

1702 AVE. H

1702 AVE. H, FORT MADISON, IA 52627

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1702 AVE H in Fort Madison, IA. This well-managed retail or office space has Great visibility on the SE corner of Ave H & 18th St S with up to 4725 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 4,725 SF building sits near the heart of the Fort Madison business district and is ready for its next generation of retail. This property is a well-known retail staple of the Fort Madison community for years and offers landmark recognition & captivating signage. Give our Lee County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint on the SE corner of Ave H & 18th St S.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	1
Available SF:	
Building Size:	4,725 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,470	4,771	5,923
Total Population	4,686	10,093	12,584
Average HH Income	\$46,910	\$55,564	\$55,765

Presented By:

Legacy Commercial Property

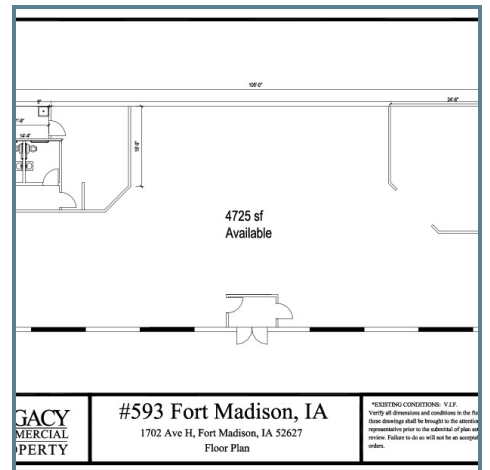
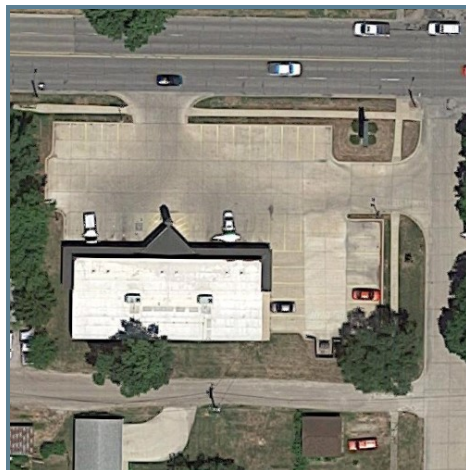
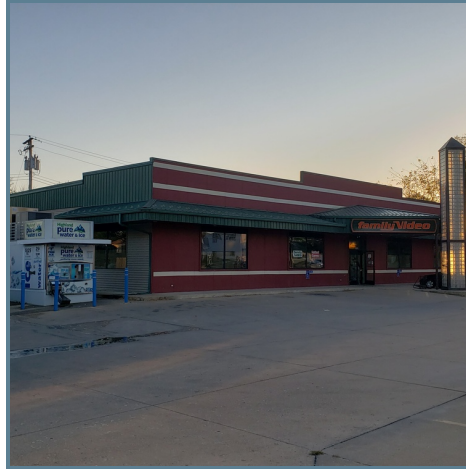
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1702 Ave H	Green Leaf Tobacco	4,725 SF	NNN	-	-

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RETAILER MAP



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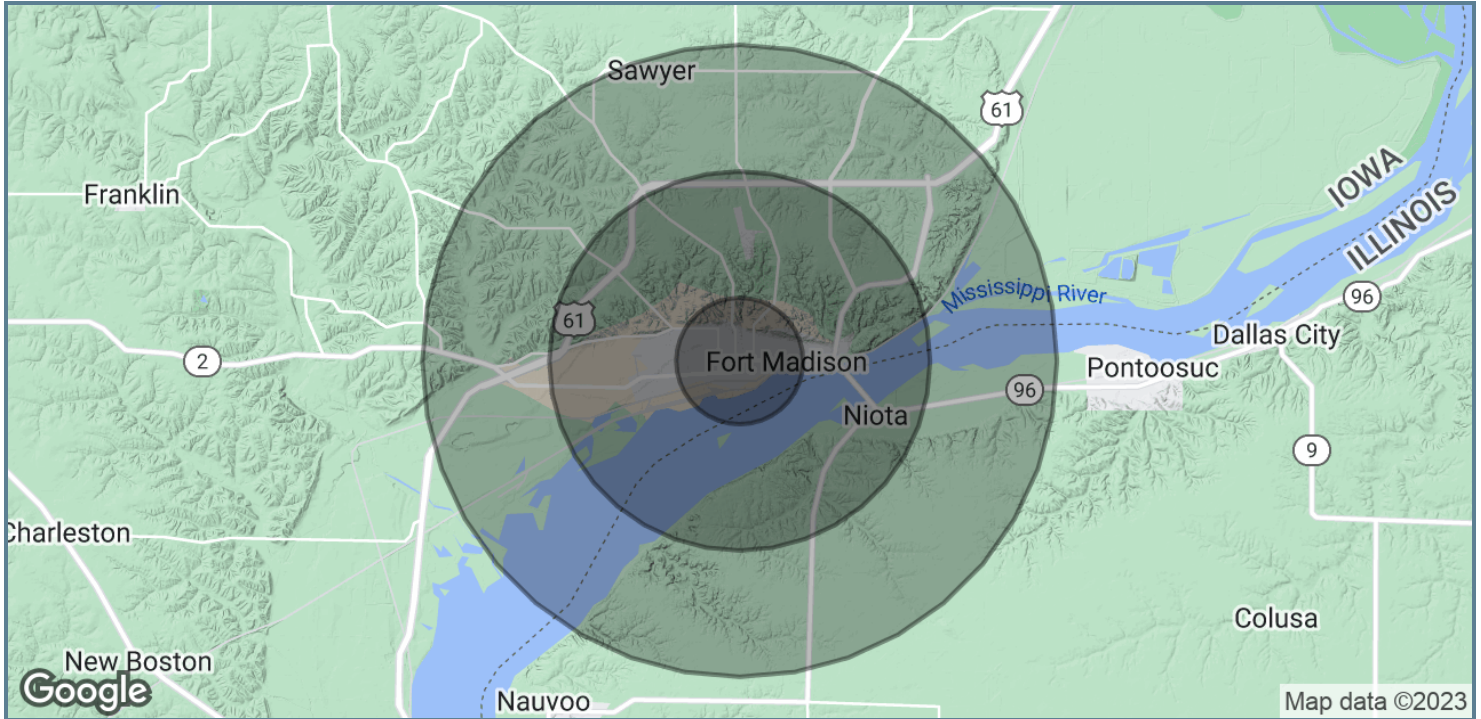
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,686	10,093	12,584
Average Age	37.6	39.9	40.9
Average Age (Male)	36.9	38.4	39.3
Average Age (Female)	36.9	40.6	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,470	4,771	5,923
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$46,910	\$55,564	\$55,765
Average House Value	\$77,849	\$98,968	\$104,494

* 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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