

521 W. GRAND AVE.

521 W. GRAND AVE., HAYSVILLE, KS 67060



PROPERTY SUMMARY



LOCATION DESCRIPTION

Fully vacant and ready for a fresh start, this Haysville building offers a genuine blank slate on a hard corner at W Grand Ave & German Ave. It's just south of Wichita and minutes from Eisenhower Airport, giving it real regional reach without a big-city price tag. Walmart, Dillons, Dollar General, McDonald's, Casey's, and AutoZone all keep the surrounding area busy.

PROPERTY HIGHLIGHTS

- Hard corner location: W Grand Ave & German Ave, Haysville's primary commercial intersection
- Wichita-adjacent market: minutes from the Wichita metro and Eisenhower Airport
- Fully vacant building: a clean slate ready for a single tenant or multiple users
- Strong national retail company: Walmart, Dillons, Dollar General, McDonald's, Casey's, and AutoZone all nearby

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,500 - 4,438 SF
Building Size:	6,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,263	20,528	111,697
Total Population	21,993	53,976	276,989
Average HH Income	\$89,059	\$77,129	\$73,454



Shawn Krisher

Regional Vice President

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209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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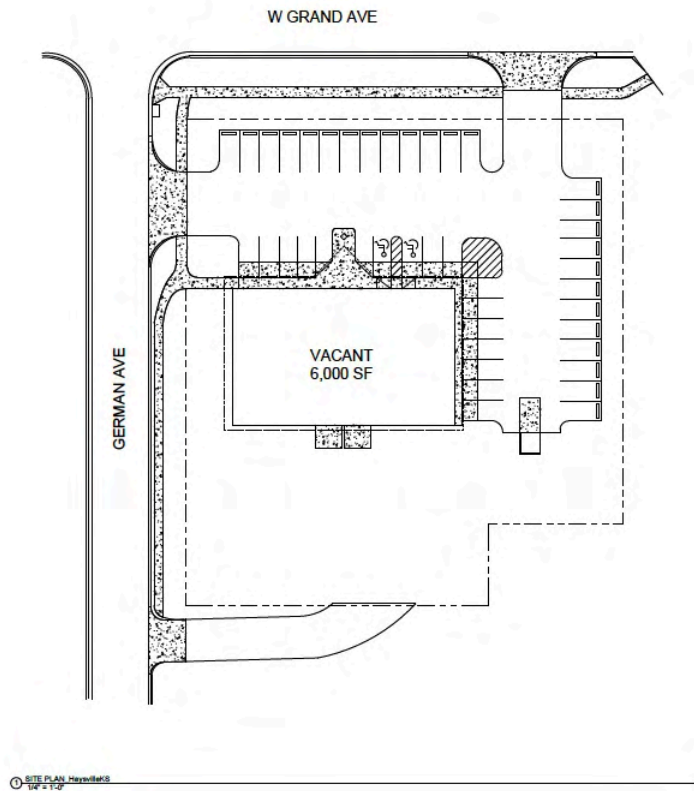
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SITE PLAN



ADDRESS:
209 POWELL PL.
BRENTWOOD, TN 37027

PHONE:
(847) 904-9200



HAYSVILLE, KS
521 W. Grand Ave.
Haysville, KS

Project Status

REVISION SCHEDULE		
#	REV.	DATE

PROJECT NUMBER
Project
Number
DATE
Issue Date

EXISTING SITE
PLAN

A1 2



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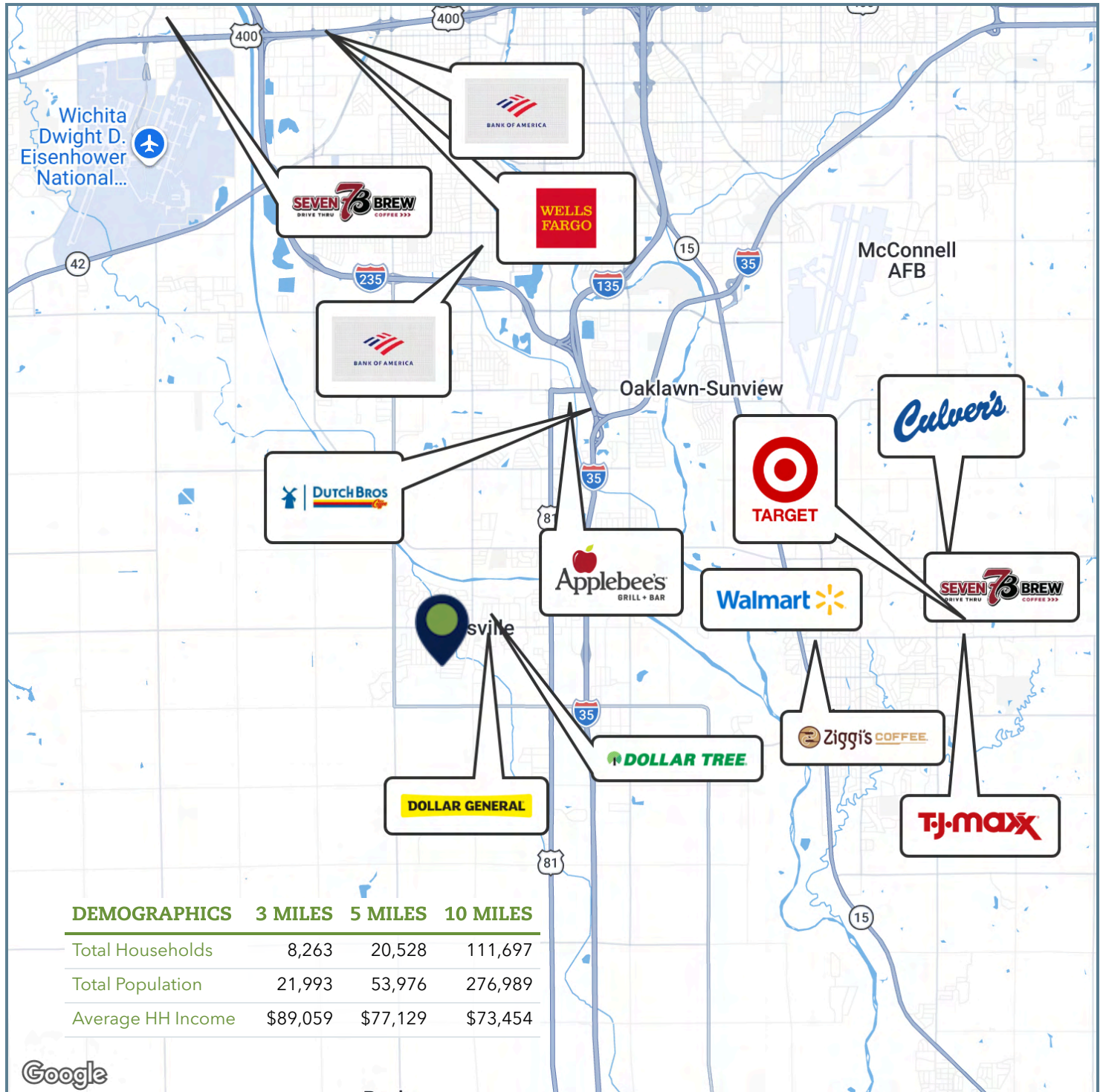
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RETAILER MAP



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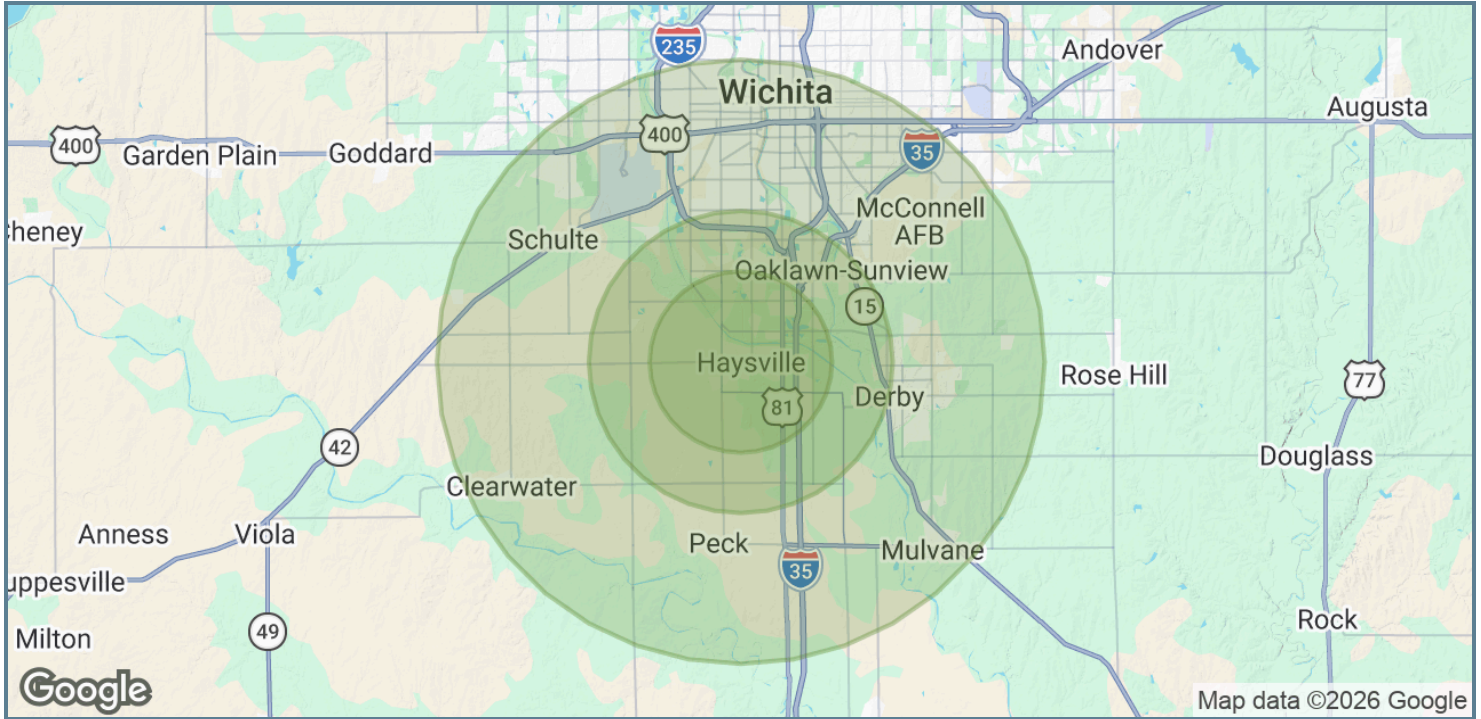
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	21,993	53,976	276,989
Average Age	37.5	36.9	37.8
Average Age (Male)	35.9	37	37.1
Average Age (Female)	37.3	36.6	38.1

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	8,263	20,528	111,697
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$89,059	\$77,129	\$73,454
Average House Value	\$111,202	\$117,135	\$105,553



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LEGACY
COMMERCIAL PROPERTY

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 on moving 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.

