

1001 N. MAIN ST.

1001 N. MAIN ST., NEWTON, KS 67114

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the dynamic surroundings of 1001 N. Main St., Newton, KS, 67114. Nestled in this vibrant locale, the area offers a unique blend of retail opportunities, dining establishments, and community attractions. The property's neighboring Main Street district presents a charming mix of local boutiques and specialty stores, drawing in a steady flow of visitors and residents. Just a short walk from the property, tenants can access popular dining options and quaint cafes, adding to the area's allure. As a Retail/Strip Center tenant, you'll appreciate the community-driven atmosphere and the potential to become an integral part of this bustling commercial hub. With its central location and proximity to key attractions, this area offers an exceptional opportunity to establish a strong retail presence with a loyal customer base.

PROPERTY HIGHLIGHTS

- Prime location on Main Street in Newton, KS
- Versatile layout suitable for retail or strip center use
- High visibility and easy accessibility
- Ample parking for tenant and customer convenience

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,800 SF
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,740	8,743	9,799
Total Population	5,769	19,454	21,962
Average HH Income	\$50,541	\$60,669	\$62,057

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	5,800 SF

Lease Term:	Negotiable
Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1001 N Main St	Available	5,800 SF	NNN	Contact Broker for Pricing	-
1001 N Main St	Little Caesars	1,200 SF	NNN	-	-

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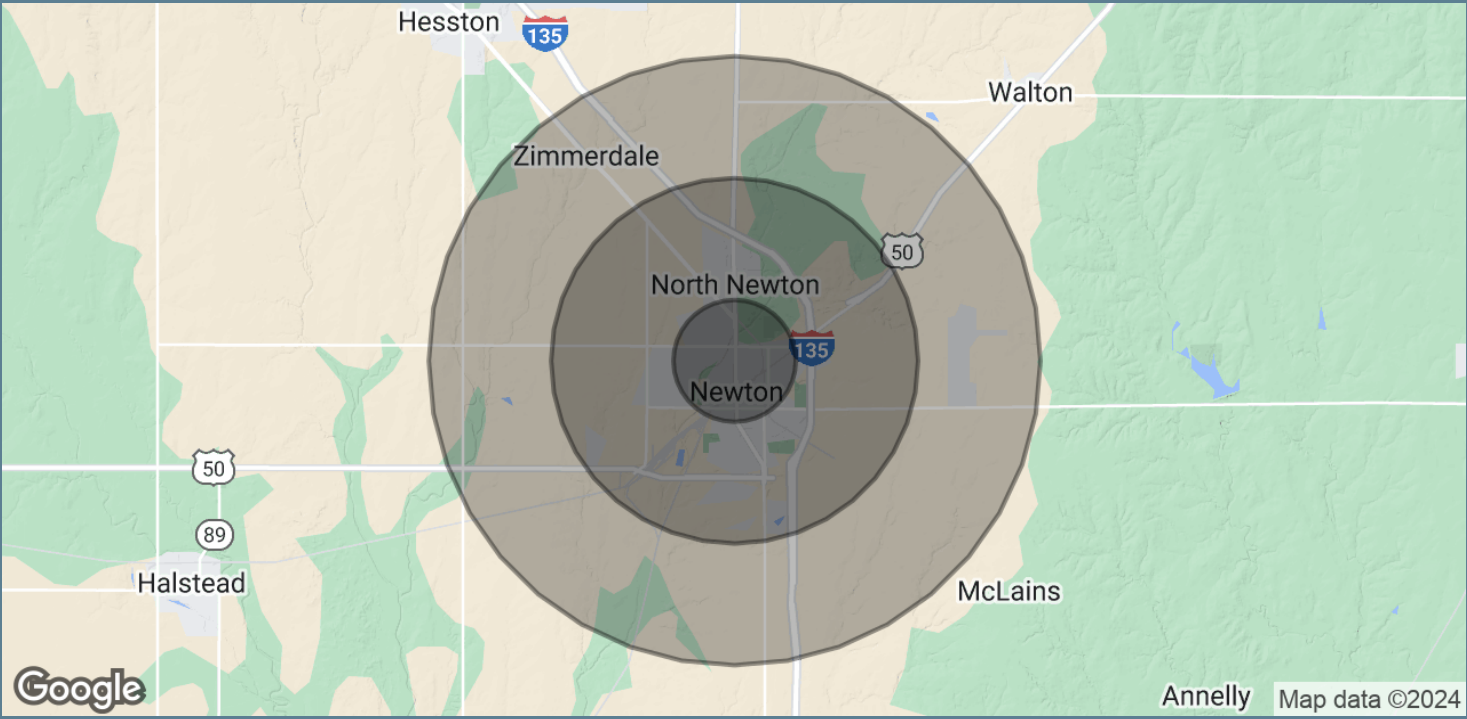
Map of Newton, Massachusetts, showing a cluster of fast-food restaurants near the intersection of W 12th St and N High St. The restaurants are Subway, Papa John's, Taco Bell, McDonald's, Wendy's, Sonic, and Little Caesars. A blue location pin is placed at the intersection. The map includes street names like W 12th St, W 12th S, W 1st St, E 12th St, and N High St. The city name 'Newton' is visible at the bottom. The Google logo is in the bottom left corner.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,769	19,454	21,962
Average Age	36.9	41.0	41.5
Average Age (Male)	35.2	38.0	38.2
Average Age (Female)	42.4	44.4	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,740	8,743	9,799
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$50,541	\$60,669	\$62,057
Average House Value	\$86,359	\$115,744	\$118,223

2020 American Community Survey (ACS)

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LEGACY
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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.

