

# 1055 LINDEN DR.

1055 LINDEN DR., MARION, IA 52302



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located on a signalized hard corner, this property offers excellent visibility and easy access, with traffic counts exceeding 18,000 vehicles per day. The surrounding area features strong demographics, with average household incomes surpassing \$100,000 within a three-mile radius. The available space is well-suited for a restaurant user, with second-generation capabilities that can reduce buildout time and costs. National retailers nearby, including Starbucks, CVS, and Culver's, contribute to steady traffic and visibility.

### PROPERTY HIGHLIGHTS

- Prime signalized corner location with convenient ingress/egress
- Traffic counts exceeding 18,000 VPD
- Strong demographics with \$100K+ household income within a 3-mile radius
- Turnkey opportunity for restaurant users (second-generation space)
- Located near national retailers including Starbucks, CVS, and Culver's

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1,500 - 5,055 SF
Lot Size:	2.62 Acres
Building Size:	16,036 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,560	37,820	80,990
Total Population	42,633	89,949	194,183
Average HH Income	\$103,176	\$99,587	\$93,360

### TRAFFIC COUNTS

18,868 Vehicles Per Day



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ADDITIONAL PHOTOS



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## SITE PLANS



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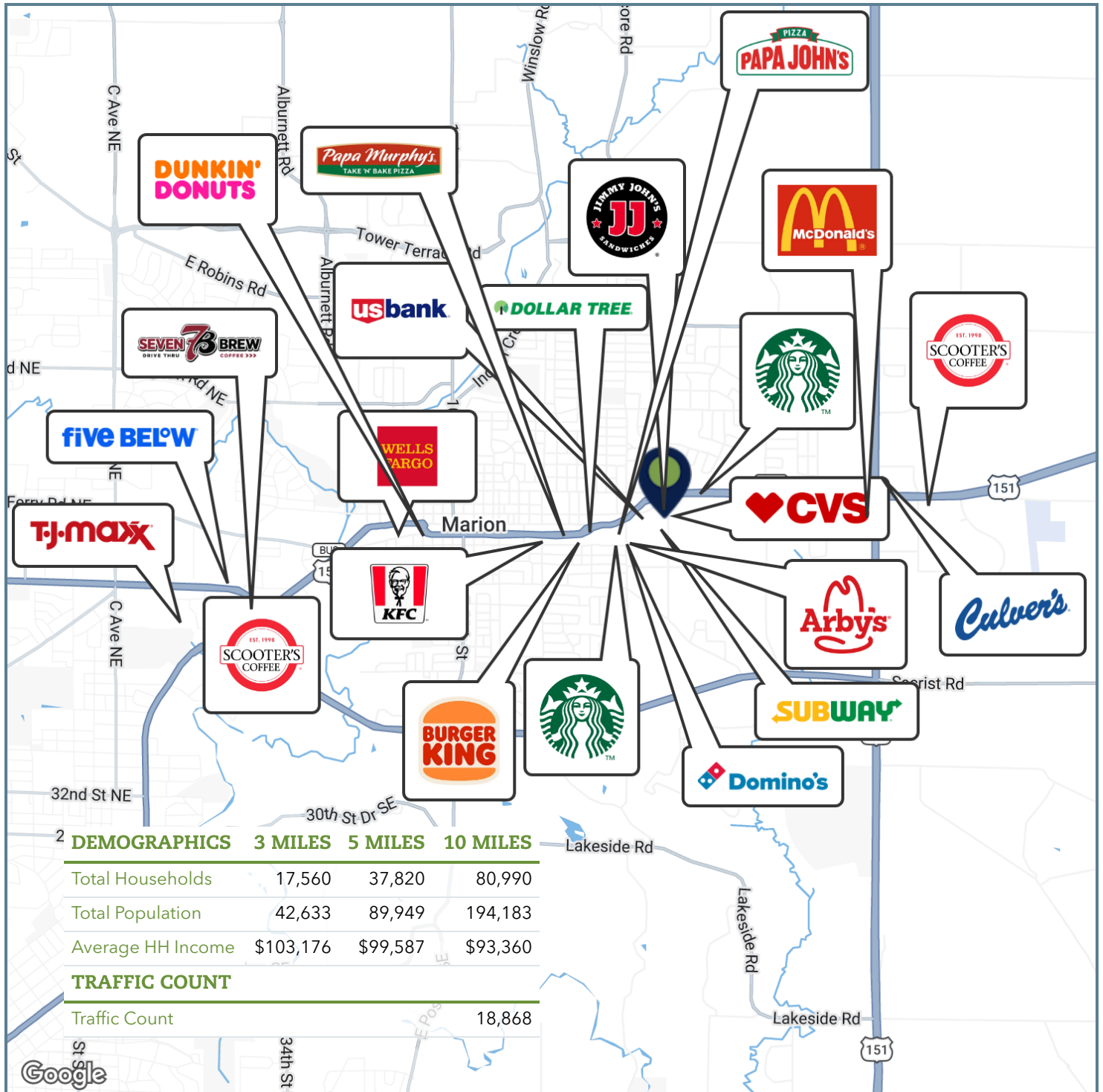
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## RETAILER MAP



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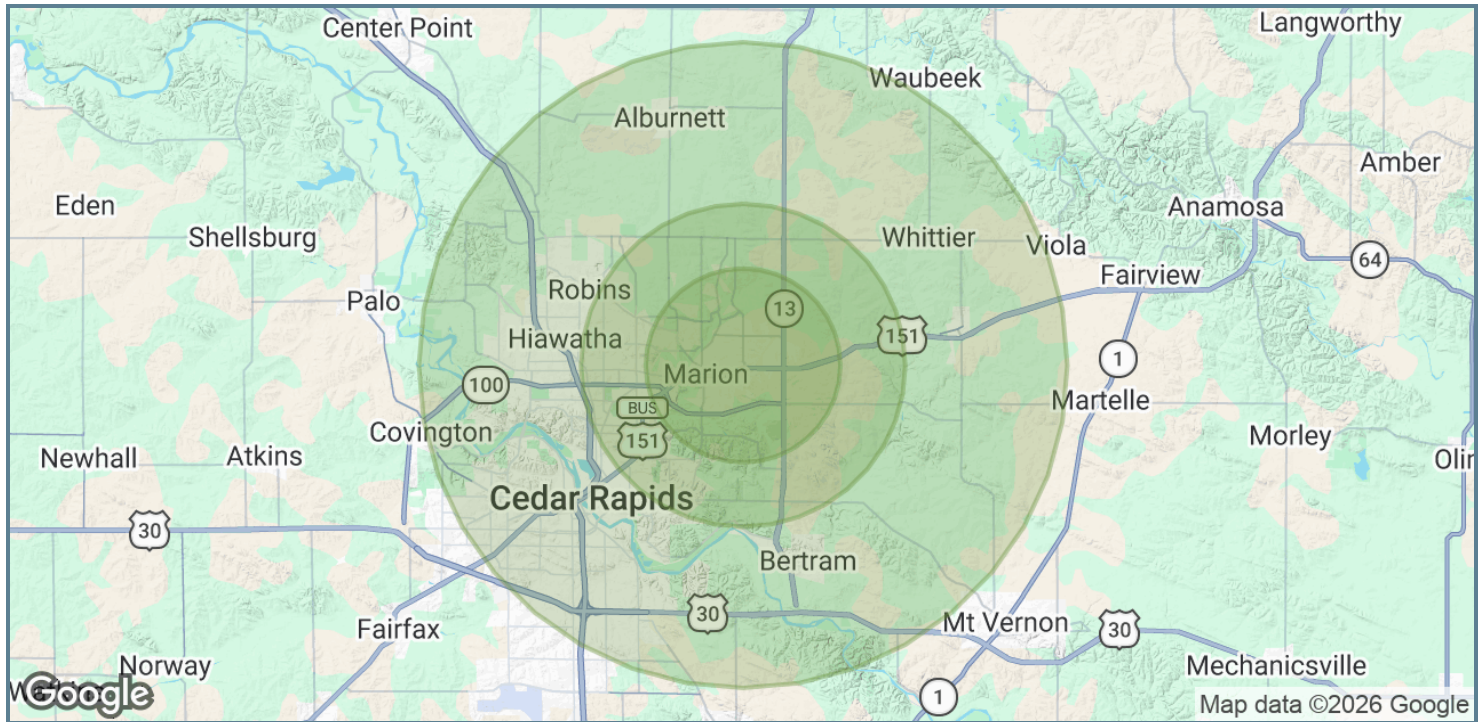
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	42,633	89,949	194,183
Average Age	39.1	39.2	39.4
Average Age (Male)	37.9	38.6	38.6
Average Age (Female)	40.5	39.8	40.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,560	37,820	80,990
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$103,176	\$99,587	\$93,360
Average House Value	\$167,511	\$177,205	\$171,161



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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 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



# 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.

