



FARNAM FLATS

1305 7th st, La Crosse, WI 54601

LEASE



OFFERING SUMMARY

Available SF:	570 - 3,763 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.5 Acres
Year Built:	2021
Building Size:	53,380 SF
Zoning:	Commercial
Market:	Hospital
Traffic Count:	17,800

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PROPERTY OVERVIEW

\$18 SF NNN
Space is Divisible into 2 spaces
Ready for Type 1 or Type 2 Restaurant hoods

PROPERTY HIGHLIGHTS

- Brand new Mid Rise
- Street level commercial space
- Designed with restaurant hood in mind

DEMOGRAPHICS

	3 MINUTES DRIVE	5 MINS D	5 MIN WALK TIME
Total Households	5024	11,144	517
Total Population	10,048	22,288	1189
Average HH Income	\$37,969	\$40,330	\$36,585

OTHER RESOURCES

[Commercial website](#)



COLDWELL
BANKER
COMMERCIAL

RIVER VALLEY



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LOCATION OVERVIEW

2 Blocks from Gundersen Hospital, south avenue (highway 14/61) surrounded by mix of new and existing single family residential, multi family unit buildings, elementary school and industrial park is with in 1 mile.

SITE DESCRIPTION

Farnam Flats is a newly constructed 46 unit Mid Rise modern building with-in blocks of one of the largest Hospital systems in the region. 3763sf has been reserved for commercial space ideally a service that would benefit the local Neighborhood and the hospital community. Designed with a restaurant hood in mind, many other service's would benefit from this location.



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