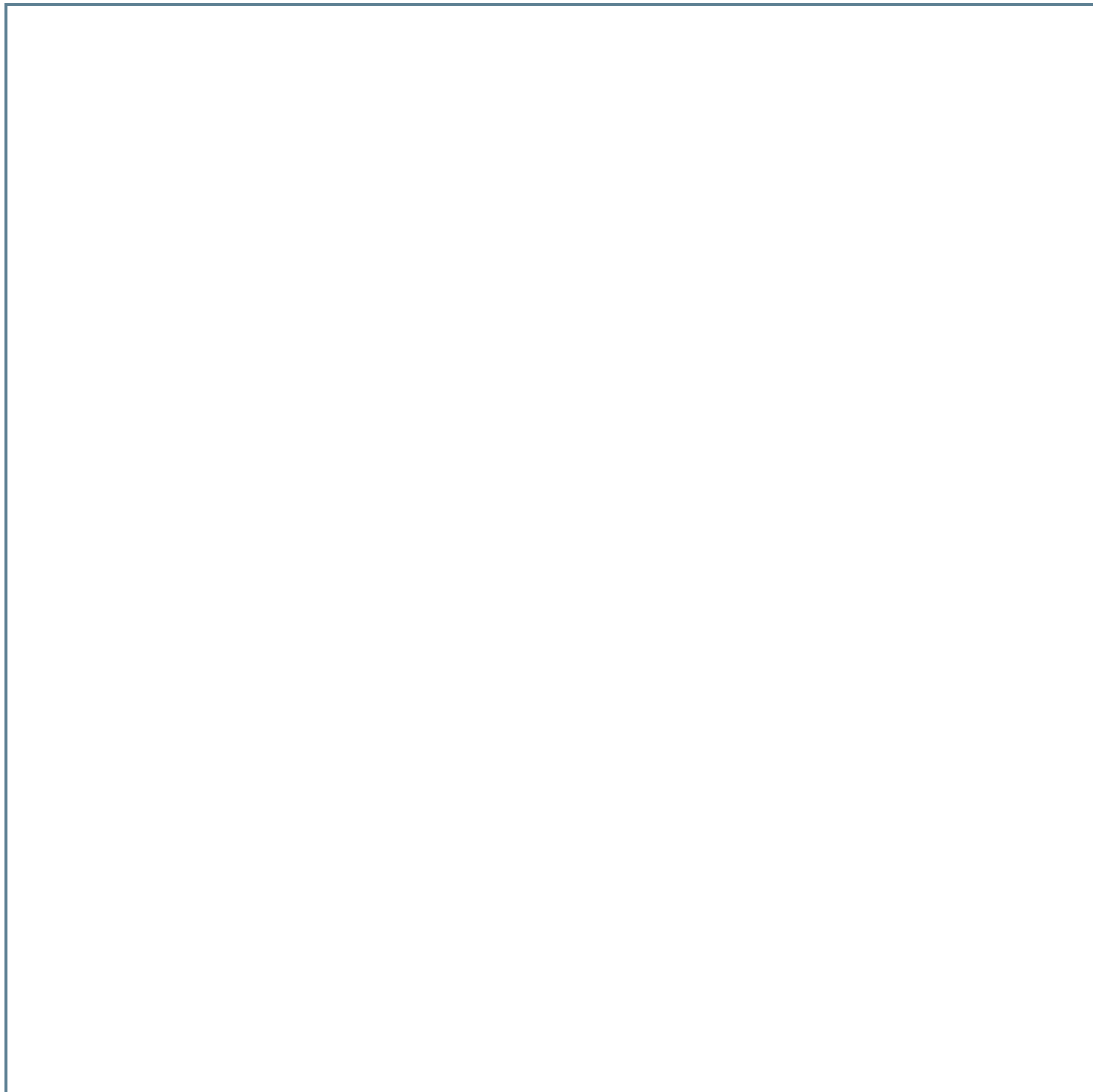
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RETAILER MAP



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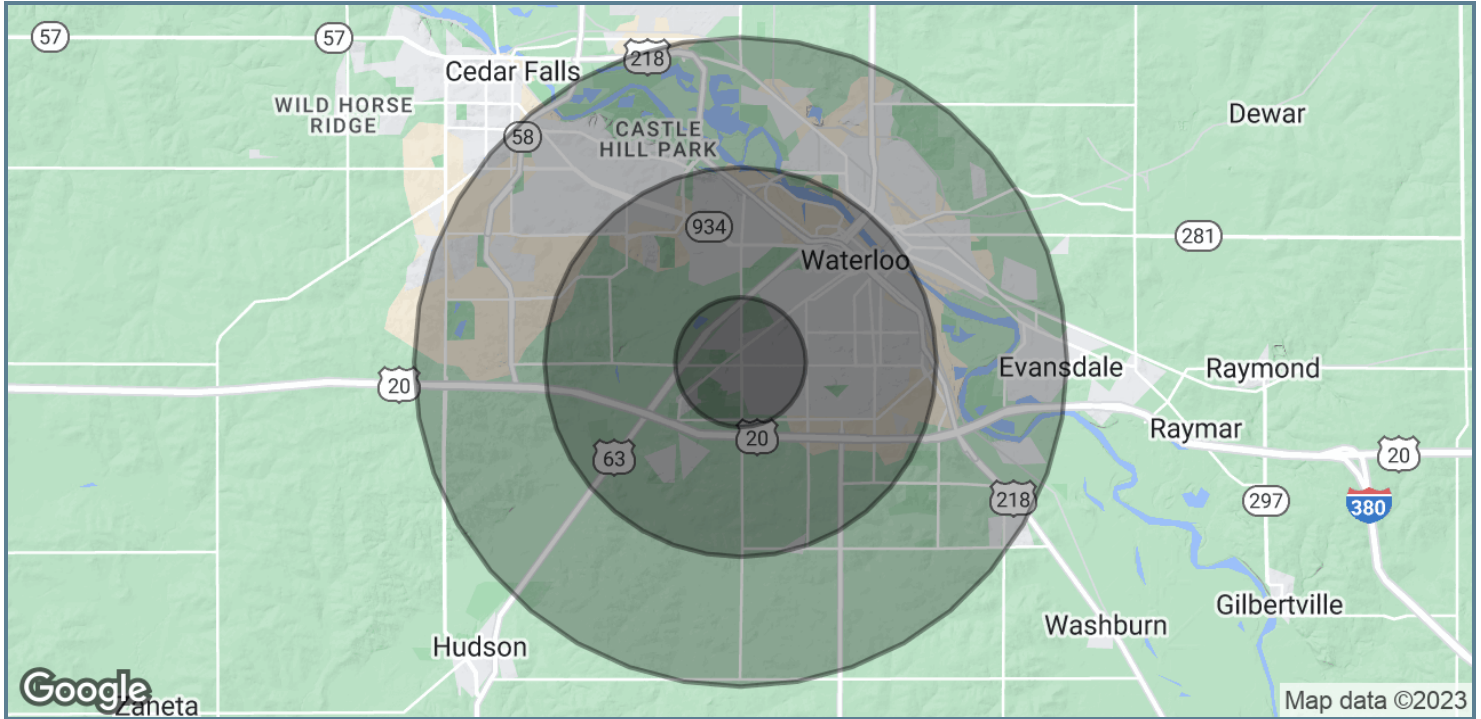
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,070	45,283	85,529
Average Age	40.6	37.8	36.7
Average Age (Male)	39.1	36.1	34.8
Average Age (Female)	41.4	39.1	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,333	21,542	39,647
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$88,544	\$62,595	\$61,358
Average House Value	\$180,085	\$140,468	\$144,129

* Demographic data derived from 2020 ACS - US Census

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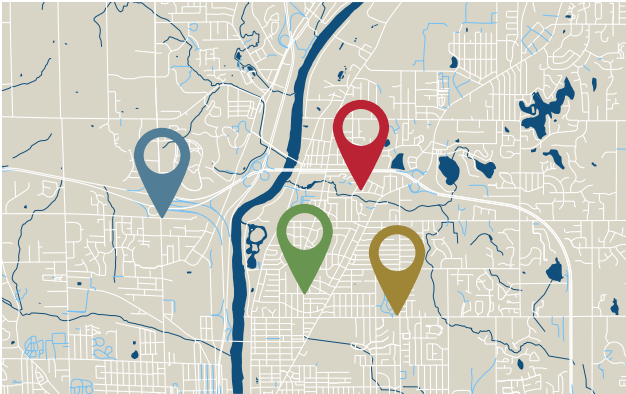
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ACQUISITIONS & DEVELOPMENT

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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