

# 528 STORY ST

BOONE, IA 50036

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 528 STORY ST in Boone, IA. This well-managed retail or office space has strong visibility on the NE corner of Story St & 5th St with up to 4684 SF available for lease. The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,000 SF building sits near the epicenter of the Boone business district and is ready for its next generation of retail. This property is a well-known retail staple of the Boone community for years and offers landmark recognition & engaging signage. Give our team of Boone County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the NE corner of Story St & 5th St.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,186 - 4,684 SF
Building Size:	7,070 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,051	7,319	7,893
Total Population	4,756	17,361	18,725
Average HH Income	\$54,323	\$53,745	\$55,041

Presented By:

Legacy Commercial Property

847.904.9200

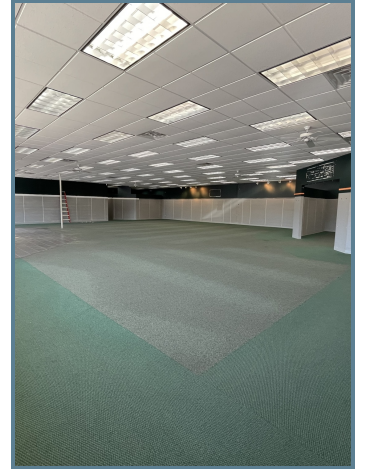
info@legacypro.com



# 528 STORY ST

BOONE, IA 50036

## ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

2500 Lehigh Ave  
Glenview, IL 60026  
<http://legacypro.com>

# 528 STORY ST

BOONE, IA 50036

PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,186 - 4,684 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
522 Story St	Available	4,684 SF	NNN	Negotiable	-
522 Story St.	Available	1,186 SF	NNN	Negotiable	-
522 Story St.	Cost Cutters	1,200 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



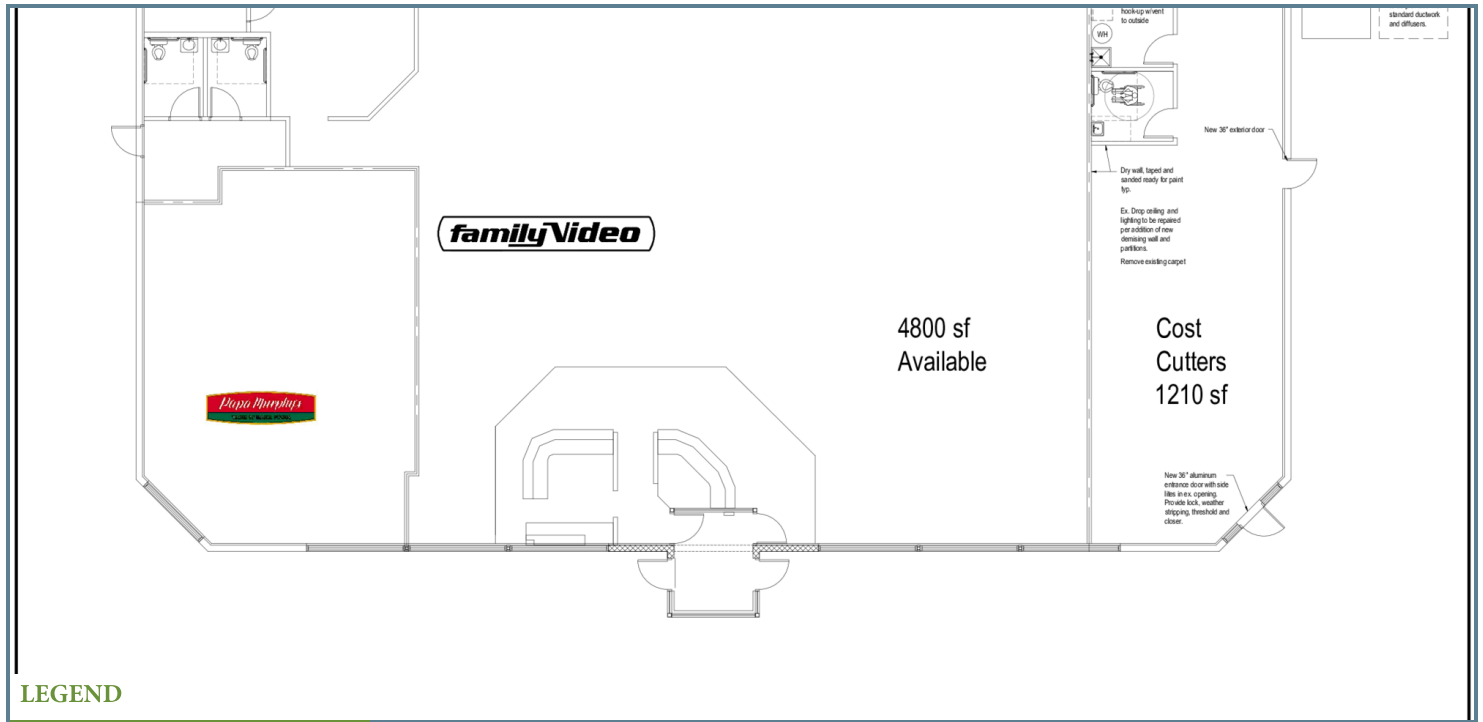
**LEGACY**  
COMMERCIAL PROPERTY

2500 Lehigh Ave  
Glenview, IL 60026  
<http://legacypro.com>

# 528 STORY ST

BOONE, IA 50036

## PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,186 - 4,684 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

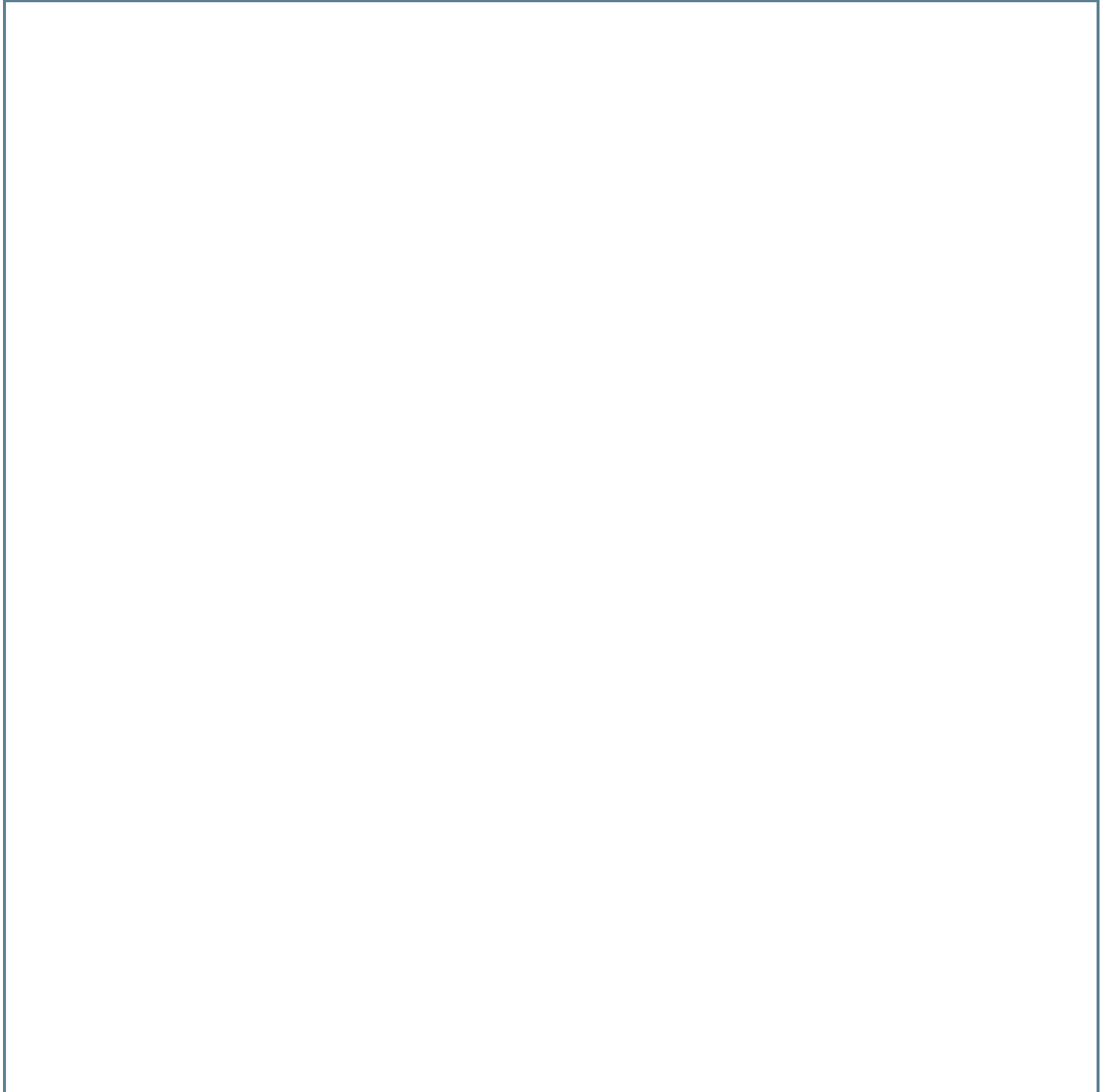
2500 Lehigh Ave  
Glenview, IL 60026  
<http://legacypro.com>



# 528 STORY ST

BOONE, IA 50036

RETAILER MAP



Presented By:

**Legacy Commercial Property**

847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)



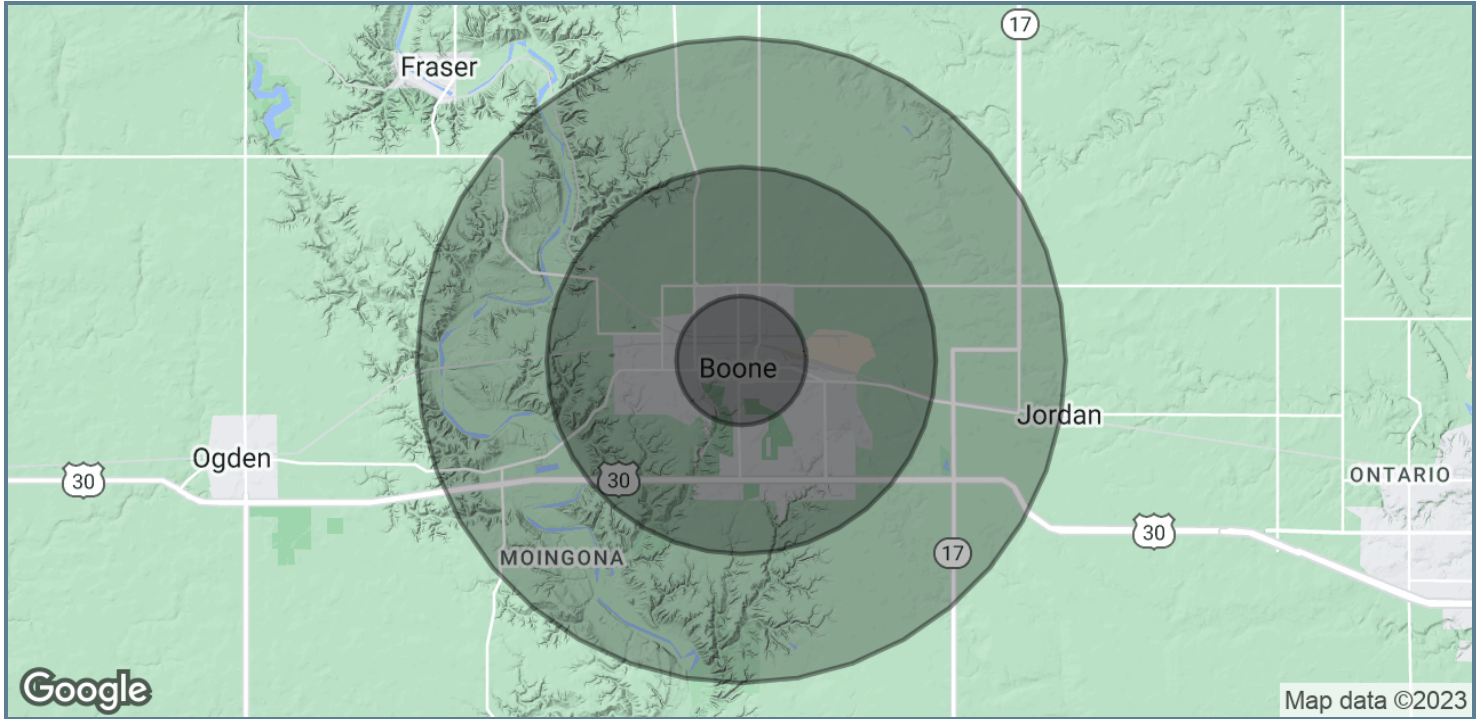
**LEGACY**  
COMMERCIAL PROPERTY

2500 Lehigh Ave  
Glenview, IL 60026  
<http://legacypro.com>

# 528 STORY ST

BOONE, IA 50036

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,756	17,361	18,725
Average Age	35.1	36.1	36.6
Average Age (Male)	32.2	33.8	34.4
Average Age (Female)	40.0	40.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,051	7,319	7,893
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$54,323	\$53,745	\$55,041
Average House Value	\$134,188	\$134,300	\$134,869

\* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



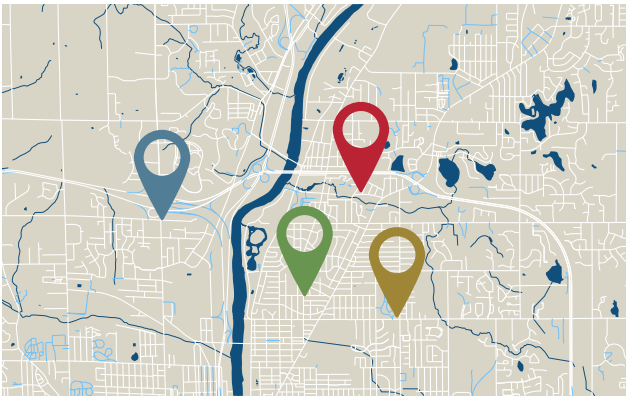
**LEGACY**  
COMMERCIAL PROPERTY

2500 Lehigh Ave  
Glenview, IL 60026  
<http://legacypro.com>



# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



**LEGACY**  
COMMERCIAL PROPERTY

**Chat With a Leasing Agent Today**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
info@legacypro.com