



**BLACKDEER**  
INVESTMENT GROUP

# Build to Suite or Ground Lease Opportunity

2811 Hendrickson Drive | Eau Claire, WI 54701



## Property Highlights

Retail site along Highway 37 in Eau Claire offers excellent build-to-suit or ground lease opportunity. Located near the intersection of Clairemont Ave and Highway 37, this site offers great visibility with high traffic counts. It is also near two major hospitals, as well as a Mayo Clinic, UW-Eau Claire and Chippewa Valley Technical College (CVTC).

- Traffic counts of 22,600 along W Clairemont Avenue and 6,200 on Hendrickson Drive
- Near two major hospitals and close to UW-Eau Claire and CVTC
- 0.34 acres
- Adjacent site is a newly redeveloped parcel with 258 units of Class-A, market-rate multifamily housing
- Approximately 410 existing units & 357 units under construction within a 0.5 mile radius of site
- Zoned C3

## For More Information, Contact:

**Ryan Wagner**

Senior Real Estate Representative

920 988 4141

[ryan@blackdeerig.com](mailto:ryan@blackdeerig.com)

[www.blackdeerig.com](http://www.blackdeerig.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.





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## Local Site Map



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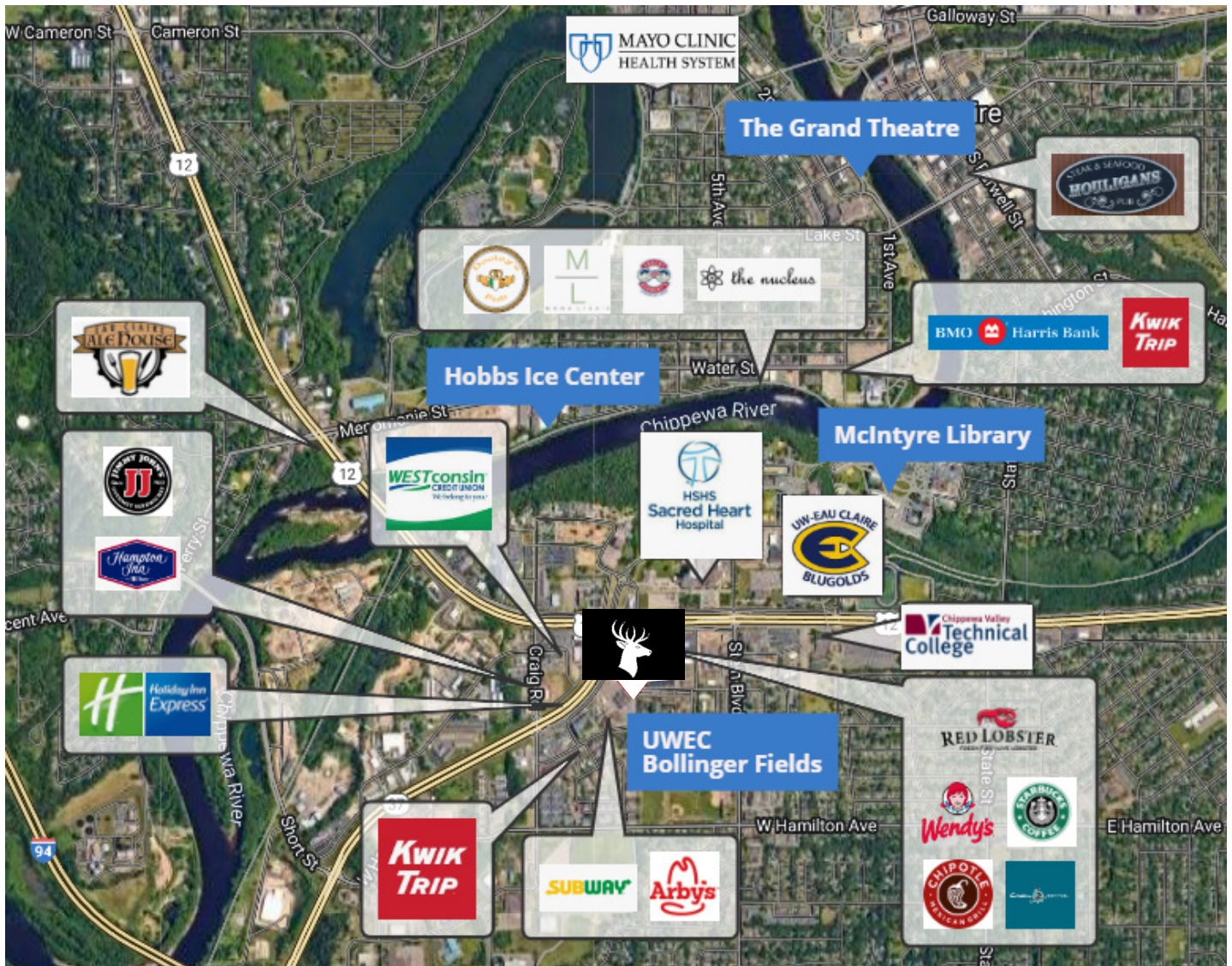


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## Retail Map



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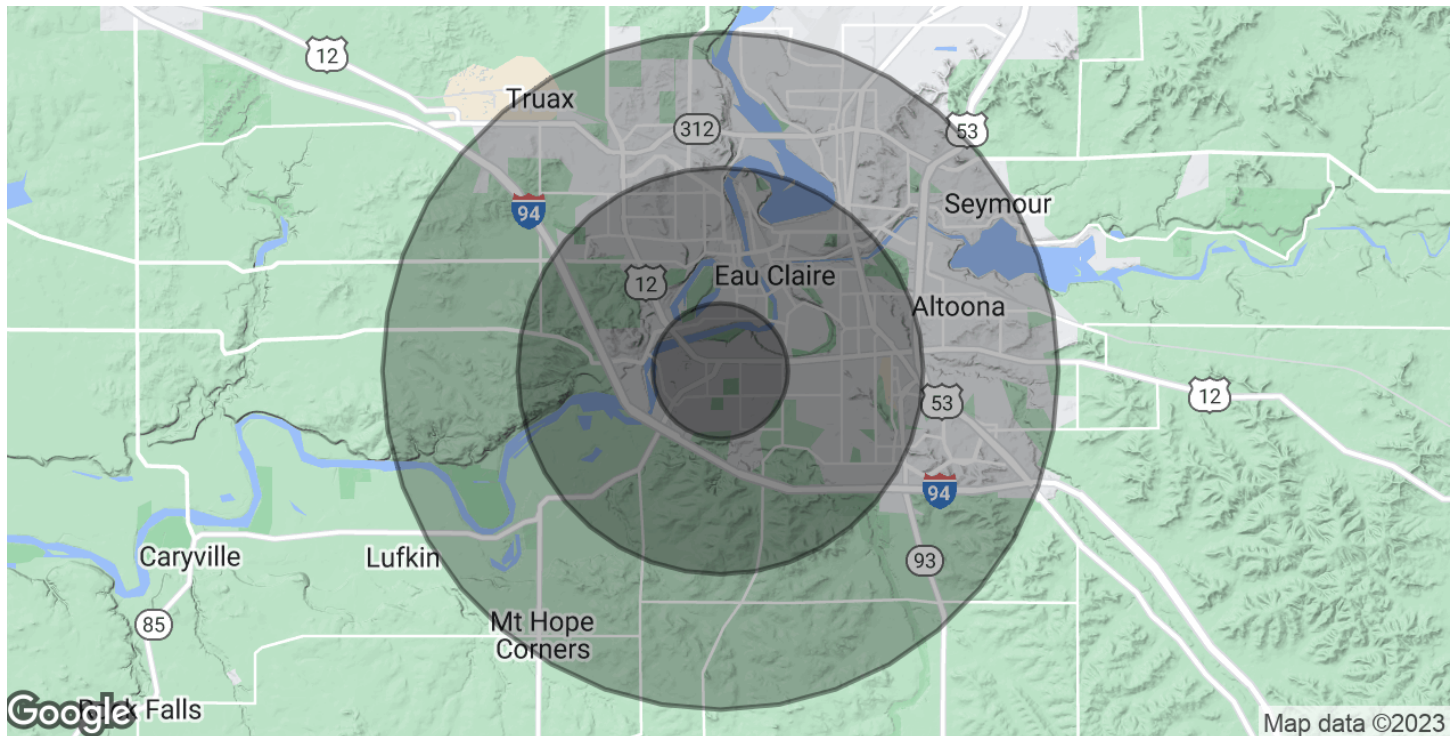
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## Demographics



Population	1 Mile	3 Miles	5 Miles
Total Population	9,145	50,811	77,068
Average Age	27.3	33.4	36.0
Households & Income			
Total Households	3,266	21,688	33,357
# of Persons per HH	2.8	2.3	2.3
Average HH Income	\$66,202	\$66,419	\$71,958
Average House Value	\$165,566	\$166,482	\$178,075
Traffic Counts	VPD		
Highway 12	22,600		
Highway 37	6,200		

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