

RETAIL FOR SALE

609 N MAIN - LODI

609 NORTH MAIN STREET, LODI, WI 53555



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

GREG WAGNER

Broker

O: (262) 424-6586

gregwagner@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## PROPERTY SUMMARY

609 NORTH MAIN STREET



### Property Summary

Building SF:	6,000
Lot Size:	1.16 Acres
Parking:	11-20
Price:	\$495,000
Year Built:	1986
Zoning:	Commercial

### Property Overview

Exceptionally well maintained stand alone retail building.

Investor or owner occupant opportunity. Current tenant (Advance Auto Parts, 5,000 of 6,000 s.f.) is ending its lease as of 5/29/25 due to corporate's decision to close 700 locations. Second tenant, a hair salon (1,000 s.f.) strongly desires to continue occupancy, they rent month to month.

### Location Overview

Large parcel on Main street in Lodi, just north of the city center. Excellent location near other retail businesses on the north side of town.

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**GREG WAGNER**

Broker

O: (262) 424-6586

gregwagner@kwcommercial.com



# PROPERTY PHOTOS

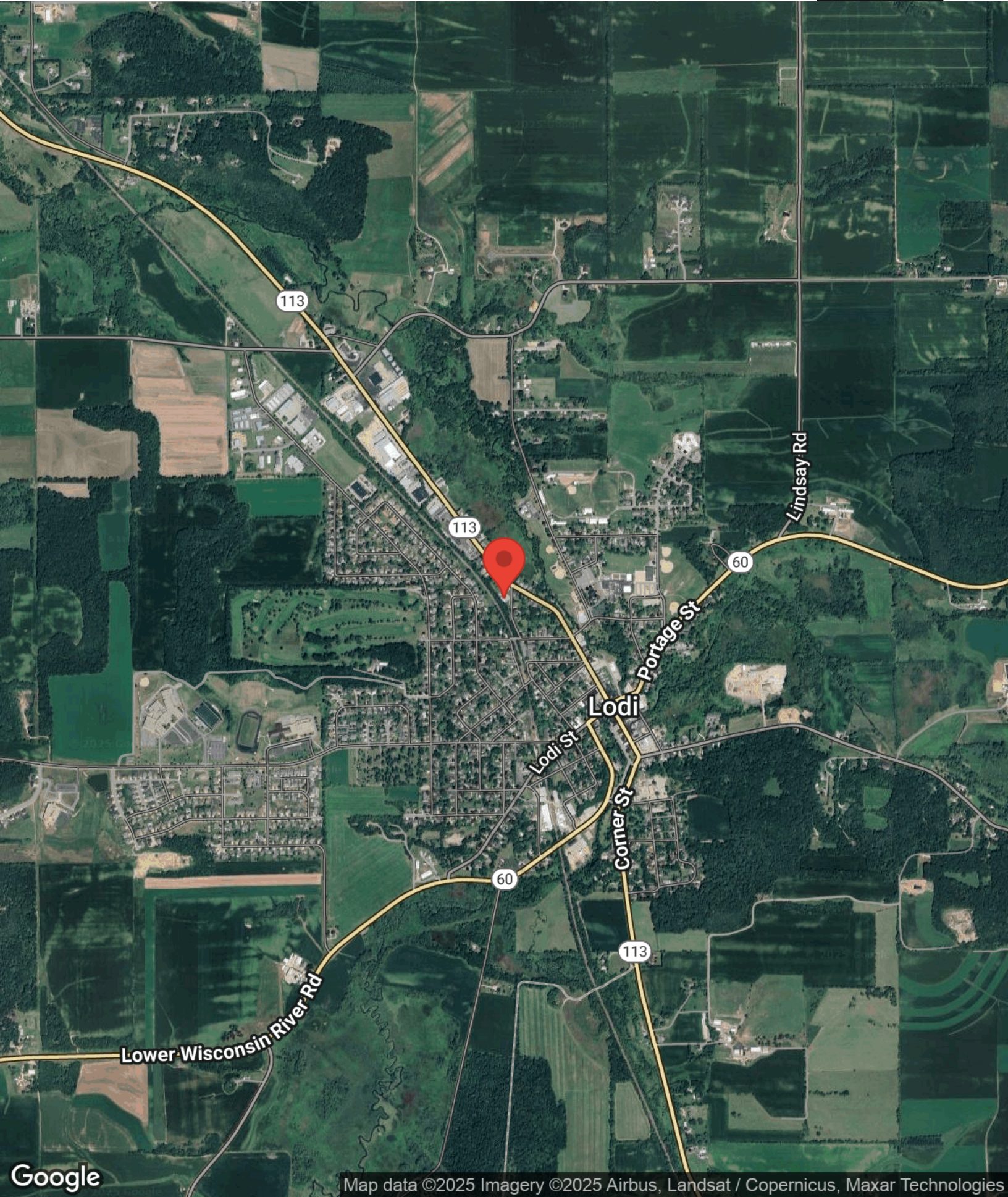
609 NORTH MAIN STREET





# AERIAL MAP

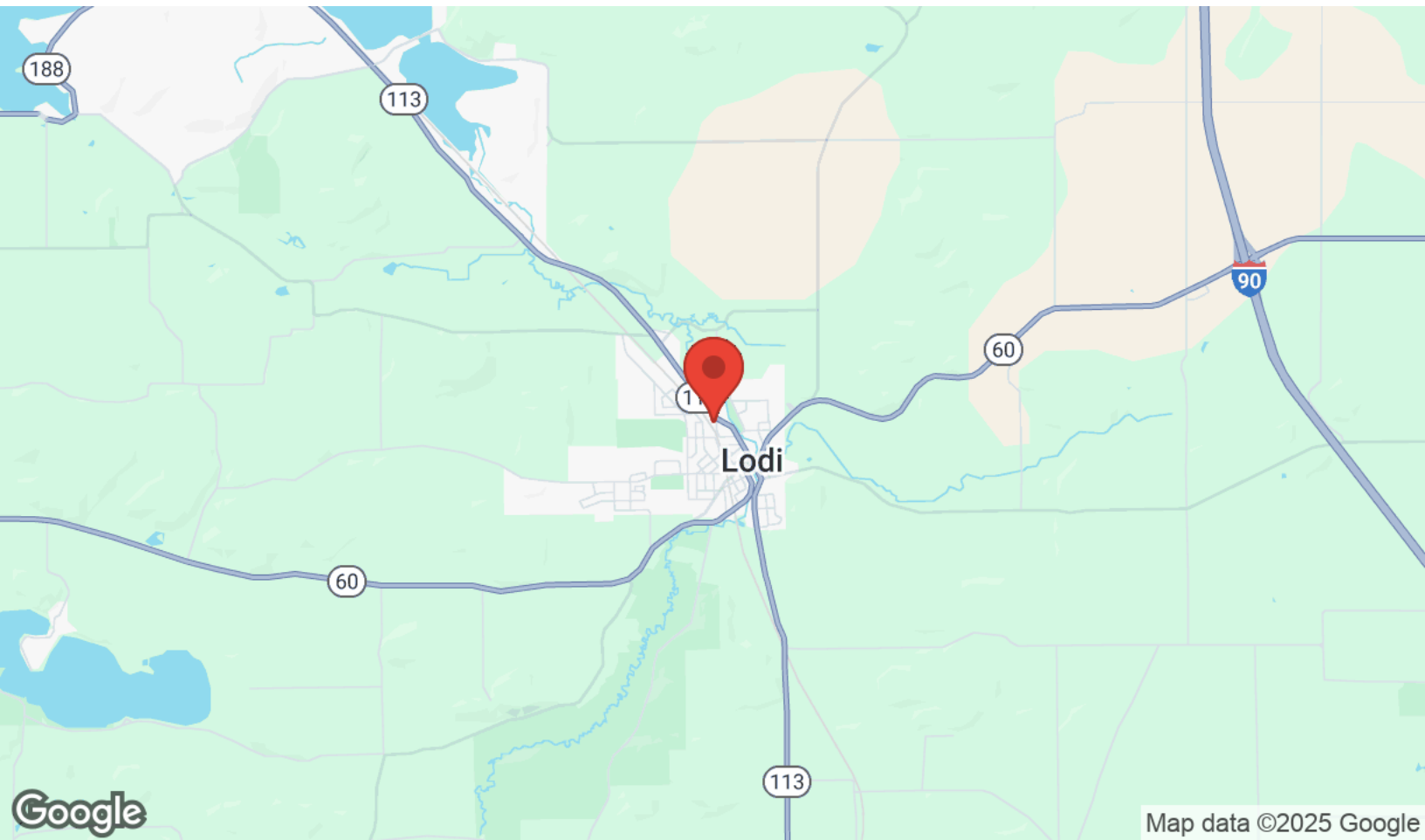
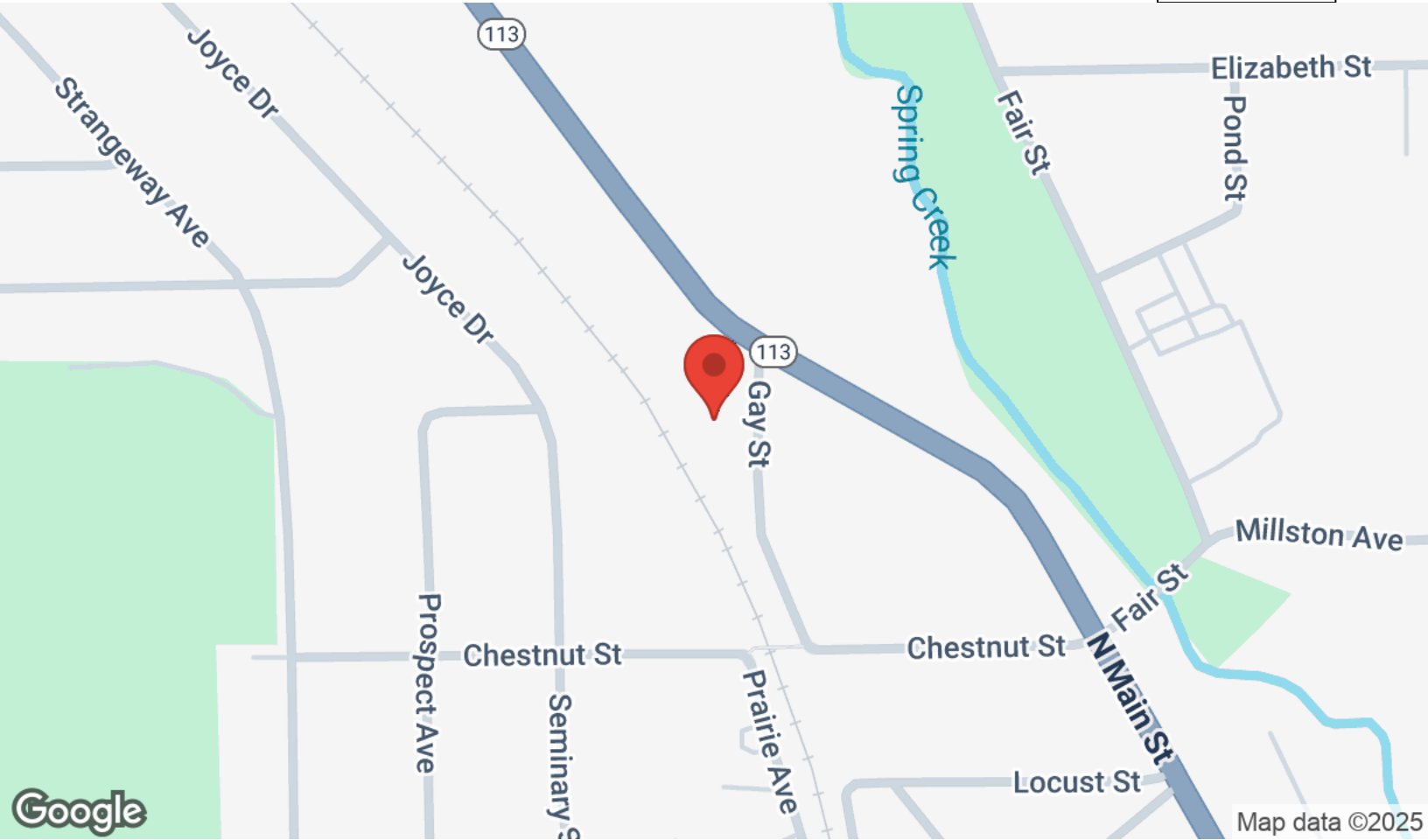
609 NORTH MAIN STREET





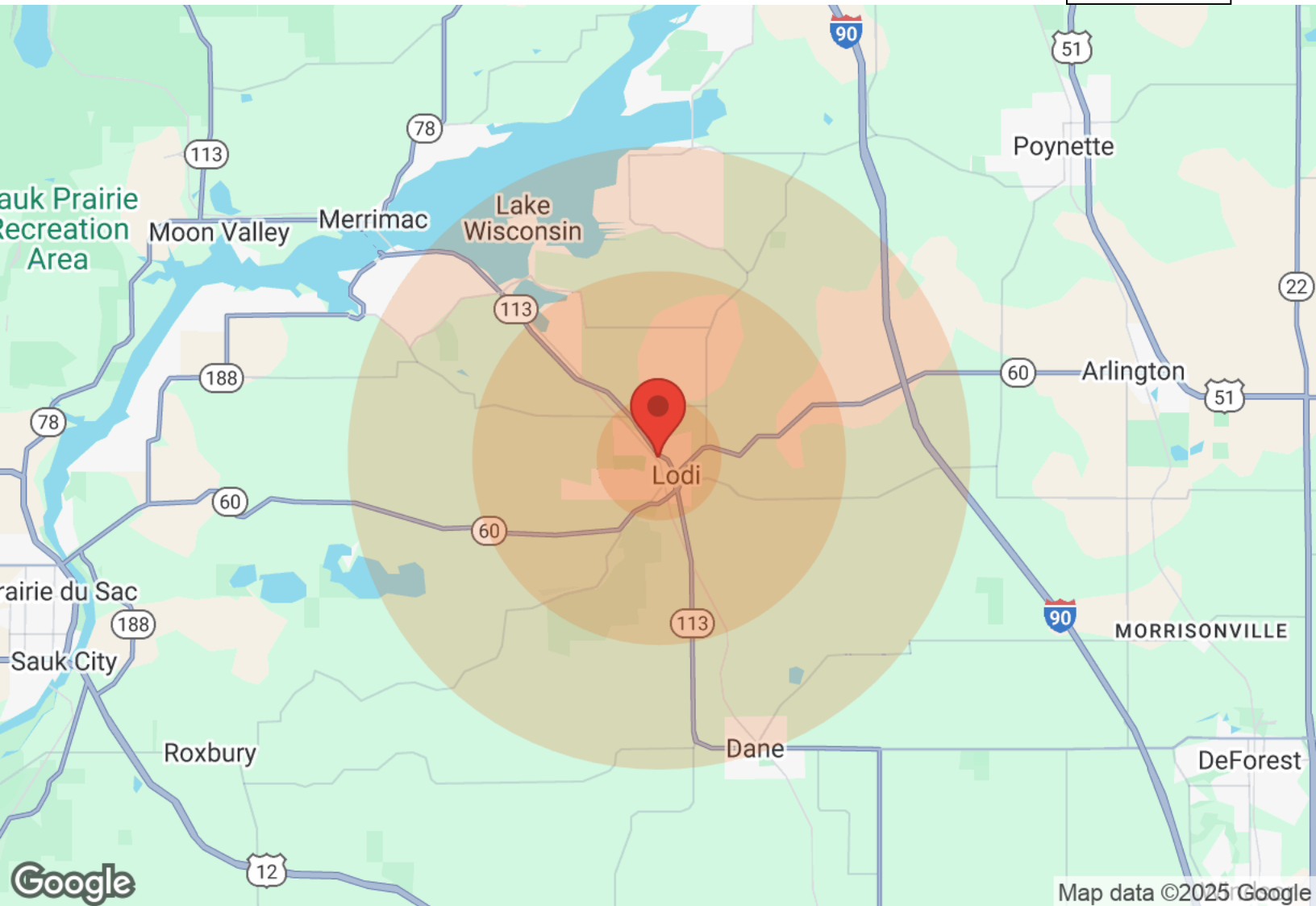
# LOCATION MAPS

609 NORTH MAIN STREET



# DEMOGRAPHICS

609 NORTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,386	3,889
Female	N/A	2,522	3,977
Total Population	N/A	4,908	7,866

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	914	1,444
Ages 15-24	N/A	644	1,030
Ages 25-54	N/A	1,780	2,883
Ages 55-64	N/A	655	1,094
Ages 65+	N/A	915	1,415

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,853	7,781
Black	N/A	2	2
Am In/AK Nat	N/A	7	10
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	50	79
Multi-Racial	N/A	66	120

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$66,200	\$75,865
< \$15,000	N/A	124	168
\$15,000-\$24,999	N/A	102	125
\$25,000-\$34,999	N/A	229	312
\$35,000-\$49,999	N/A	226	355
\$50,000-\$74,999	N/A	489	773
\$75,000-\$99,999	N/A	334	618
\$100,000-\$149,999	N/A	360	533
\$150,000-\$199,999	N/A	57	141
> \$200,000	N/A	58	89

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,196	3,889
Occupied	N/A	1,928	3,080
Owner Occupied	N/A	1,441	2,502
Renter Occupied	N/A	487	578
Vacant	N/A	268	809

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**GREG WAGNER**

Broker

O: (262) 424-6586

gregwagner@kwcommercial.com