

606 W. MAIN ST.

606 W. MAIN ST., WAUPUN, WI 53963

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Waupun, the area surrounding 606 W. Main St. offers a compelling mix of local attractions and amenities, making it an ideal location for retail or strip center tenants. The property benefits from its close proximity to the downtown area, known for its charming blend of local shops, restaurants, and cultural venues, creating a draw for foot traffic. Nearby, the Horicon National Wildlife Refuge and Rock River Park offer recreational opportunities for outdoor enthusiasts, enhancing the area's appeal. With a strong sense of community and accessible to major roadways, the location presents an excellent opportunity for retail businesses to establish a solid presence and serve the diverse needs of the Waupun market.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	5,070 SF
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,520	4,821	5,478
Total Population	4,548	11,844	13,478
Average HH Income	\$64,650	\$63,465	\$65,502

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,070 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
606 W Main St	Sweet Fire Tobacco	930 SF	NNN	-	-
606 W Main St	Available	5,070 SF	NNN	Contact Broker for Pricing	-

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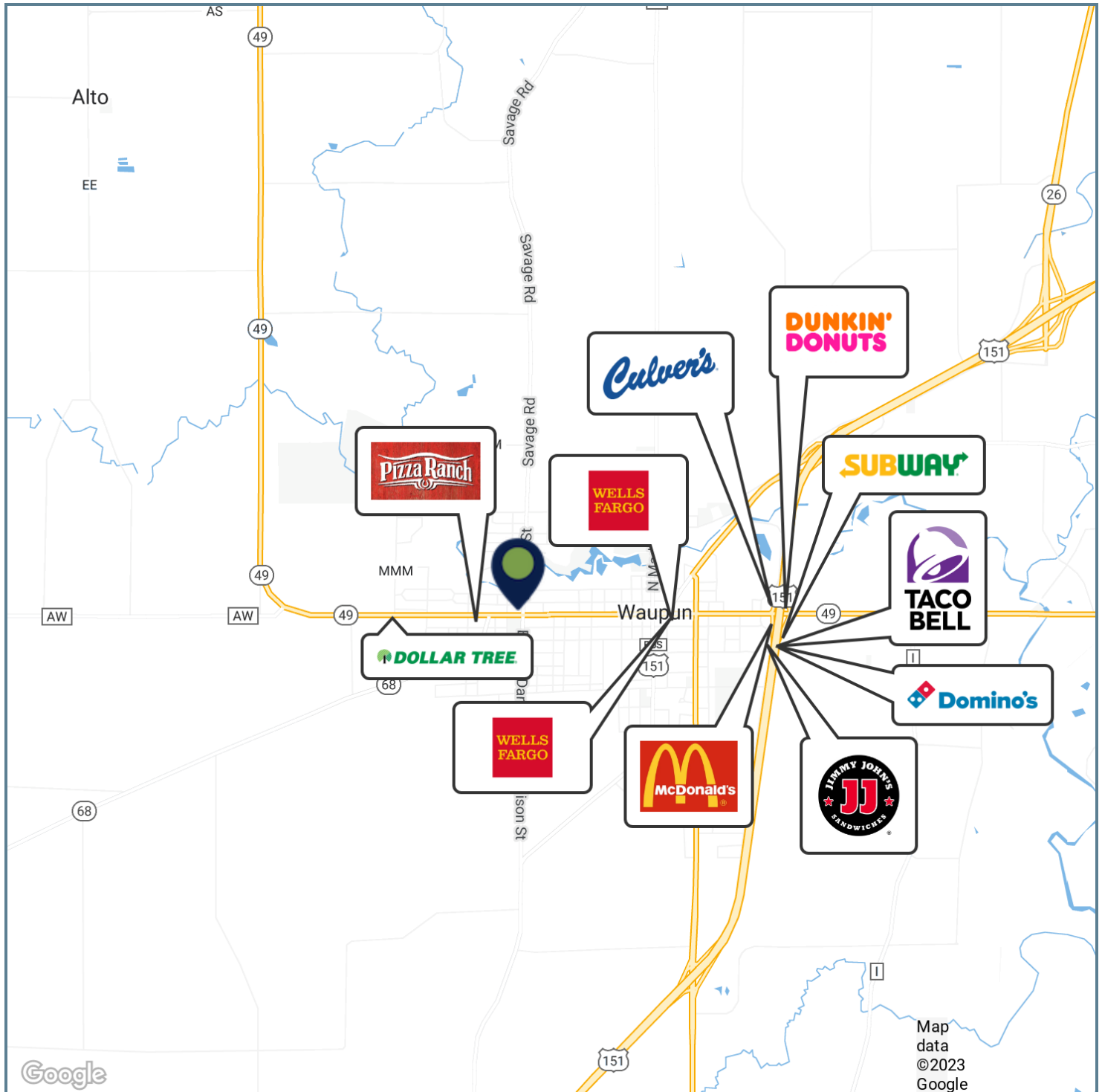
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,548	11,844	13,478
Average Age	41.1	43.3	43.2
Average Age (Male)	40.6	42.2	42.2
Average Age (Female)	39.3	42.5	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,520	4,821	5,478
# of Persons per HH	3.0	2.5	2.5
Average HH Income	\$64,650	\$63,465	\$65,502
Average House Value	\$124,419	\$138,091	\$146,121

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.

