

409 N. BUCKEYE AVE.

409 N. BUCKEYE AVE., ABILENE, KS 67410



PROPERTY SUMMARY



LOCATION DESCRIPTION

History does a lot of the work here – this Abilene building sits just blocks from the Dwight D. Eisenhower Presidential Library, Museum, and Boyhood Home, one of the state's most visited attractions. The Russell Stover Candies factory and factory store add another well-known draw nearby. Together, they bring a steady flow of visitor traffic to this downtown corner at N Buckeye Ave & NE 5th St year-round.

PROPERTY HIGHLIGHTS

- Downtown corner: N Buckeye Ave & NE 5th St, in Abilene's historic downtown district
- Tourism-anchored corridor: blocks from the Eisenhower Presidential Library, Museum, and Boyhood Home
- Year-round visitor traffic: a steady flow of tourists supplements the local shopper base

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,500 SF
Building Size:	12,563 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,190	3,512	4,755
Total Population	7,489	8,295	11,448
Average HH Income	\$80,924	\$82,403	\$83,906



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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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
409 N Buckeye Ave	Available	1,500 SF	NNN	Contact Broker for Pricing	-
409 N Buckeye Ave	Selectel Wireless	955 SF	NNN	-	-
409 N Buckeye Ave	Dollar General #22963	10,108 SF	NNN	-	-



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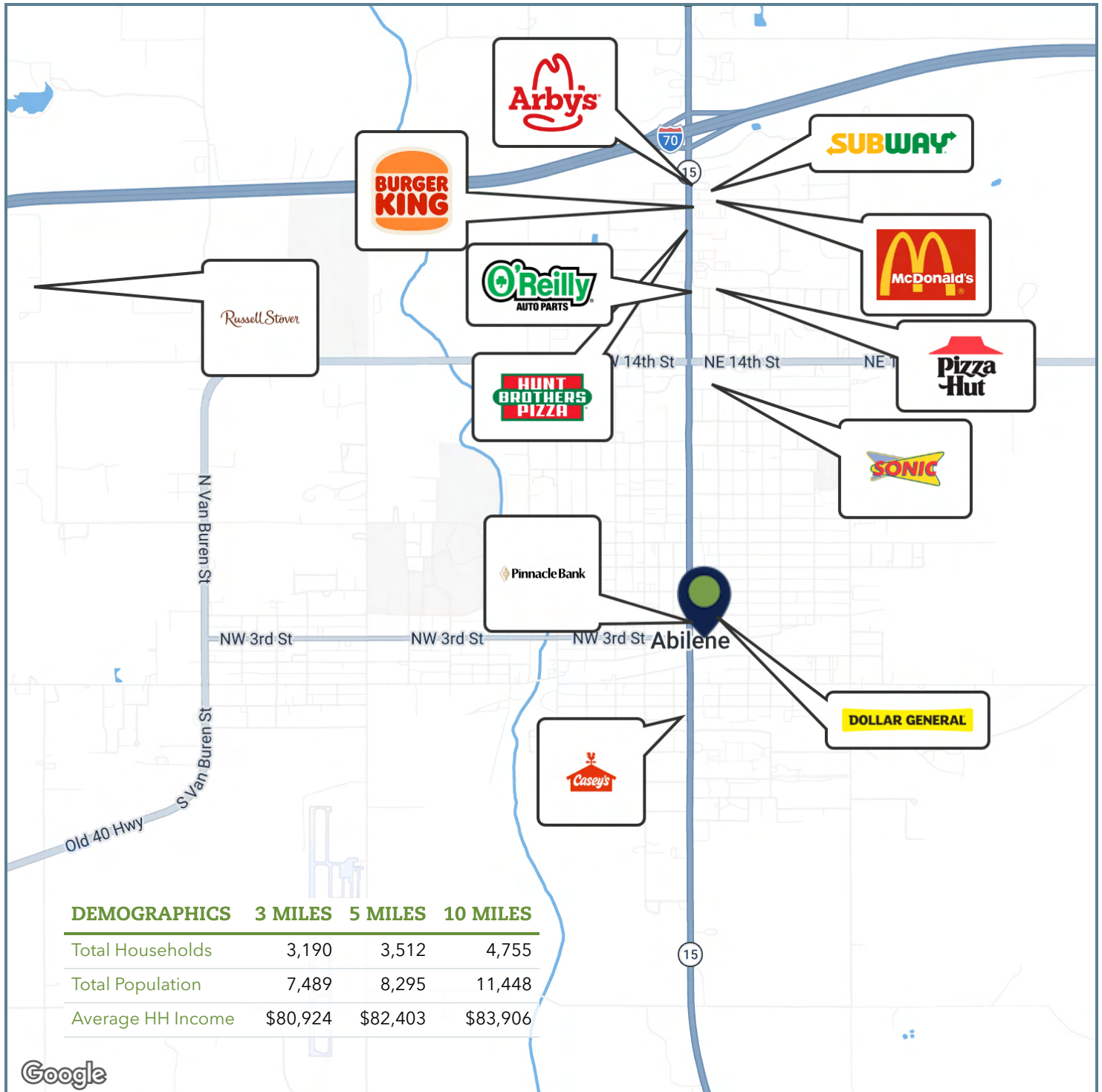
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RETAILER MAP



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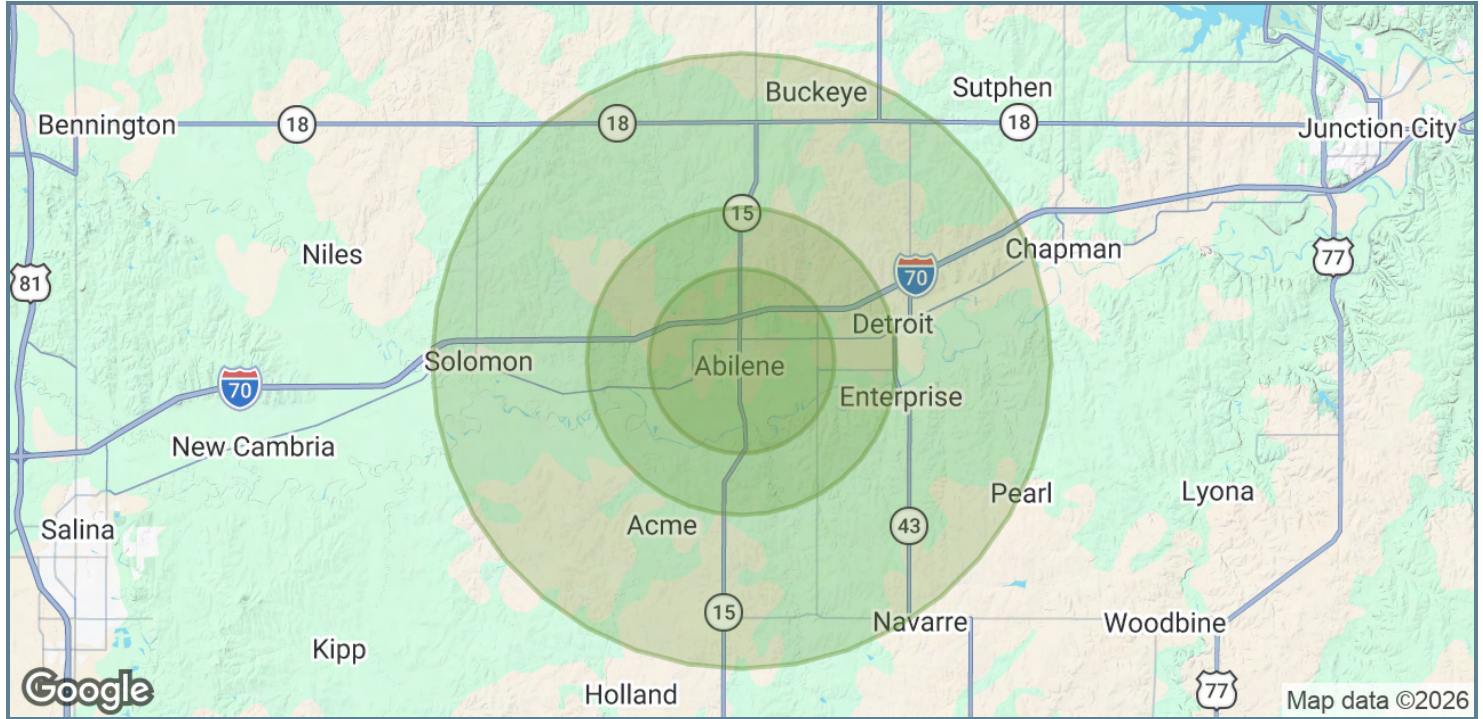
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,489	8,295	11,448
Average Age	49.1	43.8	41.3
Average Age (Male)	46.1	42.6	40
Average Age (Female)	46.3	42.9	41.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,190	3,512	4,755
# of Persons per HH	1.7	2	2.2
Average HH Income	\$80,924	\$82,403	\$83,906
Average House Value	\$103,686	\$127,717	\$134,512



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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.

