### WATERTOWN, WI 53094

### **PROPERTY SUMMARY**



Negotiable

#### PROPERTY DESCRIPTION

Strong visibility on the southeast corner of E Main St and S 8th St with up to  $6323 \, \mathrm{Sq}$  Ft available

### **OFFERING SUMMARY**

Lease Rate:

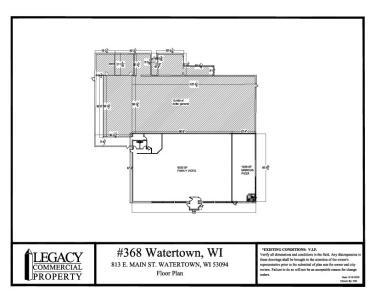
Number of Units:			3		
Available SF:			6,323 SF		
Building Size:			19,405 SF		
SPACES	LEASE RATE	SPACE SIZE			
813 E Main St	Negotiable	6,323 SF			
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES		
Total Households	3,592	10,662	13,412		
Total Population	9,015	28,005	35,660		
Average HH Income	\$49,048	\$57,031	\$58,197		

#### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 813 E. MAIN ST in Watertown, WI. This well-managed retail or office space has strong visibility on the SE corner of E Main St & S 8th St with up to 6323 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 19,405 SF building sits near the center of the Watertown business district and is ready for its next generation of retail. This property is a well-known retail staple of the Watertown community for years and offers landmark recognition & captivating signage. Give our team of Jefferson 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 SE corner of E Main St & S 8th St.

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### **ADDITIONAL PHOTOS**



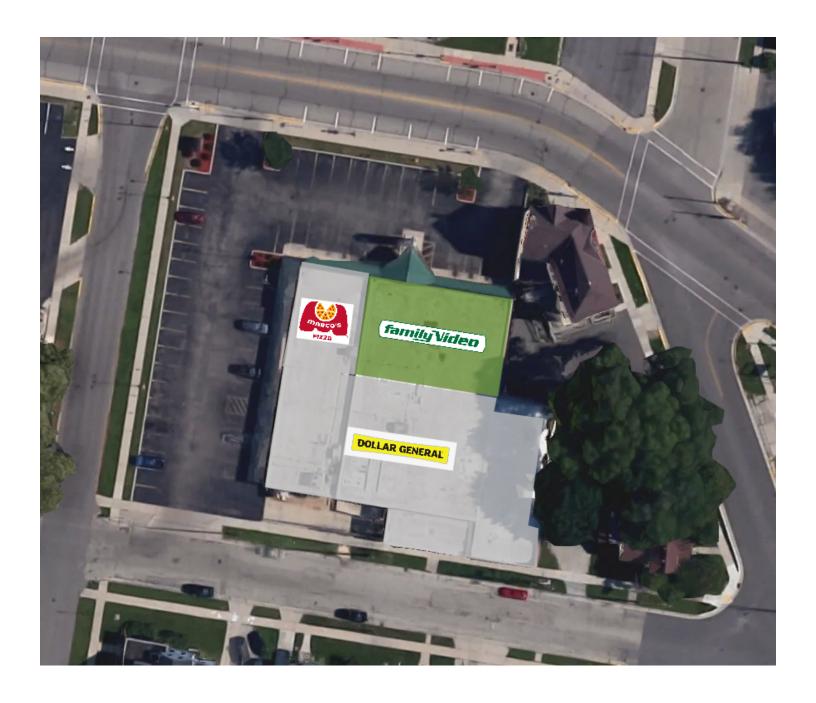






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SITE PLANS





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### **RENT ROLL**

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
105	Dollar General	10,380 SF	53.49%	-	-	-	-	-	-
Α	Vacant	6,323 SF	32.58%	-	-	-	-	-	-
В	Marcos Pizza	1,529 SF	7.88%	-	-	-	-	-	-
TOTALS		18,232 SF	93.95%	\$0.00	\$0	\$0.00	\$0		
AVERAGES		6,077 SF	31.32%	\$NAN	\$NAN	\$NAN	\$NAN		

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### **RETAILER MAP** Elegant Arrangements by Maureen, LLC Breselow's Family Market Keck Furniture Crave Bamboo Kitchen Rock River Pizza Co Speedway Elias Inn Supper Club Boughton St PJ's Pizza **BMO Harris Bank** Bismarck's Main Street Bar Bank First Main St Lyon's Irish Pub Ava's A Posh Boutique Zwieg's Grill Michael J. Lantz, RPH Walgreens Associated Bank Hardee's Sandra D's Bridal Boutique Mercadito la rosita AutoZone Auto Parts SummirAve E Milwa (16) 4 Of A Kind Maria's Mexican Restaurant Pick 'n Save Bismarcks Bar and Grill Literatus & Co Tivoli Island The Spot Chase Bank Moon Rabbit Latte Donatte McDonald's Amado's Restaurant Bank of Lake Mills Cty Rd E Rose Garden/Leonardo's Italian Bistro Map data Goog Bigg's Bar & Grill ©2022

