

218 E. CULTON ST.

218 E. CULTON ST., WARRENSBURG, MO 64093

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 218 E. CULTON STREET in Warrensburg, MO. This well-managed retail or office space has good visibility on the SW corner of E Culton St & S Maguire St. The building is in a very established area with great on-site parking, over 40 spaces. The 7,050 SF building is located near the heart of the Warrensburg business district and is ready for its next generation of retail. This property is a well-known retail staple of the Warrensburg community for years and offers landmark recognition & engaging signage. Give our Johnson 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 on the corner of E Culton St & S Maguire St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,236 SF
Building Size:	7,050 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,331	8,394	9,991
Total Population	8,565	20,121	23,640
Average HH Income	\$42,042	\$56,013	\$58,062

Presented By:

Legacy Commercial Property

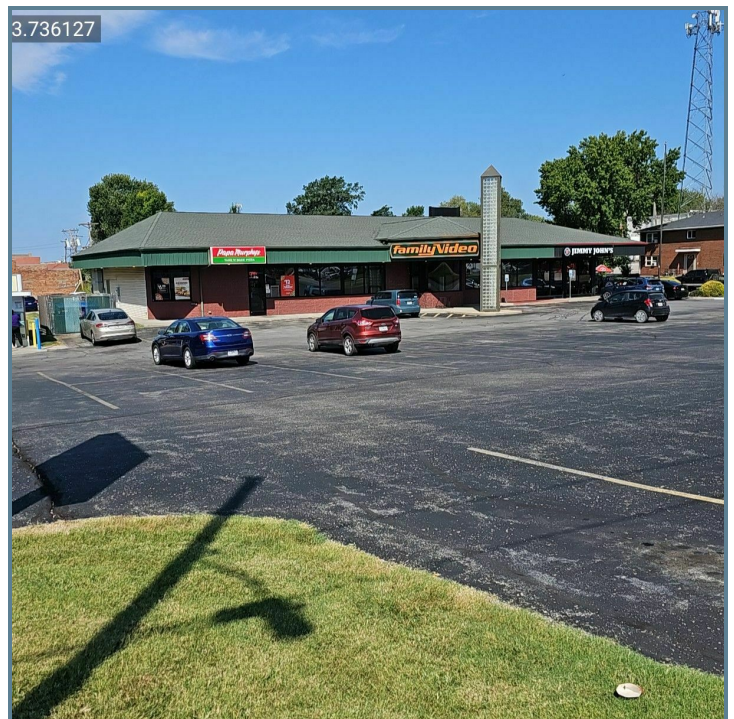
847.904.9200

info@legacypro.com

218 E. CULTON ST.

218 E. CULTON ST., WARRENSBURG, MO 64093

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>

218 E. CULTON ST.

218 E. CULTON ST., WARRENSBURG, MO 64093

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,236 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
218 E Culton St	Papa Murphy's	1,206 SF	NNN	-	-
218 E Culton St	Available	4,236 SF	NNN	Negotiable	-
218 E Culton St	Jimmy John's	1,608 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



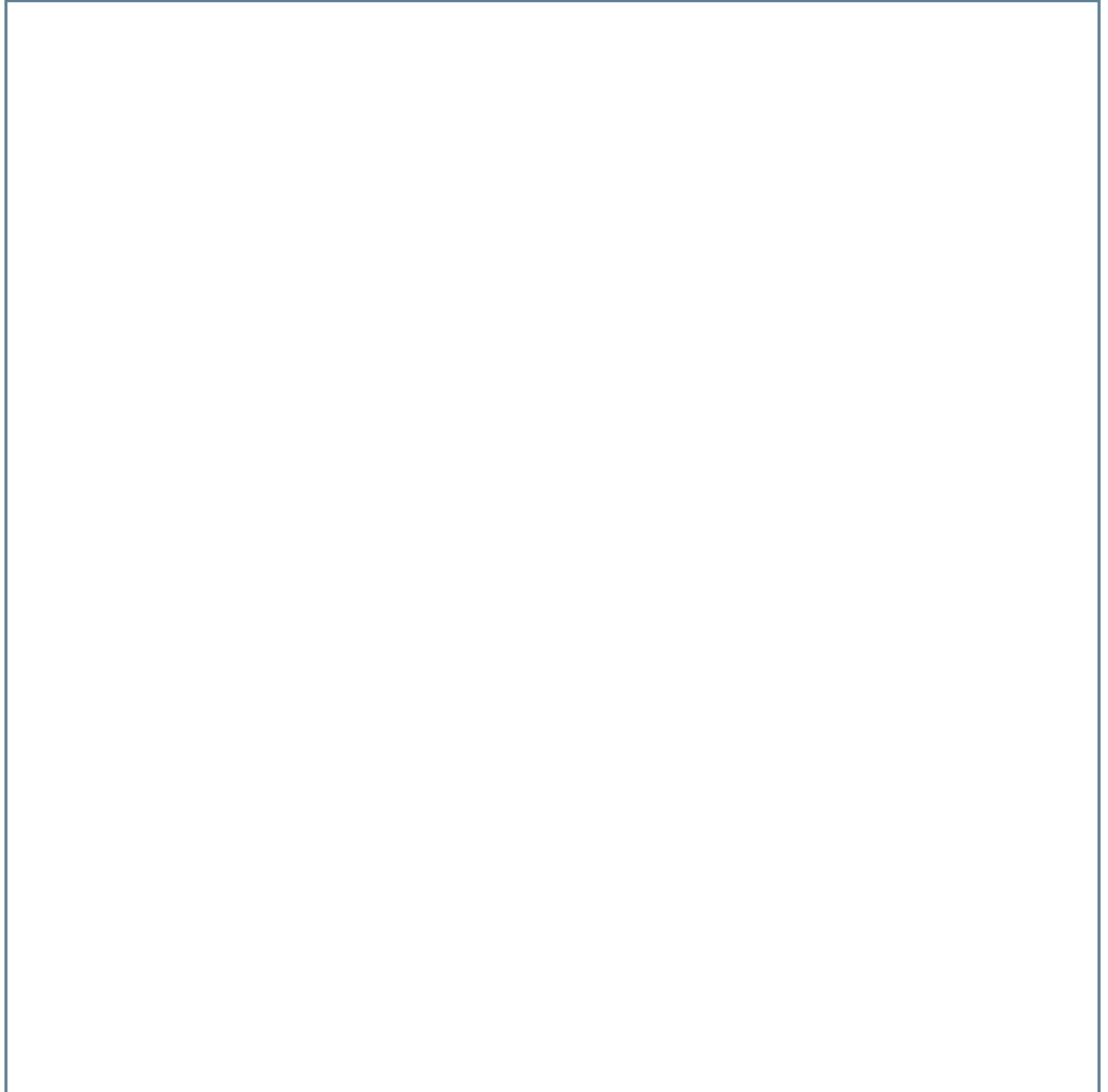
LEGACY
COMMERCIAL PROPERTY

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

218 E. CULTON ST.

218 E. CULTON ST., WARRENSBURG, MO 64093

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



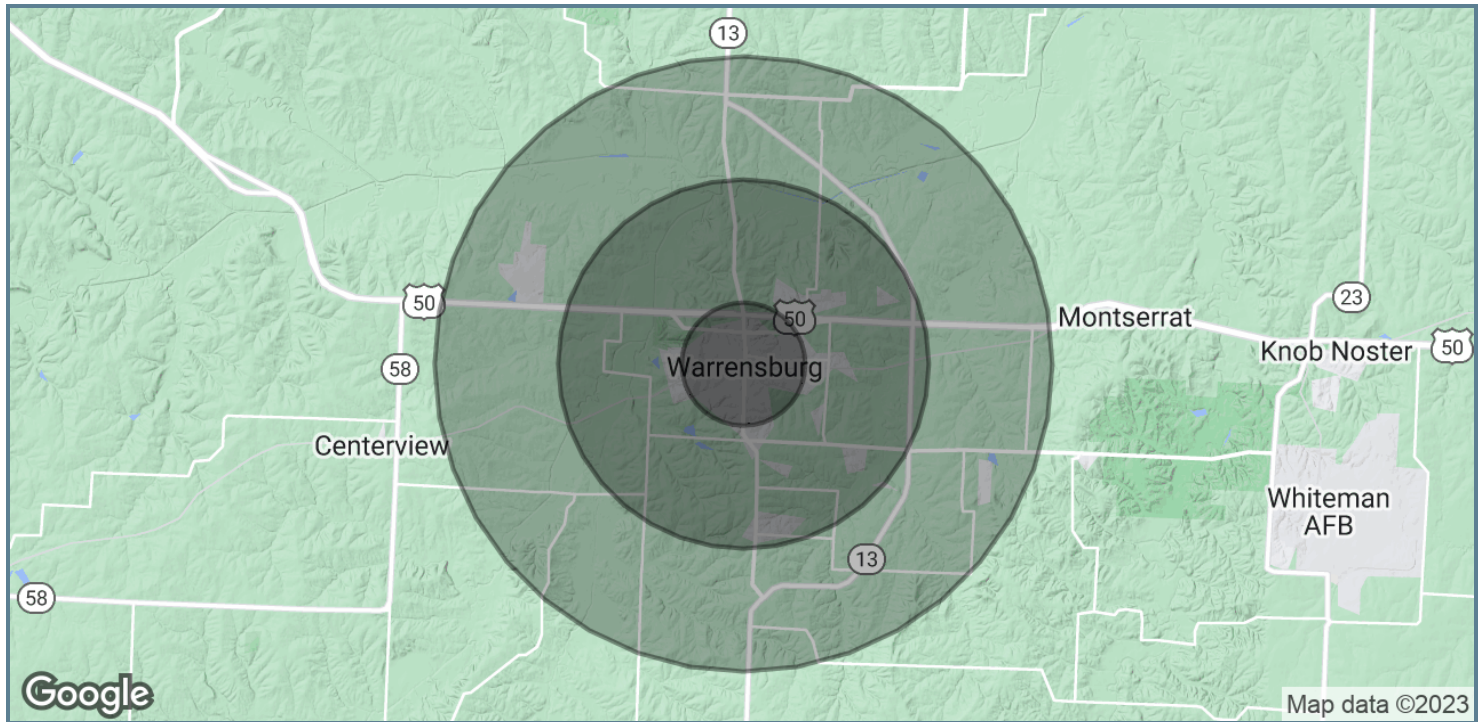
LEGACY
COMMERCIAL PROPERTY

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

218 E. CULTON ST.

218 E. CULTON ST., WARRENSBURG, MO 64093

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,565	20,121	23,640
Average Age	25.5	29.0	30.4
Average Age (Male)	24.5	26.8	28.2
Average Age (Female)	26.4	30.9	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,331	8,394	9,991
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$42,042	\$56,013	\$58,062
Average House Value	\$138,350	\$168,187	\$173,284

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

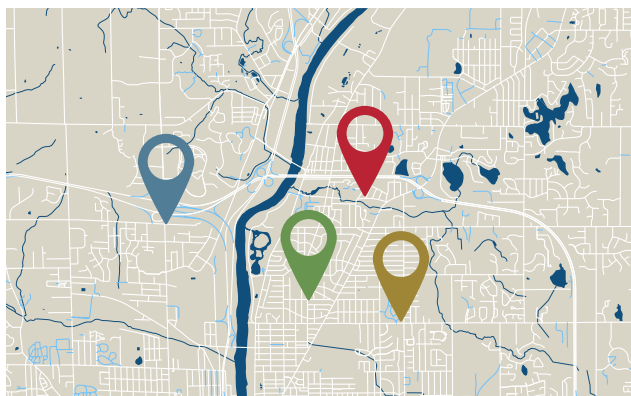


LEGACY
COMMERCIAL PROPERTY

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

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.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

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