

1101 2ND ST. NE

1101 2ND ST. NE, WASECA, MN 56093

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1101 2nd St NE in Waseca, MN. This well-managed retail or office space has strong visibility on the corner of 11th Ave NW & State Street. The building is in an established area with excellent on-site parking with over 40 spaces. The 3,705 SF building sits near the heart of the Waseca business district and is ready for its next generation of retail. This property has been a well-known retail staple of the Waseca community for years and offers landmark recognition & captivating signage. Give our Waseca County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint in Waseca.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	2,505 SF
Building Size:	3,705 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,896	3,738	4,321
Total Population	4,356	9,251	10,525
Average HH Income	\$69,257	\$68,926	\$70,725

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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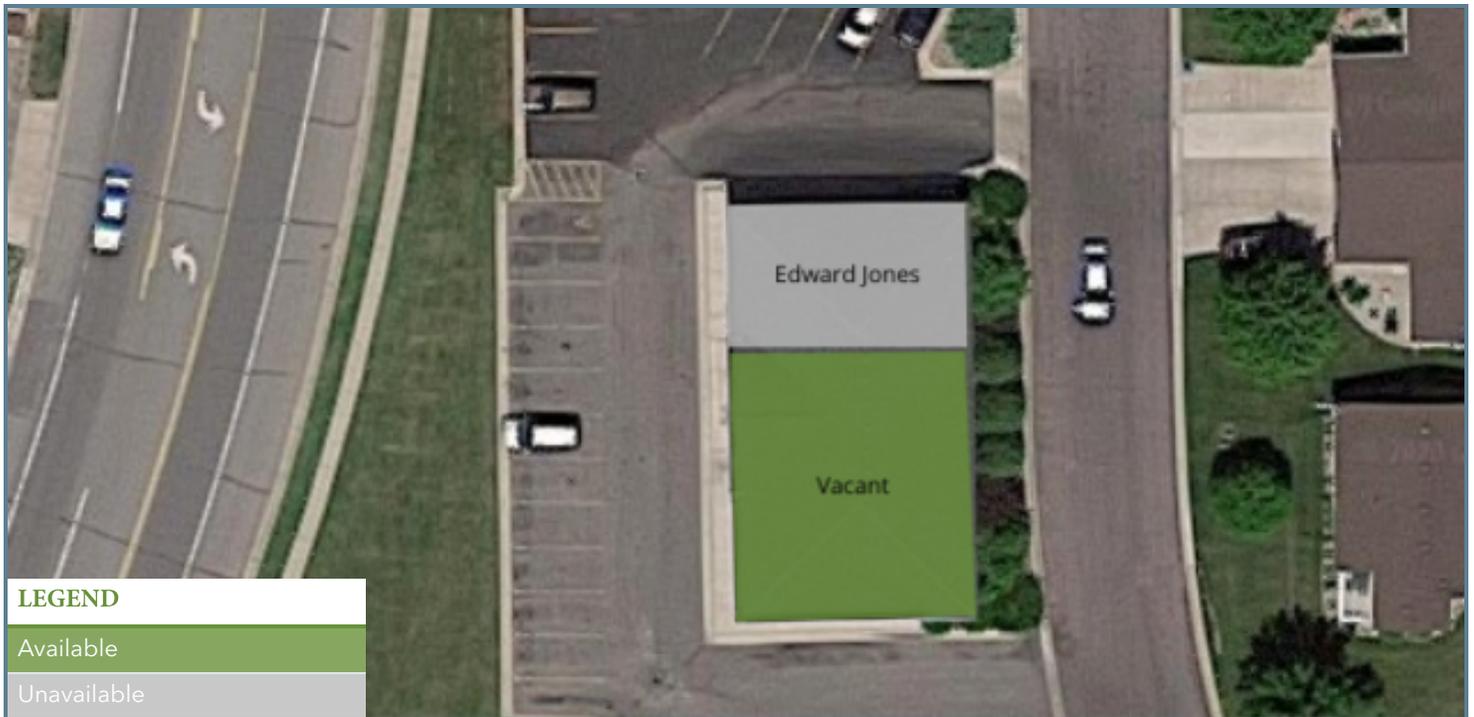
LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,505 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1101 2nd St. NE	Available	2,505 SF	Gross	Contact Broker for Pricing	-
1101 2nd St. NE	Edward Jones	1,200 SF	NNN	-	-

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RETAILER MAP



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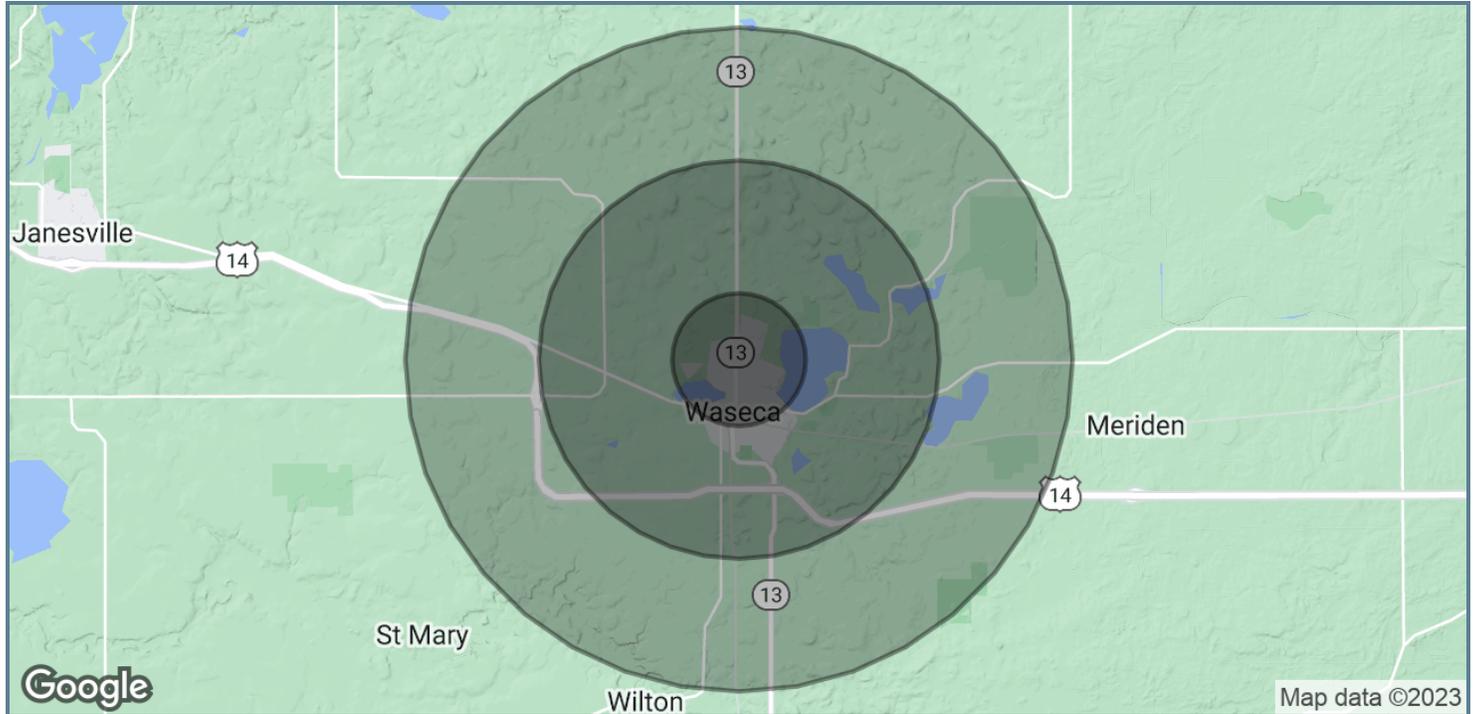
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,356	9,251	10,525
Average Age	40.8	40.6	41.2
Average Age (Male)	39.3	39.4	40.1
Average Age (Female)	42.5	41.4	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,896	3,738	4,321
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$69,257	\$68,926	\$70,725
Average House Value	\$135,754	\$150,589	\$157,762

* Demographic data derived from 2020 ACS - US Census

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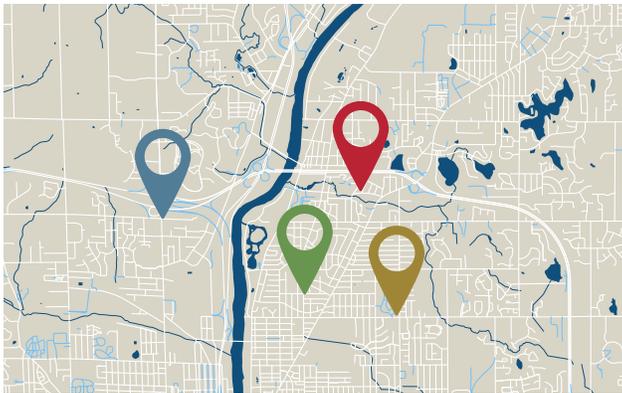


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ACQUISITIONS & DEVELOPMENT

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.



Chat With a Leasing Agent Today

847-904-9200
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