

# 2931 75TH ST.

2931 75TH ST. , KENOSHA, WI 53143

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Positioned in the vibrant city of Kenosha, the area surrounding 2931 75th St. offers a blend of local attractions and amenities, presenting an ideal location for retail or strip center tenants. The property benefits from its close proximity to the commercial and retail hub of 75th Street, boasting a variety of well-known retailers, restaurants, and local shops, attracting steady foot traffic. Additionally, the nearby Pleasant Prairie Premium Outlets and RecPlex contribute to the area's appeal, drawing in both local residents and visitors. With convenient access to major roadways and a strong sense of community, the location provides an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Kenosha market.

### PROPERTY HIGHLIGHTS

- Ample on-site parking
- High visibility for brand exposure
- Customizable interiors to suit diverse business needs
- Strategic location

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,431 SF
Lot Size:	1 Acres
Building Size:	6,631 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,501	33,817	48,278
Total Population	17,904	80,636	116,419
Average HH Income	\$64,325	\$64,725	\$72,147

Presented By:

Legacy Commercial Property

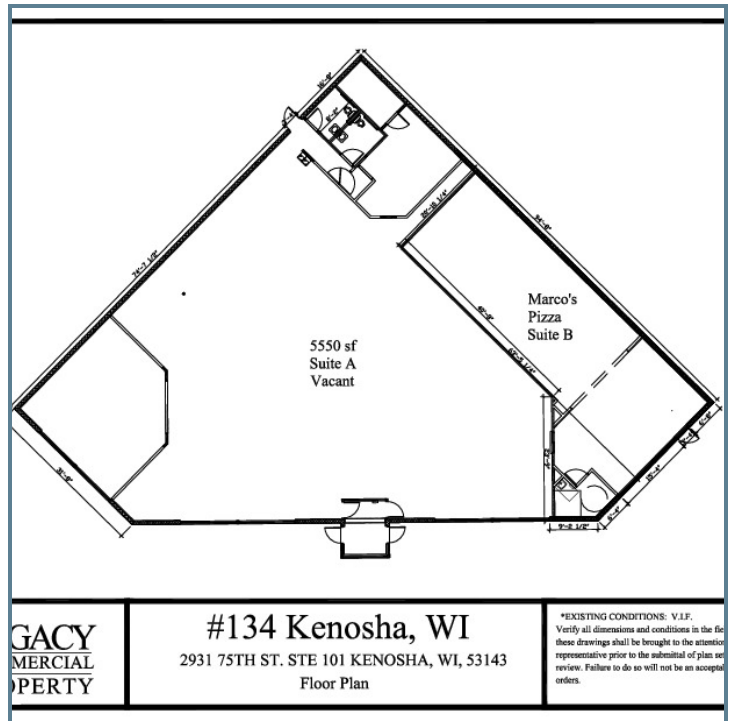
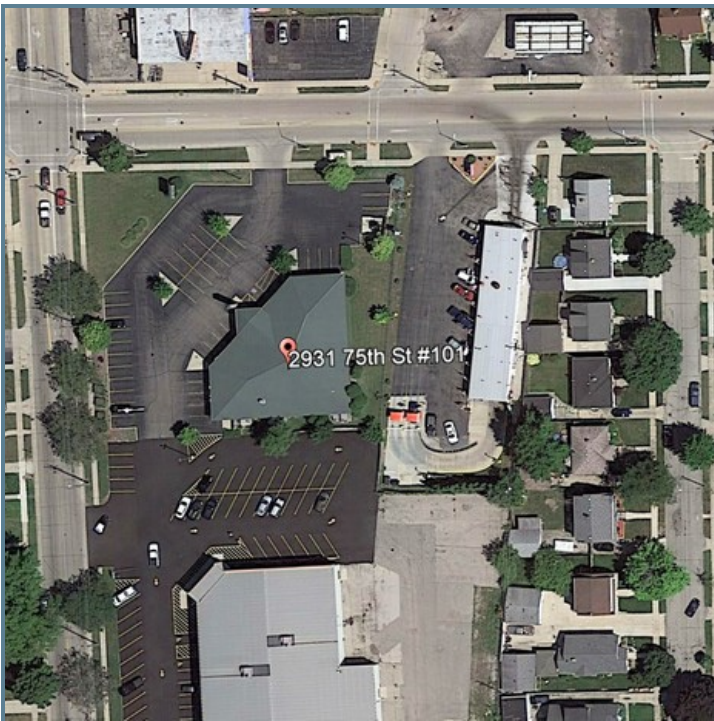
847.904.9200

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ADDITIONAL PHOTOS



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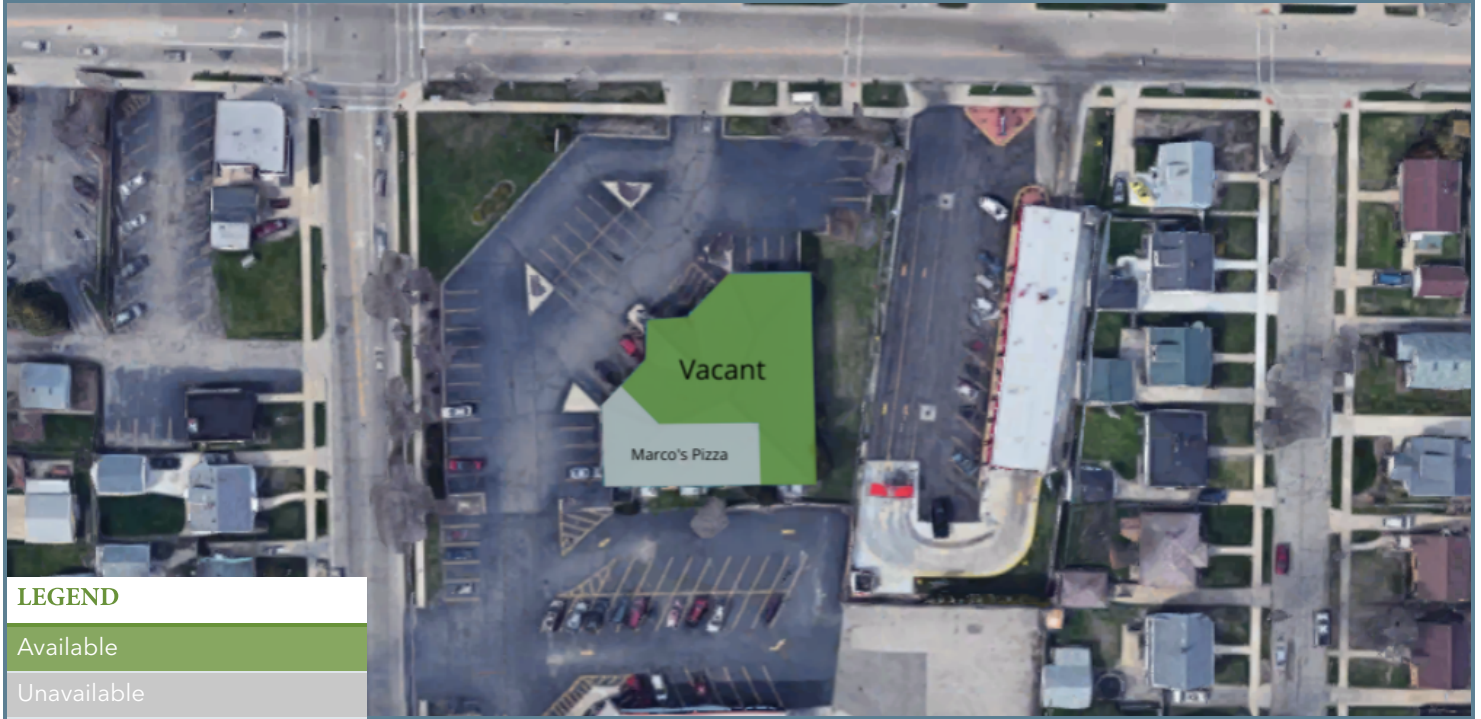
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,431 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2931 75th St	Available	5,431 SF	NNN	Contact Broker for Pricing	-
2931 75th St	Marco's Pizza #3504	1,200 SF	NNN	-	-

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RETAILER MAP



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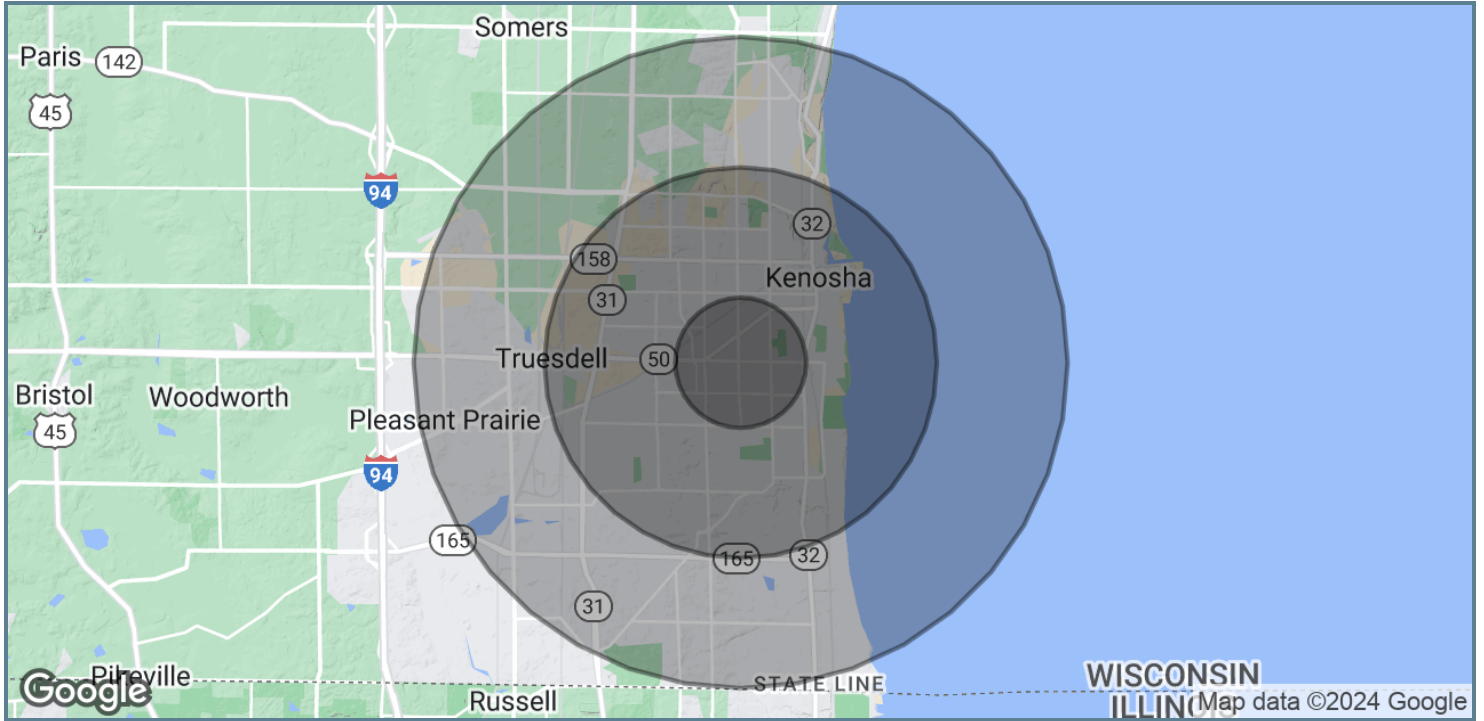
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,904	80,636	116,419
Average Age	37.6	38.6	38.4
Average Age (Male)	37.1	36.5	36.9
Average Age (Female)	37.8	39.7	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,501	33,817	48,278
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$64,325	\$64,725	\$72,147
Average House Value	\$134,435	\$154,383	\$179,364

2020 American Community Survey (ACS)

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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



# 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.

