

730 WEST ST

GRINNELL, IA 50112

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 730 WEST ST in Grinnell, IA. This well-managed retail or office space has amazing visibility from the corner of 3rd Avenue & West Street with potential for multiple lease spaces to accommodate for your needs. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 7,048 SF building sits near the center of the Grinnell business district and is ready for its next generation of retail. This property is a well-known retail staple of the Grinnell community for years and offers landmark recognition & captivating signage. Give our team of Poweshiek County leasing experts a call at 847-904-9200 or fill out our contact form to get more info about this available property. This is an excellent opportunity to expand your business On the NE corner of 3rd Ave & West Street with great access of ingress & egress.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,048 SF
Lot Size:	1.12 Acres
Building Size:	7,048 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	866	5,063	6,646
Total Population	1,967	13,203	17,052
Average HH Income	\$50,586	\$60,427	\$62,587

Presented By:

Legacy Commercial Property

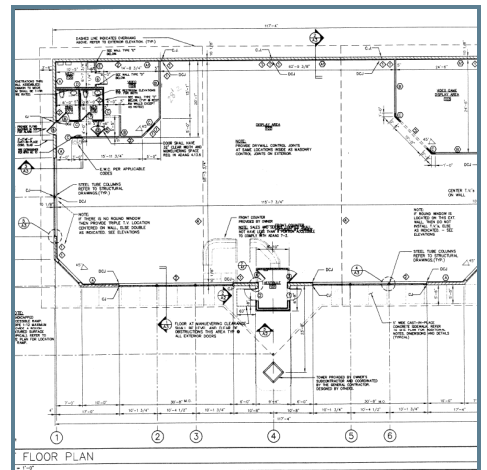
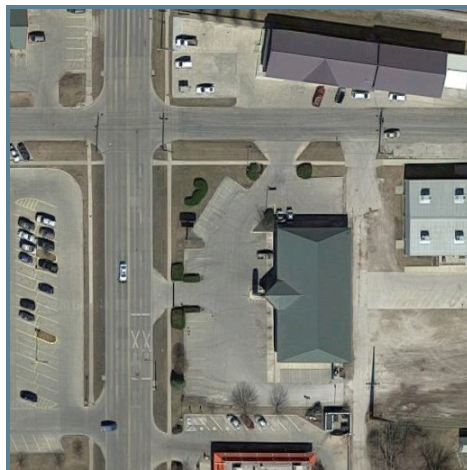
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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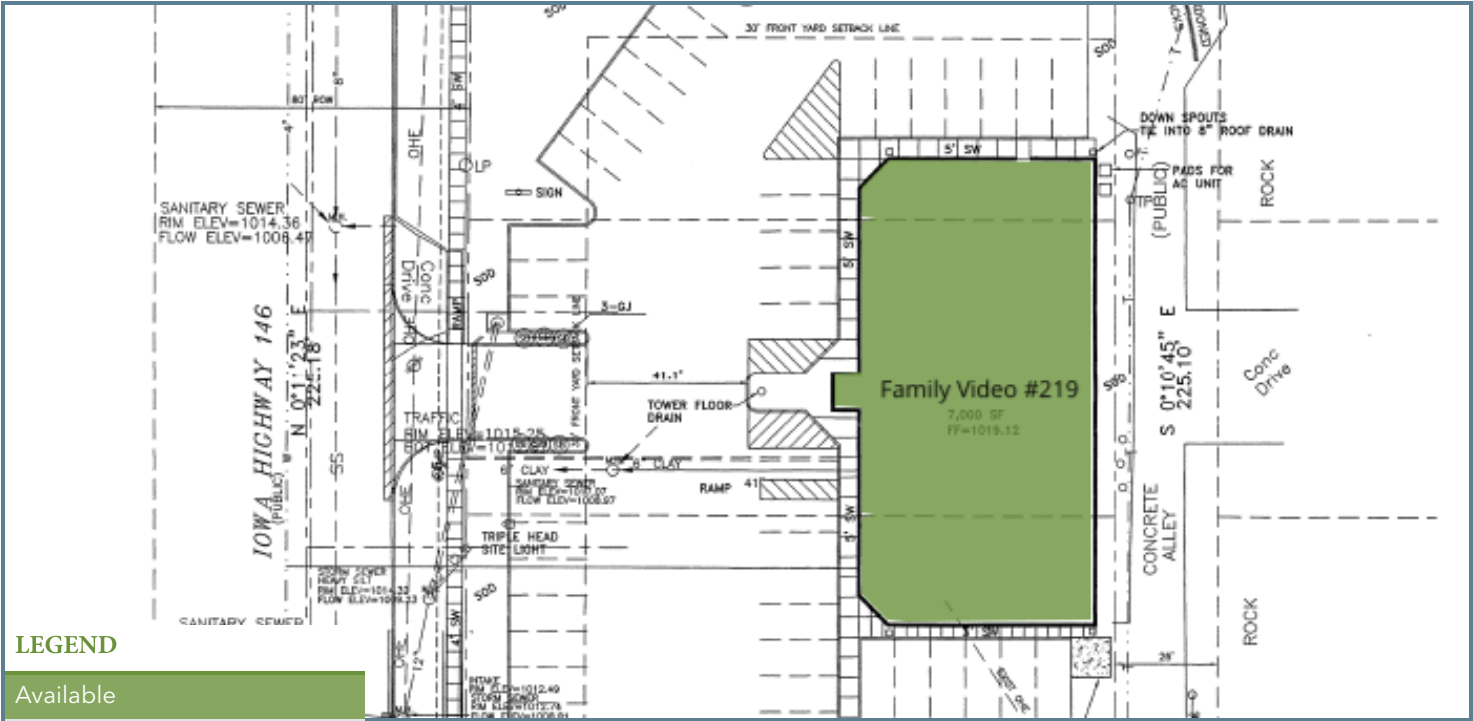
LEGACY
COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,048 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Family Video #219	Available	7,048 SF	NNN	Negotiable	-

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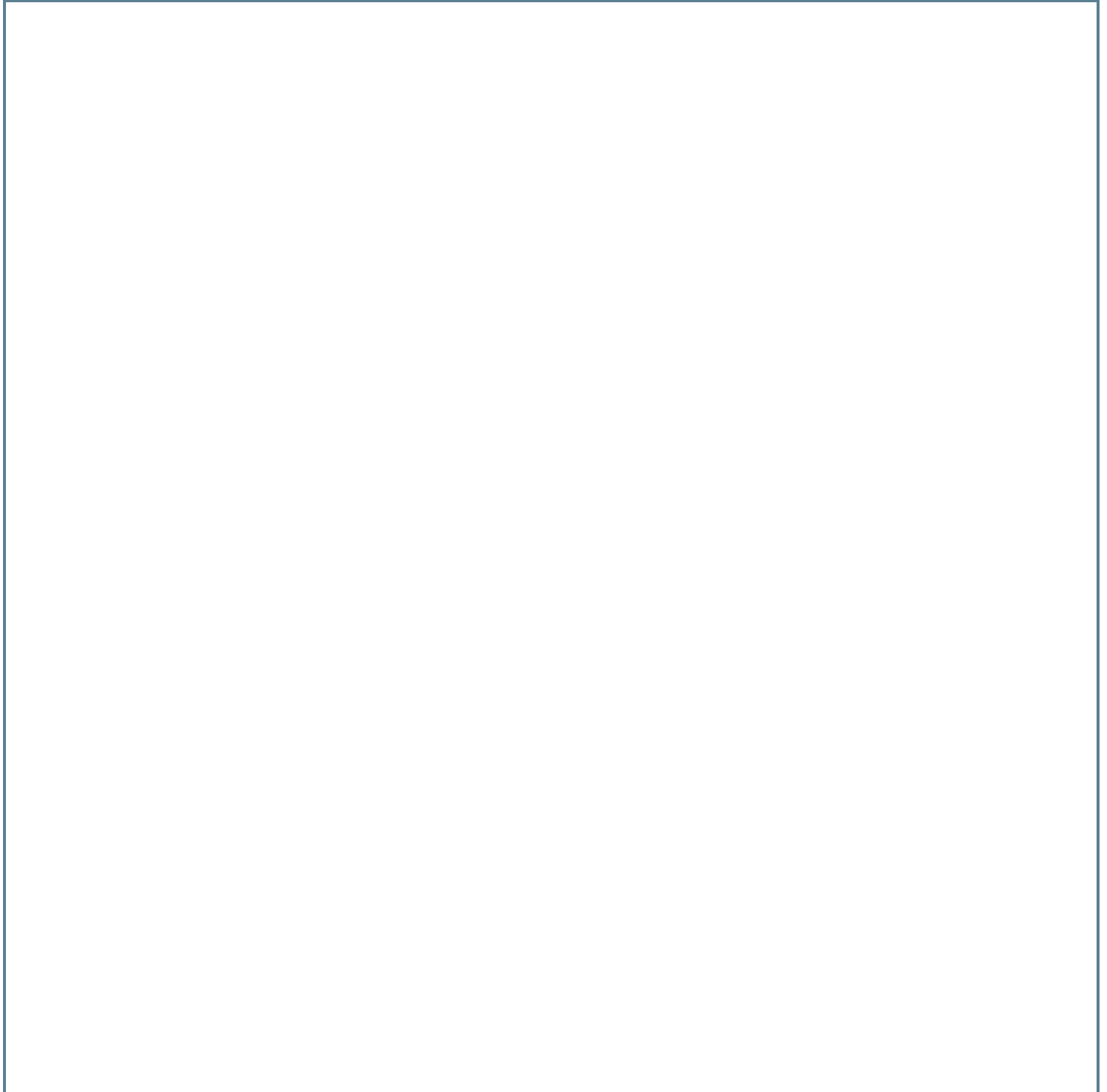


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RETAILER MAP



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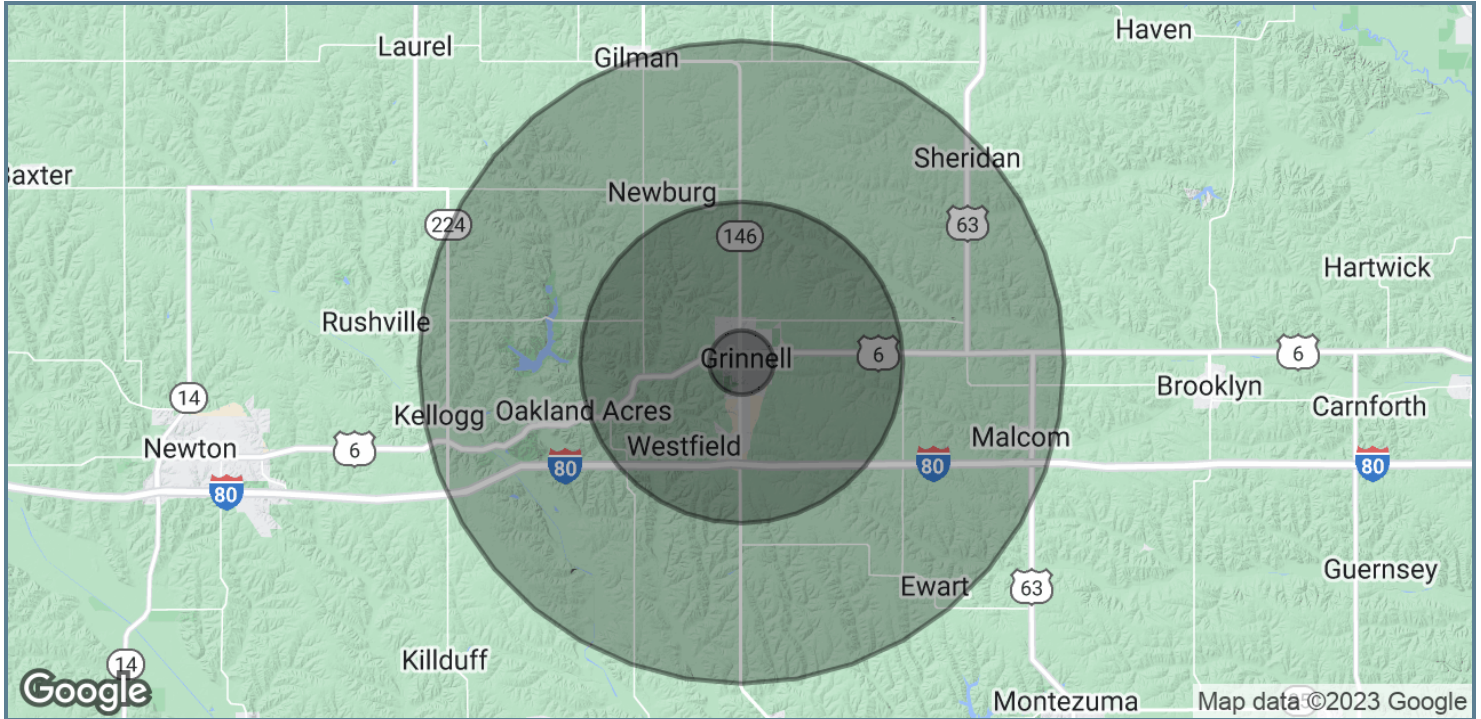
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,967	13,203	17,052
Average Age	39.1	33.2	35.5
Average Age (Male)	38.2	32.1	34.3
Average Age (Female)	43.4	39.3	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	866	5,063	6,646
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$50,586	\$60,427	\$62,587
Average House Value	\$114,988	\$115,084	\$119,552

* Demographic data derived from 2020 ACS - US Census

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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.



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Chat With a Leasing Agent Today

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