

1950 RIVER RD

WISCONSIN DELLS, WI 53965



PROPERTY DESCRIPTION

Commercial development opportunities await in this prime Wisconsin Dells location. Phenomenal acreage that is suitable for the next hotel, campground, or resort, with a restaurant and bar on site. The land has been cleared to create a blank slate for the next investor. With close proximity to the Woodside Wisconsin Dells Center Dome, Woodside Sports Complex, The Swan Barn Door, and Downtown Dells, this is a highly trafficked area ready to be developed. Access to this property on River Road and Hwy 13.

PROPERTY HIGHLIGHTS

- Restaurant and Bar on site.
- Current owner has development plans that will be shared upon request.
- On-site parking.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	24.62 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	100	1,740	4,582
Total Population	165	3,066	7,697
Average HH Income	\$48,917	\$56,546	\$52,474



PREFERRED COMMERCIAL GROUP
Each office independently owned and operated

5320 Monona Dr
Monona, WI 53716-3127

800.236.4411

COMMERCIALWISCONSIN.COM

JOE VOELL
Commercial Director
608.234.7208
joevoell@remax.net

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY PHOTOS

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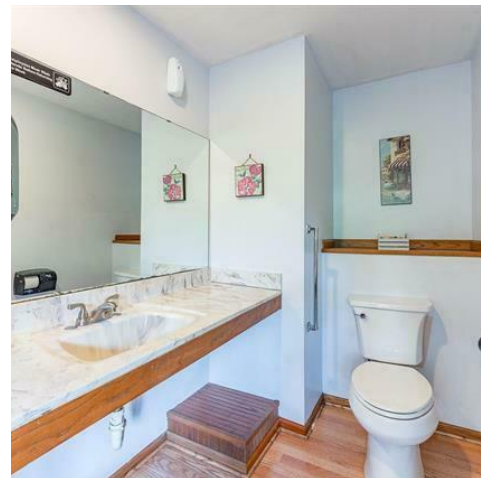
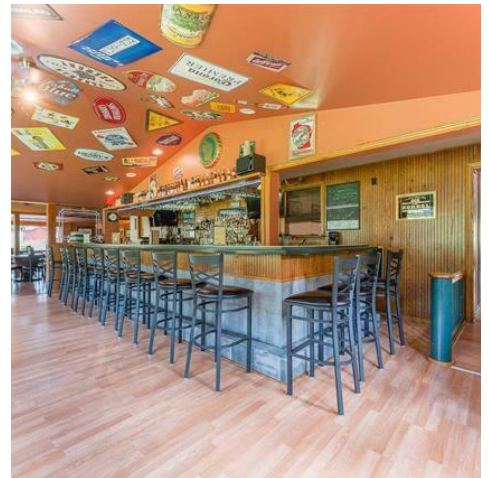
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LOCATION MAP

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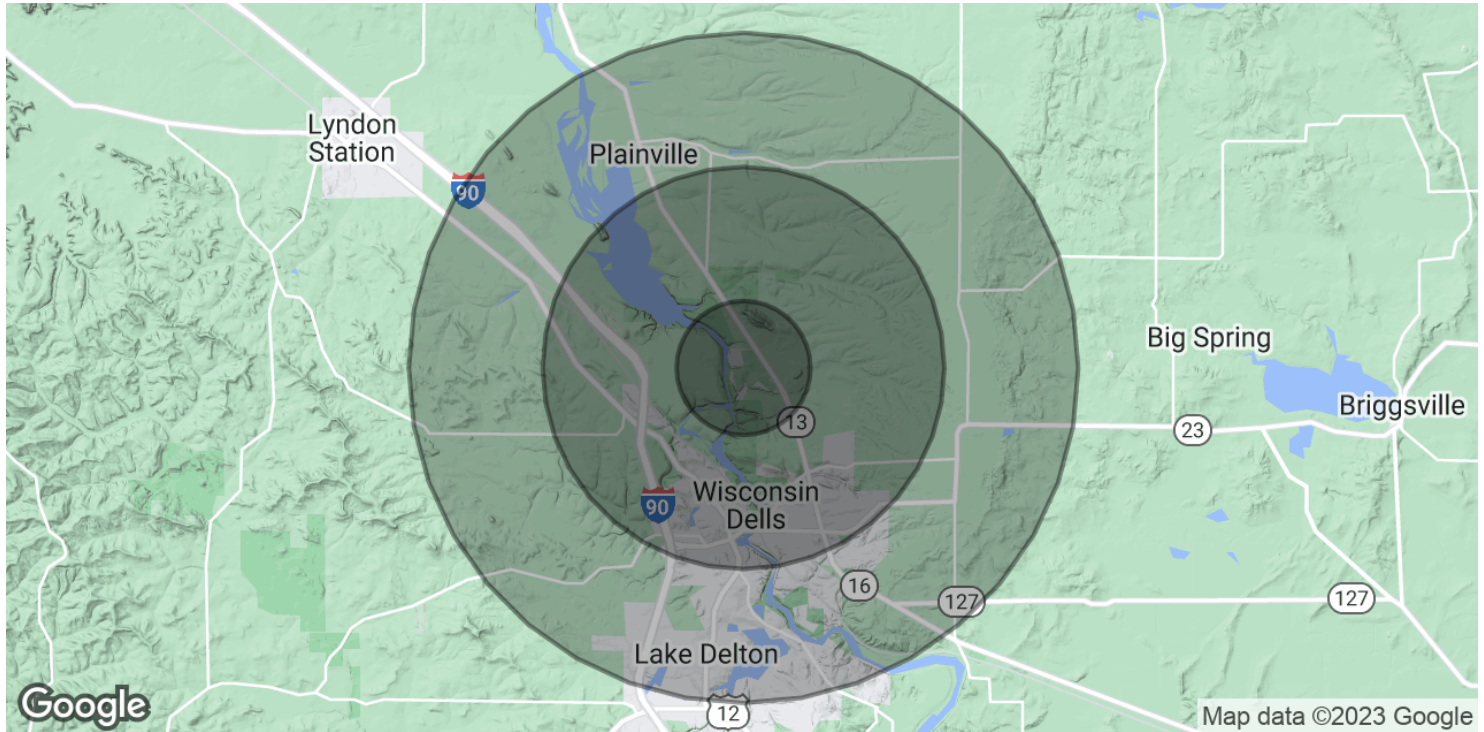
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	165	3,066	7,697
Average Age	46.8	48.0	46.9
Average Age (Male)	46.0	50.1	47.8
Average Age (Female)	49.9	48.3	47.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	100	1,740	4,582
# of Persons per HH	1.7	1.8	1.7
Average HH Income	\$48,917	\$56,546	\$52,474
Average House Value	\$187,785	\$170,534	\$168,594

* Demographic data derived from 2020 ACS - US Census



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