

813 E. MAIN ST

WATERTOWN, WI 53094

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Strong visibility on the southeast corner of E Main St and S 8th St with up to 6323 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
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.

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

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ADDITIONAL PHOTOS



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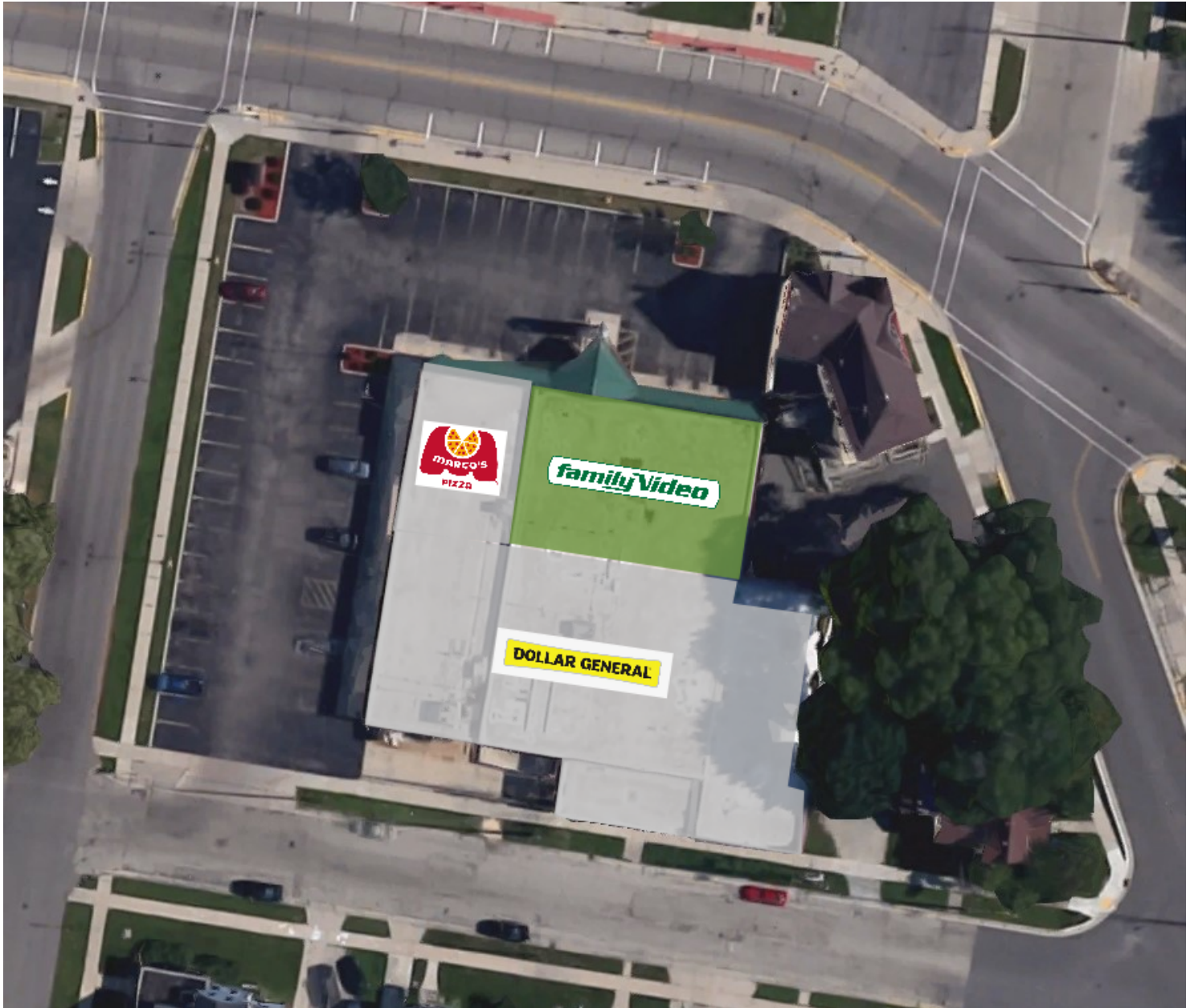
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SITE PLANS



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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%	-	-	-	-	-	-
A	Vacant	6,323 SF	32.58%	-	-	-	-	-	-
B	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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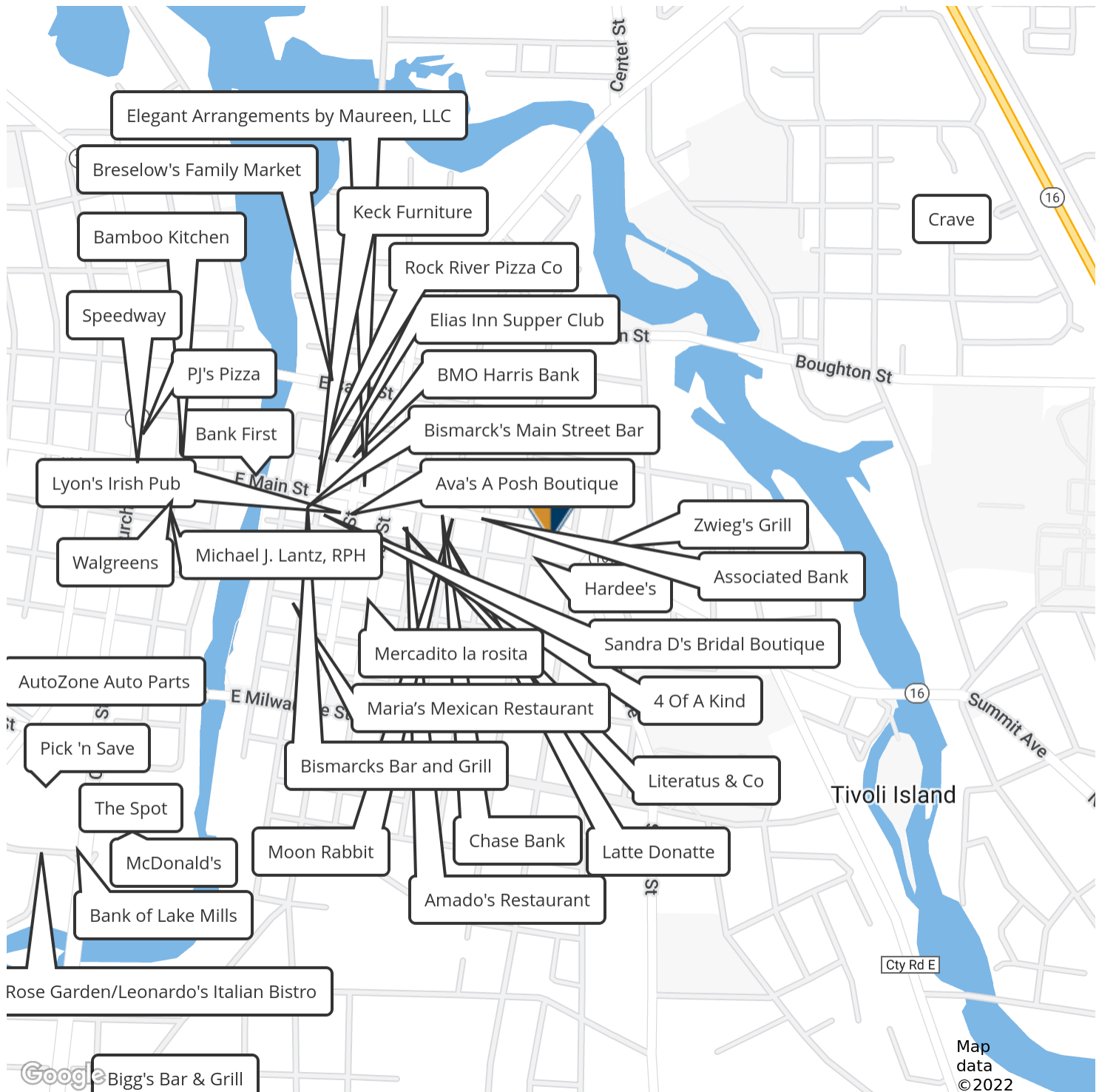
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RETAILER MAP



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