

1714 S. NATIONAL AVE.

1714 S. NATIONAL AVE., FORT SCOTT, KS 66701

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the inviting community surrounding 1714 S. National Ave. in Fort Scott, KS. This bustling area offers proximity to notable attractions such as the historic Fort Scott National Historic Site, drawing in a steady flow of visitors and locals. With its strategic location on the vibrant National Avenue, the area is a prime destination for retail or free standing building tenants seeking maximum exposure. Nearby points of interest also include the charming downtown area with its unique shops, providing a steady stream of potential customers. Embrace the opportunity to join this dynamic commercial hub and establish a retail presence in a sought-after location renowned for its historic charm and abundance of community activities.

PROPERTY HIGHLIGHTS

- High-visibility location on National Avenue
- Ample parking for customers and staff
- Versatile floor plans to suit various business needs

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,825 SF
Building Size:	6,865 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,472	4,140	4,834
Total Population	2,580	8,078	9,837
Average HH Income	\$39,799	\$44,074	\$47,659

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,825 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1714 S. National Ave.	Available	5,825 SF	NNN	Contact Broker for Pricing	-
1714 S. National Ave.	Vapor Maven	1,040 SF	NNN	-	-

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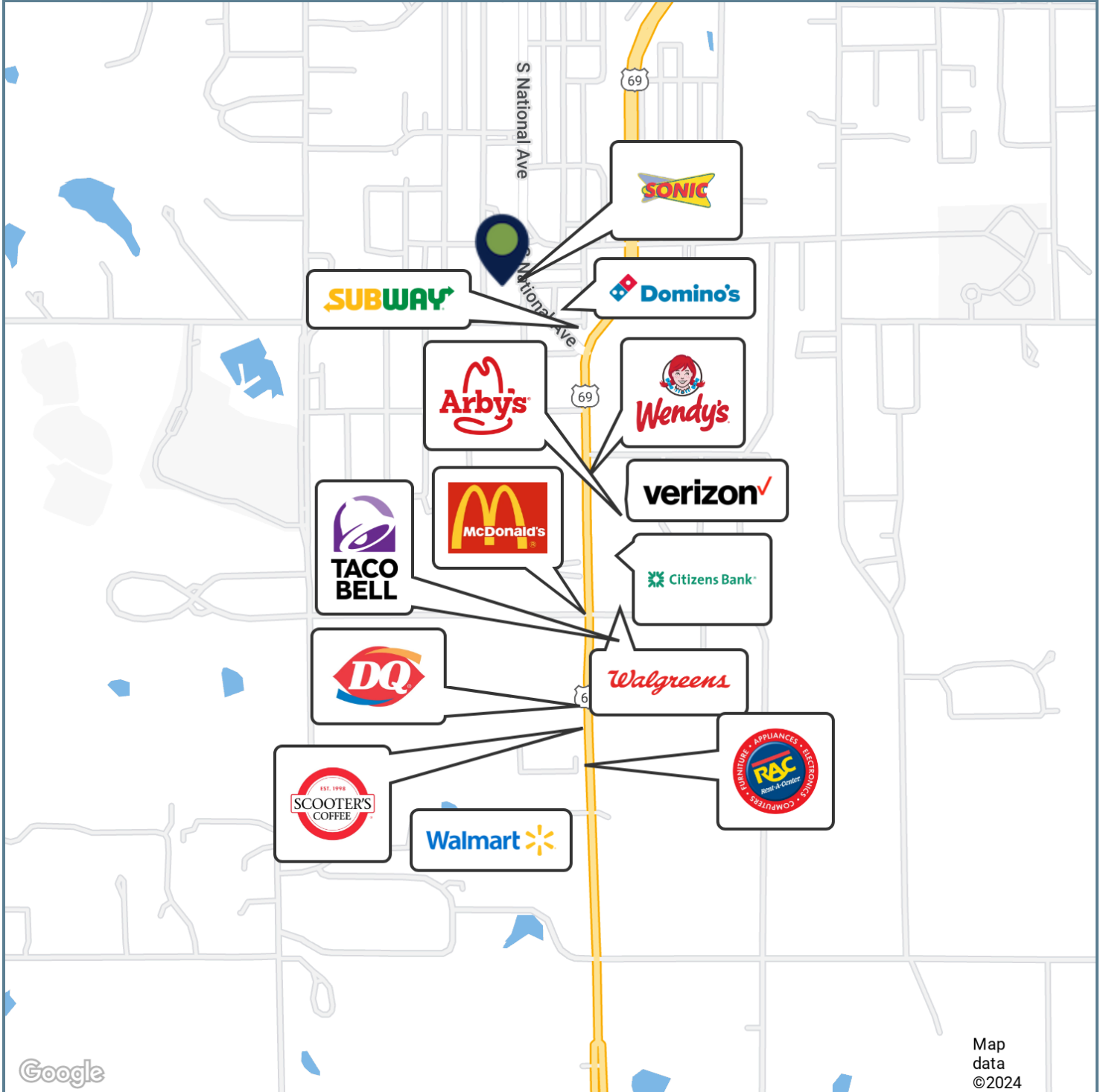
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RETAILER MAP



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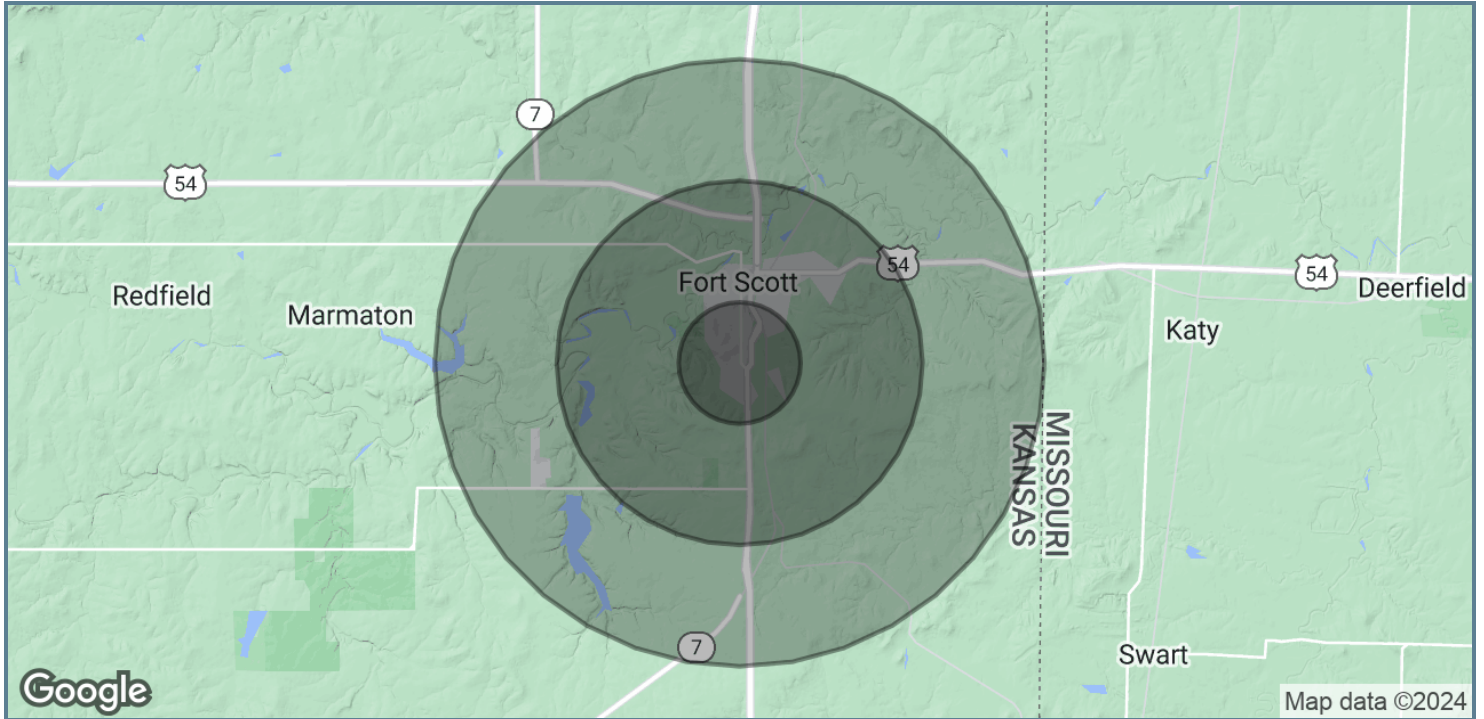
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,580	8,078	9,837
Average Age	47.7	40.2	40.8
Average Age (Male)	44.1	40.6	41.0
Average Age (Female)	52.5	41.5	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,472	4,140	4,834
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$39,799	\$44,074	\$47,659
Average House Value	\$75,785	\$76,583	\$85,848

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.

