

Available  
1,969 SF

# » RETAIL/RESTAURANT SPACE FOR LEASE

**Rib Mountain Retail Center**  
Wausau, Wisconsin

**JESSE SCHLUTER**  
Partner | Madison  
608 826 9500

[jesse.schluter@colliers.com](mailto:jesse.schluter@colliers.com)



# PROPERTY SUMMARY



Colliers | Wisconsin is pleased to present the exclusive for lease listing of the Rib Mountain Retail Center. This multi-tenant shopping center spans 14,316 square feet and is situated in Marathon County. Located along Rib Mountain Drive, the site is in close proximity to numerous shopping centers, big box stores, and restaurants. Moreover, this shopping center is conveniently positioned across from a Walmart, ensuring consistent foot traffic and visibility. Major employers in Wausau, Wisconsin include Aspirus Health, Wausau Paper, and several tech and manufacturing companies. Wausau is home to Granite Peak Ski Resort, Rib Mountain State Park and Leigh Yawkey Woodson Art Museum.

Located across the street from the property:



Ranked 1st of  
86 Walmarts in  
Wisconsin



Ranked 2nd out of  
10 Sam's Clubs in  
Wisconsin



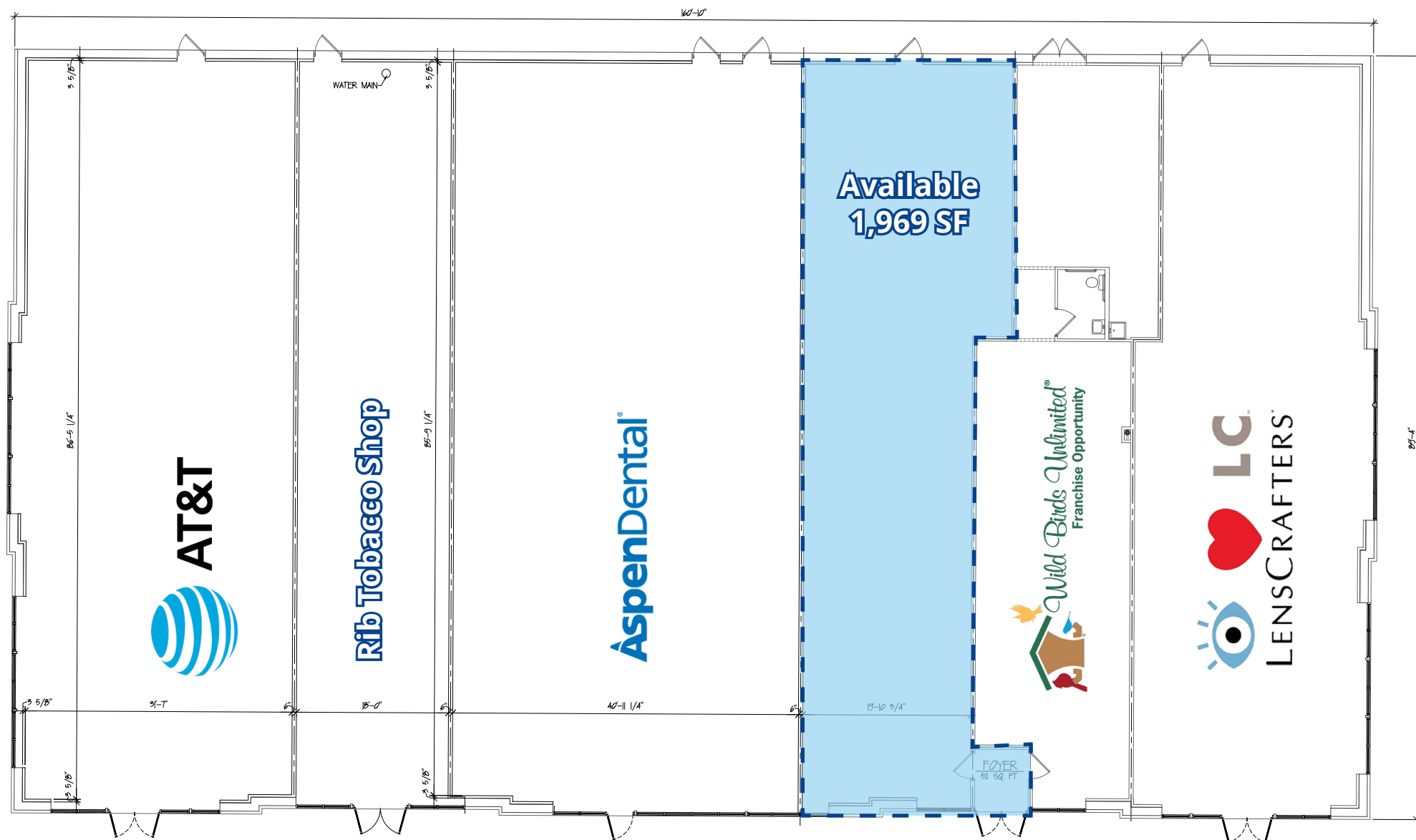
Well maintained  
retail center in highly  
desirable and trafficked  
commercial district



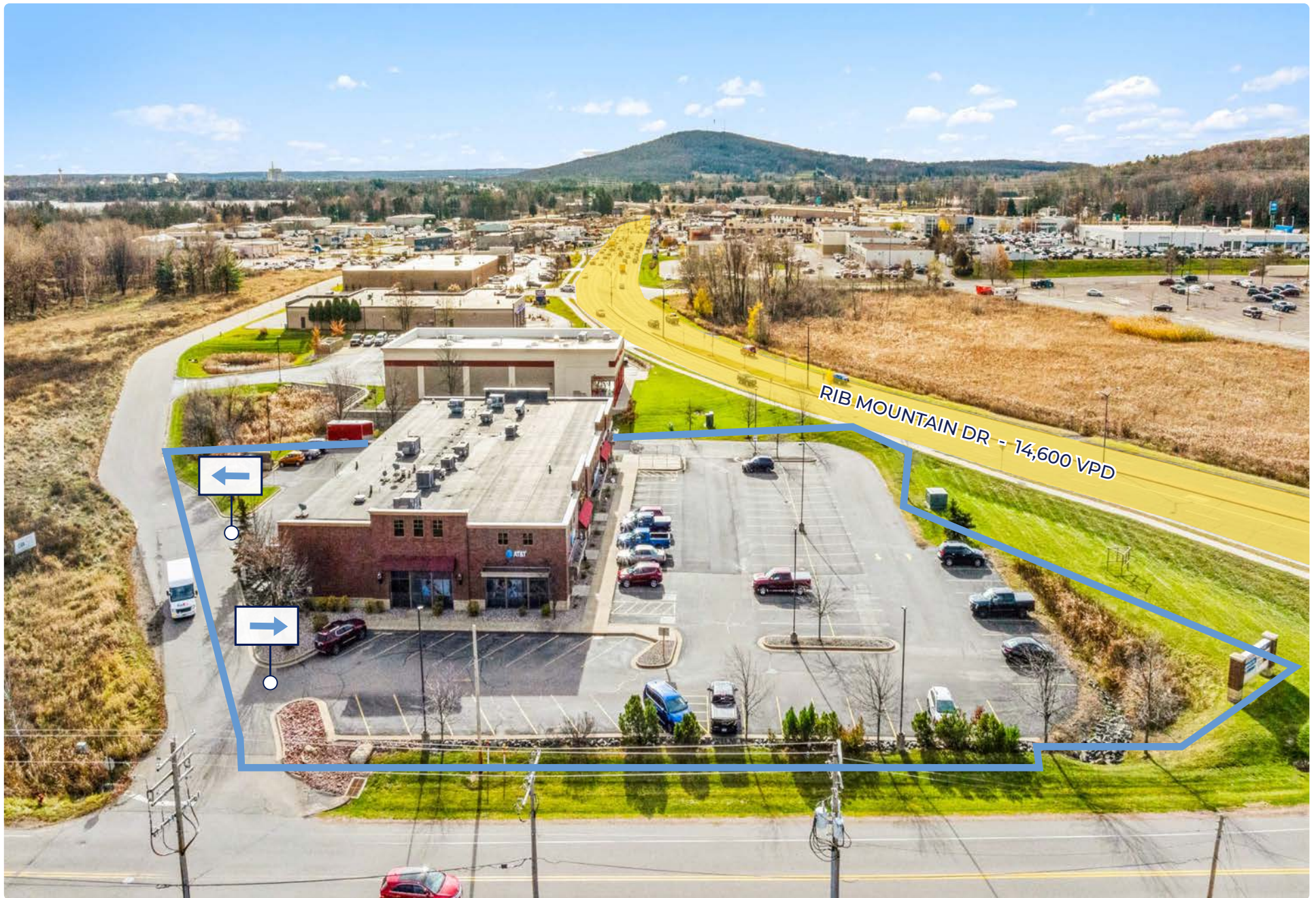
Median household  
income within one  
mile of shopping  
center is \$120,010



# SPACE PLAN



# LOCATION OVERVIEW





# PROPERTY PHOTOS



Exterior of Building & Parking Lot



Monument Signage



Building Signage



Exterior of Building & Parking Lot



# RETAIL OVERVIEW





# RETAIL OVERVIEW





# DEMOGRAPHICS

## RIB MOUNTAIN DRIVE RETAIL MARKET SUMMARY

Rib Mountain Drive is one of the region's most sought-after retail markets, attracting a wave of national tenants such as Dick's Sporting Goods, Jiffy Lube, Olive Garden, Walmart, Sam's, Chick-fil-a, Culver's, Chipotle, Texas Roadhouse and others.



### 2025 Population

3 Mile: 27,734  
5 Miles: 67,184  
10 Miles: 96,666



### 2025 Households

3 Mile: 12,259  
5 Miles: 29,475  
10 Miles: 41,320



### 2025 Household Income

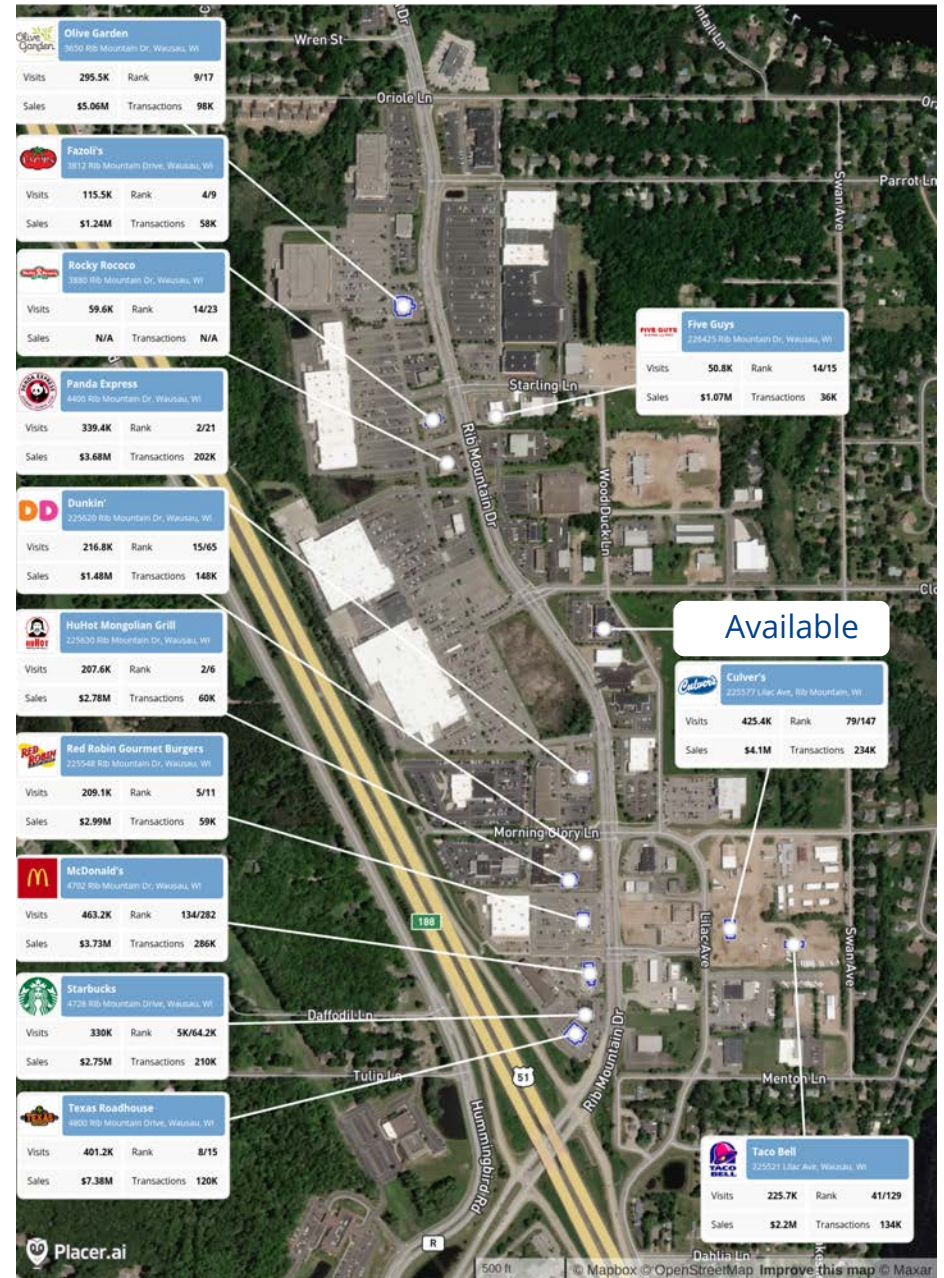
3 Mile: \$66,515  
5 Miles: \$68,493  
10 Miles: \$75,081







# PLACER AI RETAIL AND RESTAURANT DATA





# PROPERTY DETAILS

## PROPERTY SPECIFICS



### ADDRESS

226061-226011 Rib Mountain Dr, Wausau, WI 54401W



### COUNTY

Marathon



### TOTAL GLA

14,316 SF



### YEAR BUILT

2008



### AVAILABLE SPACE

1,969 SF



### TOTAL ACREAGE

1.97 AC



### PARKING

+/- 70 surface lots



### BASE RENT

\$35.00/SF NNN



### OPERATING EXPENSES

\$9.00/SF





Colliers

**JESSE SCHLUTER**  
Partner | Madison  
608 826 9500  
[jesse.schluter@colliers.com](mailto:jesse.schluter@colliers.com)

**COLLIERS | WISCONSIN**  
2501 W Beltline  
Suite 505  
Madison, WI 53713

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.