

**FOR SALE OR LEASE
- OFFICE BUILDING**

**Class A Office
Building in Wausau
Market
1480 County Road XX**

ROTHSCHILD, WI 54474

**Price: \$2,100,000
Lease Rate: \$10 - \$12
PSF/NNN**

**Great location at Exit 185
from I-39**

PROPERTY SUMMARY

1480 COUNTY ROAD XX



Property Summary

Price:	\$2,100,000
Building SF:	33,032
Lease Rate:	\$10 - \$11 PSF/NNN
Lease Term:	Negotiable
Available SF:	24,000
Lot Size:	2.68 Acres
Parking:	155
Parking Ratio:	4.75
Year Built:	1993
Year Remodeled	2010

Property Overview

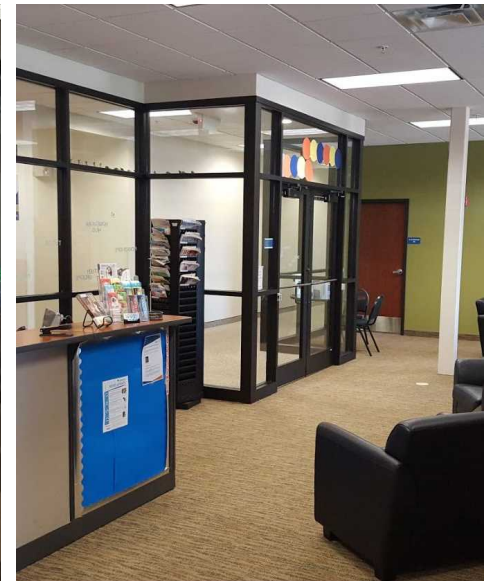
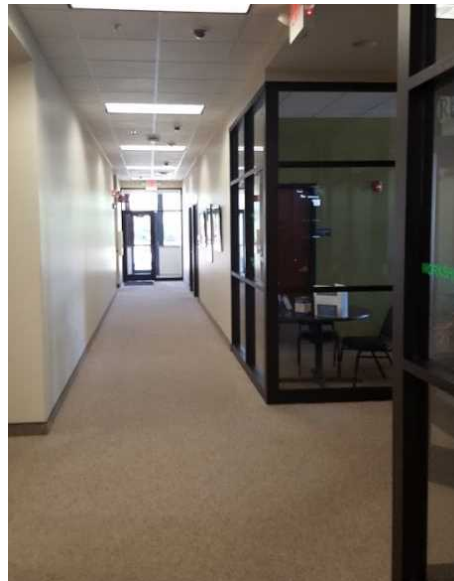
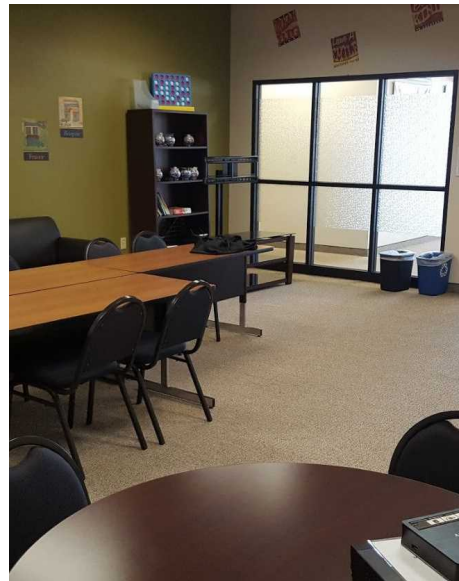
Class A office building in a commercial area near grocery, restaurants, theaters, hotels, and conference center. There is room for up to 24,000 SF for an owner-occupant in a recently remodeled space. Potential uses include professional offices, medical office space, and educational or event centers. Large pylon sign and building-mounted sign in place. High parking ratio (4.75 stalls per 1,000 SF).

Location Overview

Great location at Exit 185 from I-39 south of Wausau, WI.

PROPERTY PHOTOS

1480 COUNTY ROAD XX

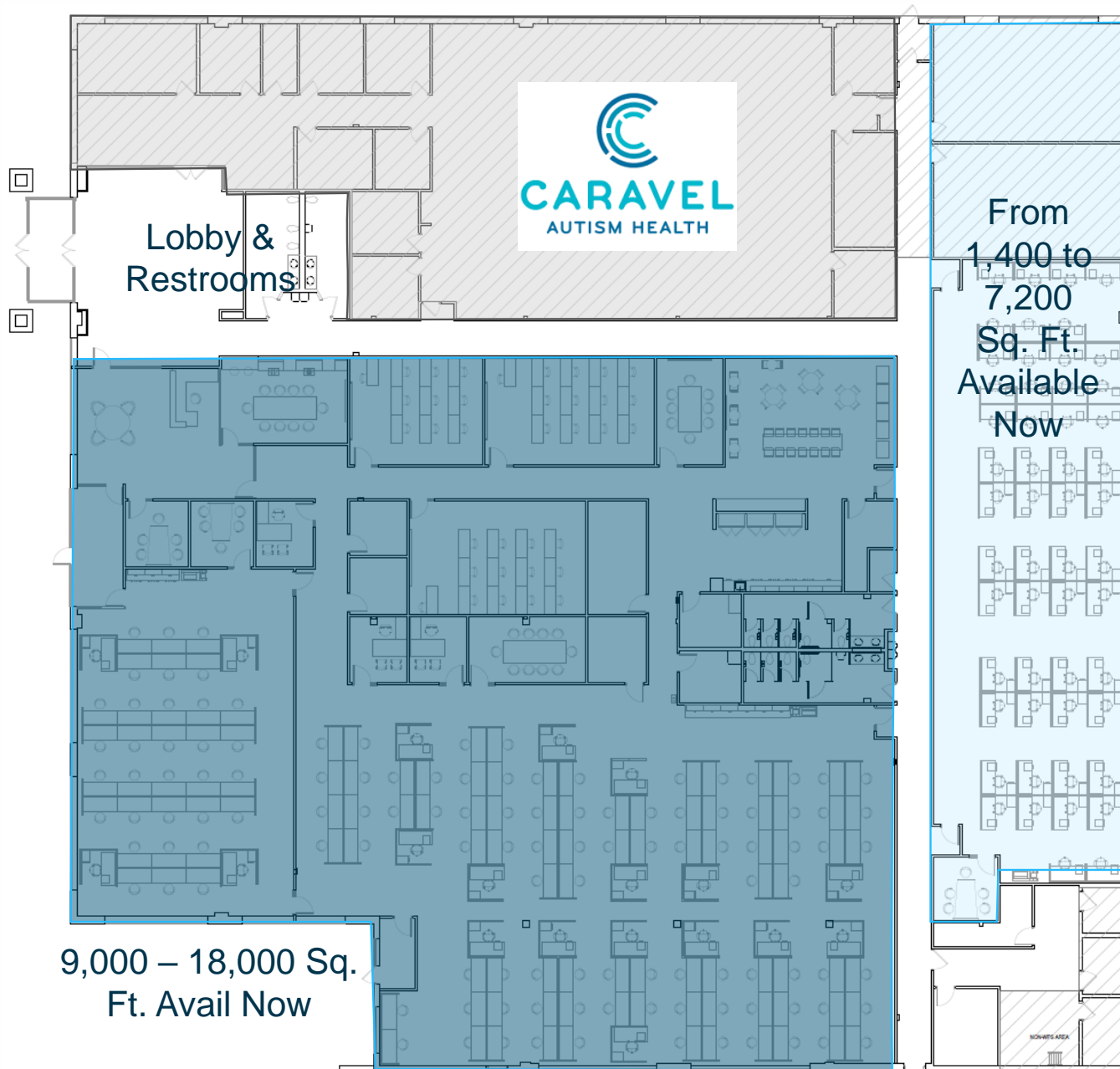


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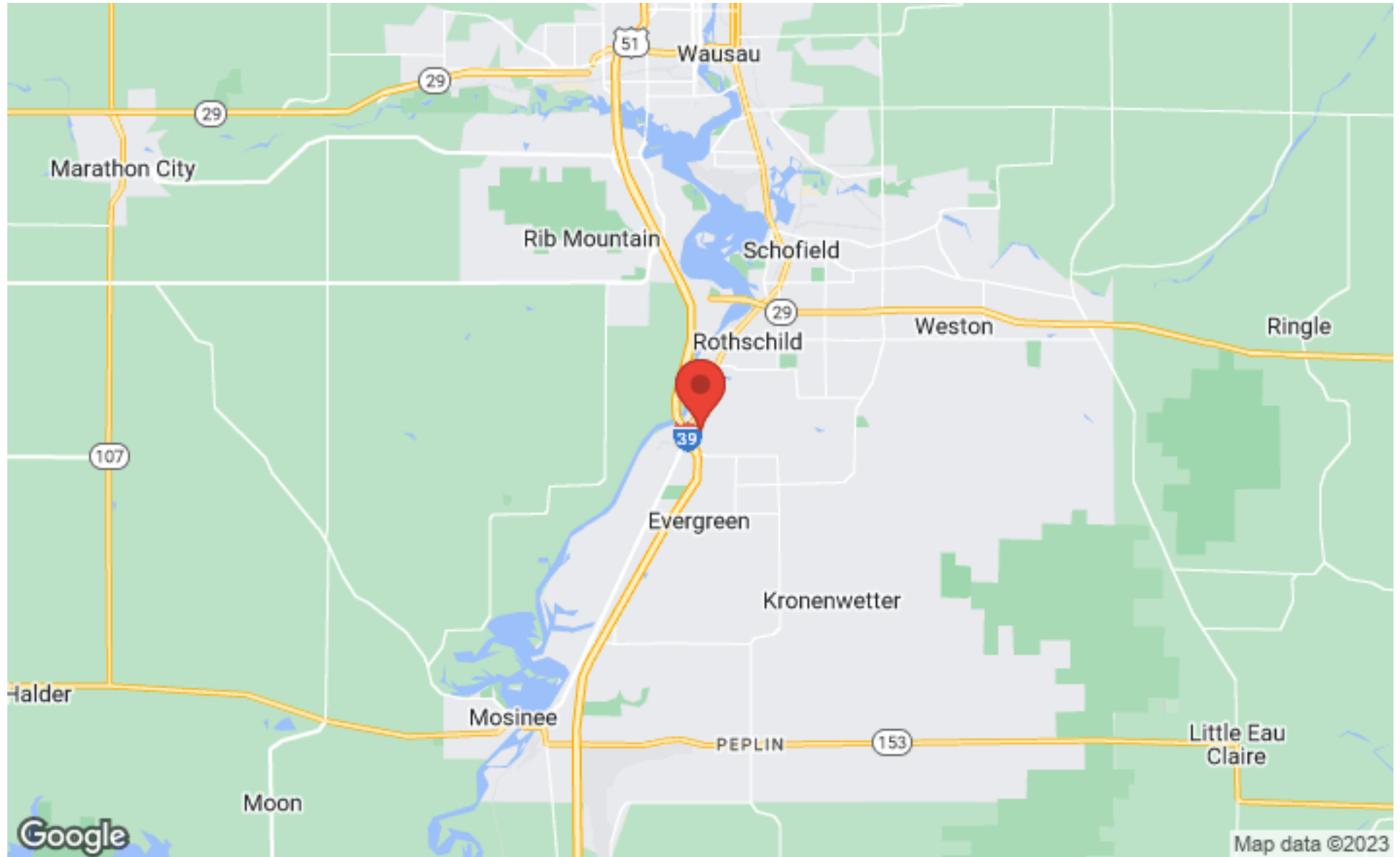
FLOOR PLAN

1480 COUNTY ROAD XX



REGIONAL MAP

1480 COUNTY ROAD XX

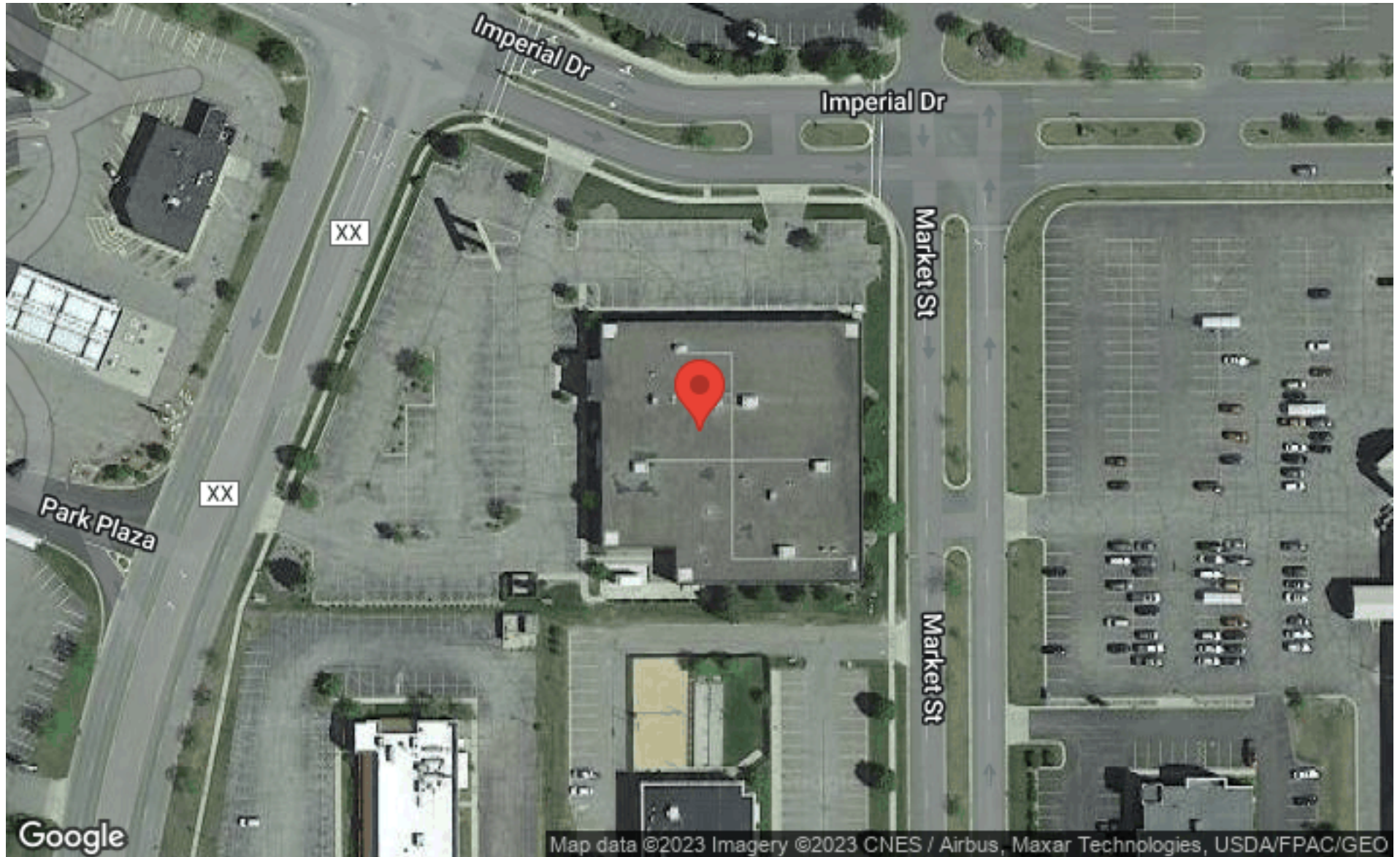


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AERIAL MAP

1480 COUNTY ROAD XX

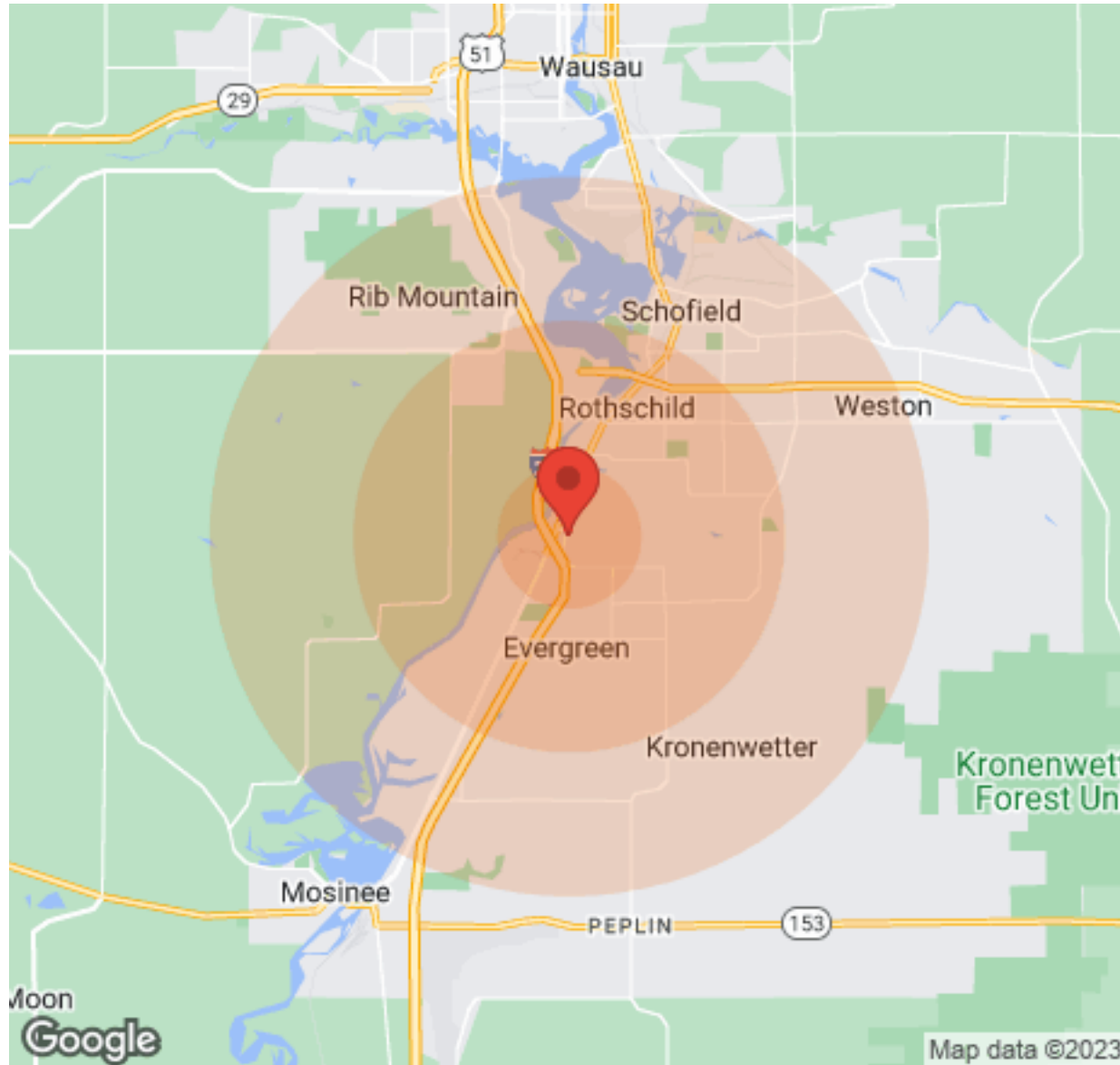


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DEMOGRAPHICS

1480 COUNTY ROAD XX



Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,962	19,092
Female	N/A	6,803	18,963
Total Population	N/A	13,765	38,055

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,629	7,394
Ages 15-24	N/A	1,939	5,256
Ages 55-64	N/A	1,922	5,050
Ages 65+	N/A	1,989	5,765

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$60,047	\$58,482
< \$15,000	N/A	234	835
\$15,000-\$24,999	N/A	348	1,411
\$25,000-\$34,999	N/A	458	1,473
\$35,000-\$49,999	N/A	775	2,336
\$50,000-\$74,999	N/A	1,262	3,536
\$75,000-\$99,999	N/A	992	2,427
\$100,000-\$149,999	N/A	933	2,174
\$150,000-\$199,999	N/A	78	338
> \$200,000	N/A	169	388

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,625	16,052
Occupied	N/A	5,332	14,921
Owner Occupied	N/A	4,459	11,063
Renter Occupied	N/A	873	3,858
Vacant	N/A	293	1,131

DISCLAIMER

1480 COUNTY ROAD XX

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