

Retail | For Lease

CBRE

Crossroads Commons

Junior Anchor & Shop Space Available

SEQ Interstate 39 & Highway HH | Plover (Stevens Point), WI 54467



Contact Us

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Property Overview

Overall Crossroads Commons offers multiple sized suite opportunities 1,803, 4,000, or 15,000 square feet within a 37,405 square foot building. Positioned along I-39 within Crossroads Commons development, with over 750,000 SF of retail space on 110 acres. The site provides convenient regional access and visibility along nearby traffic corridors.

Address	1120-1200 Meridian Drive Plover, WI 54467
Available Space	<ul style="list-style-type: none"> 1,803 SF Suite 1176 15,000 SF Suite 1150 4,000 SF Suite 1120
Lease Rate	Contact Broker
NNN Expense	NNN was \$4.80 in 2024: CAM: \$1.92 Tax: \$2.49 Ins: \$0.39
Center GLA	37,405 SF
Year Built	2012
Parking	220 Parking Spaces



Traffic Estimates - Crossroads Commons



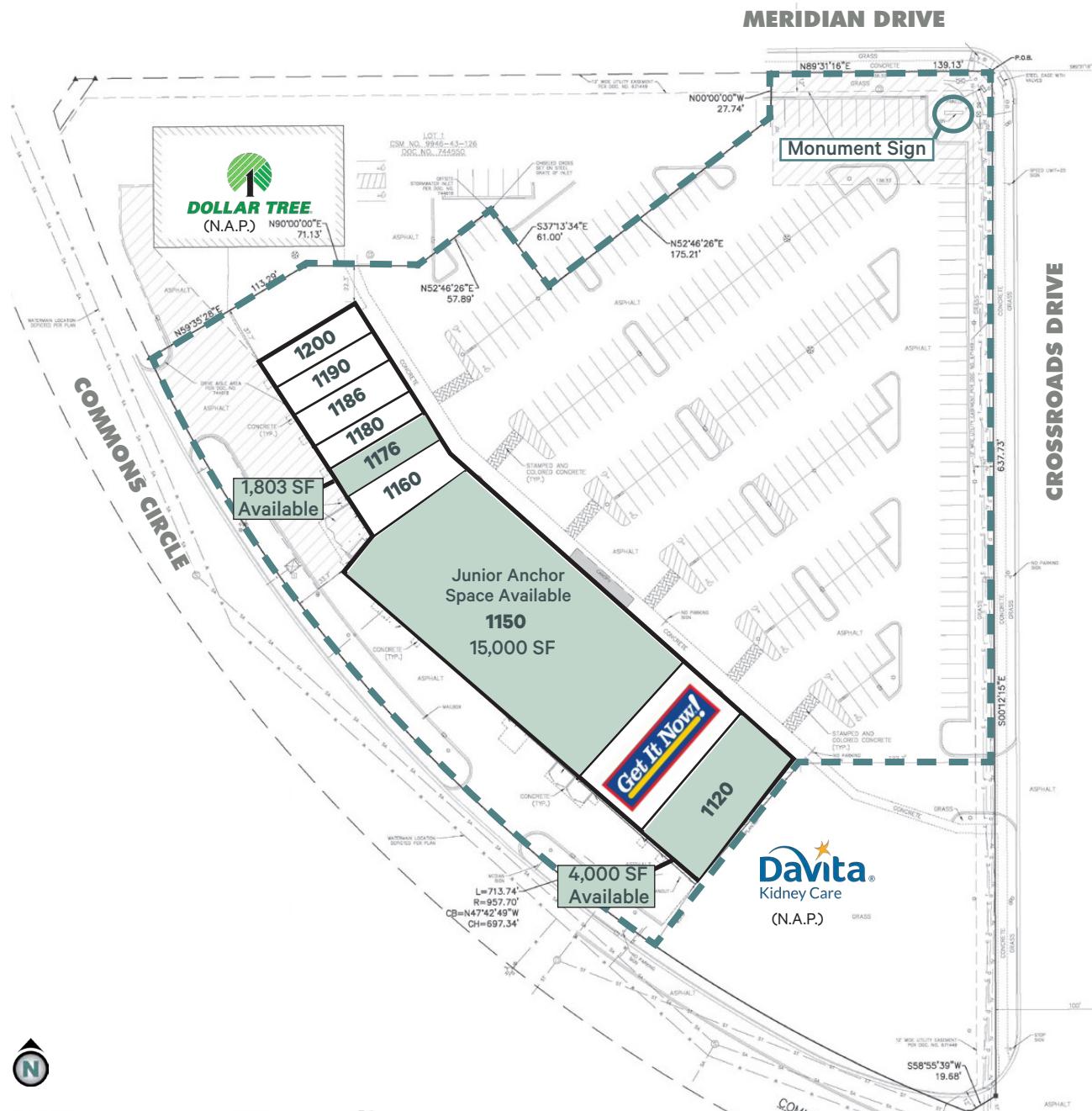
Jul 1, 2025-Dec 31, 2025

Data provided by Placer Labs Inc.

Crossroads Commons SEQ Interstate 39 & Highway HH | Plover (Stevens Point), WI 54467

For Lease

Site Plan & Tenant List



Suite	Tenant	SF
1200	Azara Vape	1,540
1190	Lee's Nails	1,400
1186	Tanning Studio	2,275
1180	Lendmark Financial	1,387
1176	AVAILABLE	1,803
1160	El Molcajete Mexican Grill	4,500
1150	AVAILABLE	15,000
1140	Get-It-Now	5,500
1120	AVAILABLE	4,000
	GLA	37,405



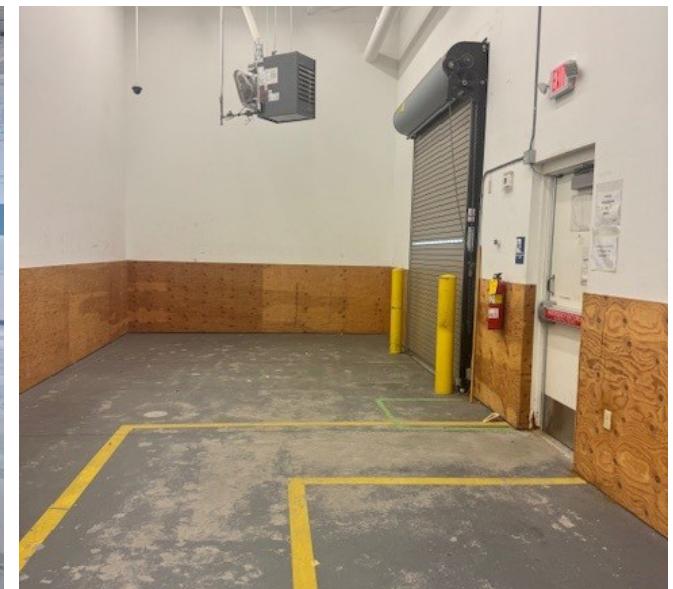
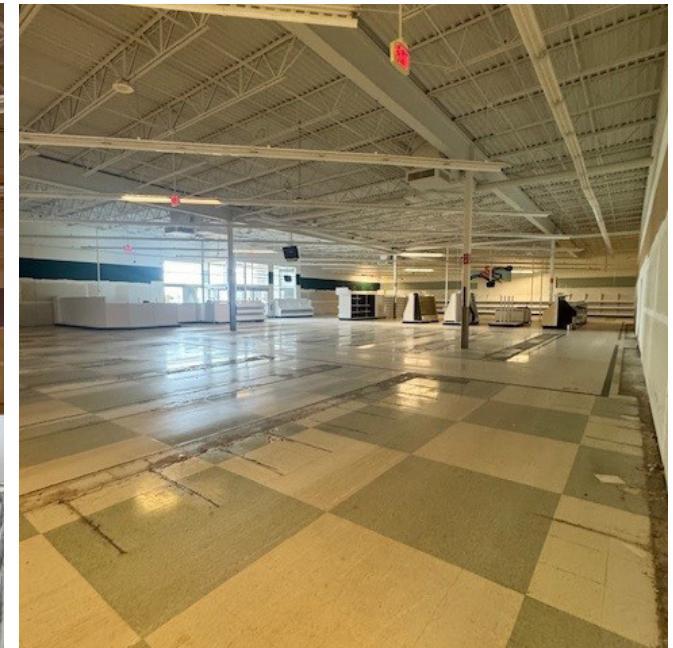
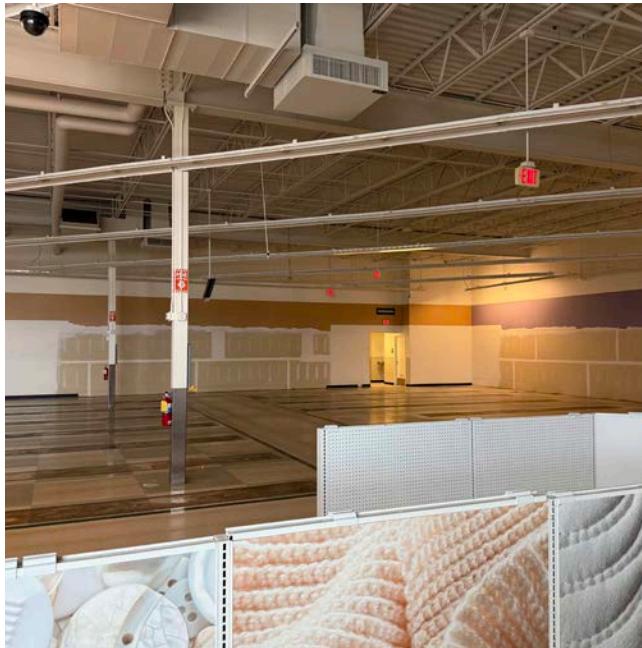
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Suite 1150 - Junior Anchor Space - 15,000 SF - Facade and Interior Photos

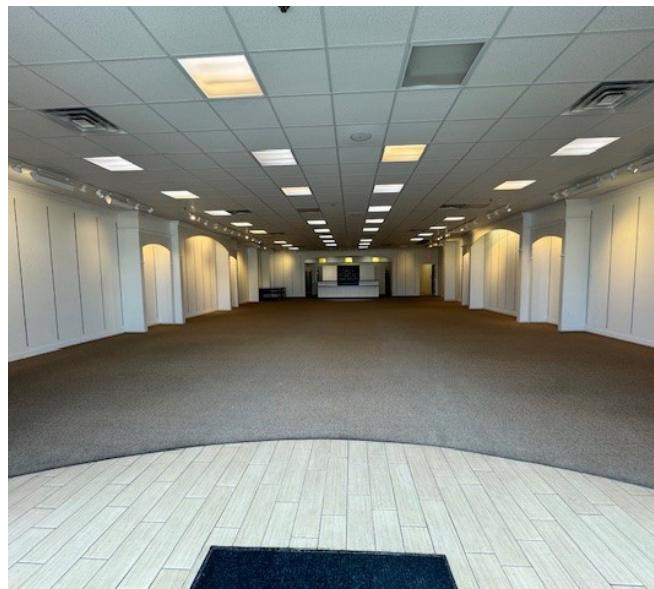


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Suite 1120 - 4,000 SF - Interior Photos



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Suite 1176 - 1,803 SF - Interior Photo



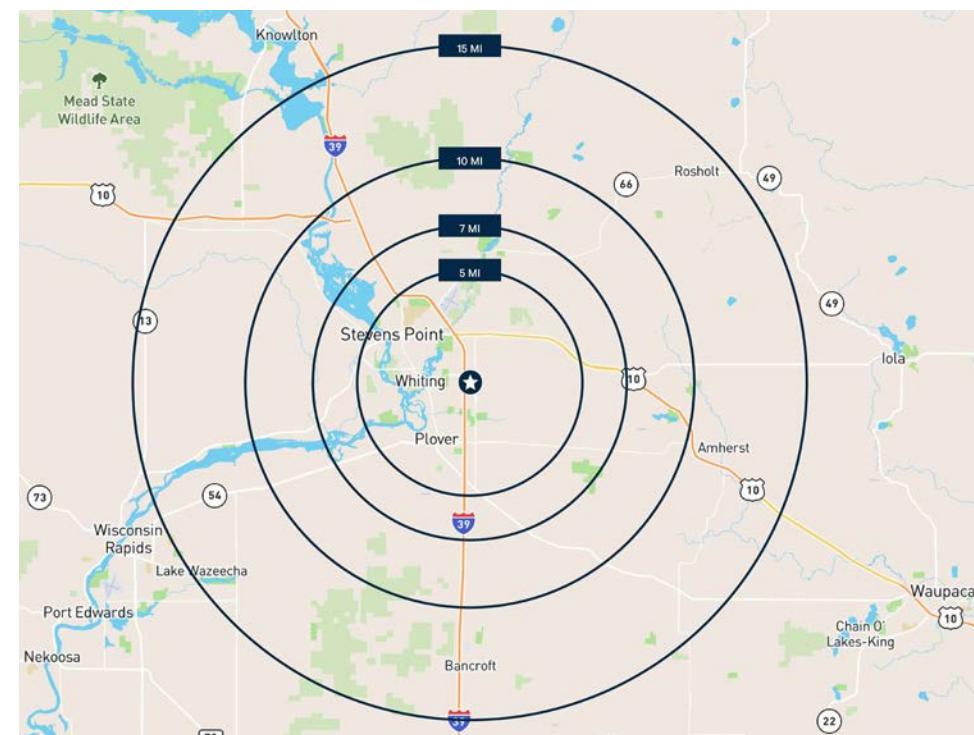
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Mid Flight Aerial, Radius Map, Demographics & Traffic Count

For Lease



Demographics	5 Miles	7 Miles	10 Miles	15 Miles
Population	46,518	51,198	56,535	72,327
Avg HH Income	\$93,684	\$95,562	\$97,319	\$98,294
Daytime Population	53,793	56,859	60,927	74,010

Traffic Counts	VPD
McDill Ave / Hwy HH	17,100
I-39 / Hwy 51	25,200
Cty Hwy R	5,700

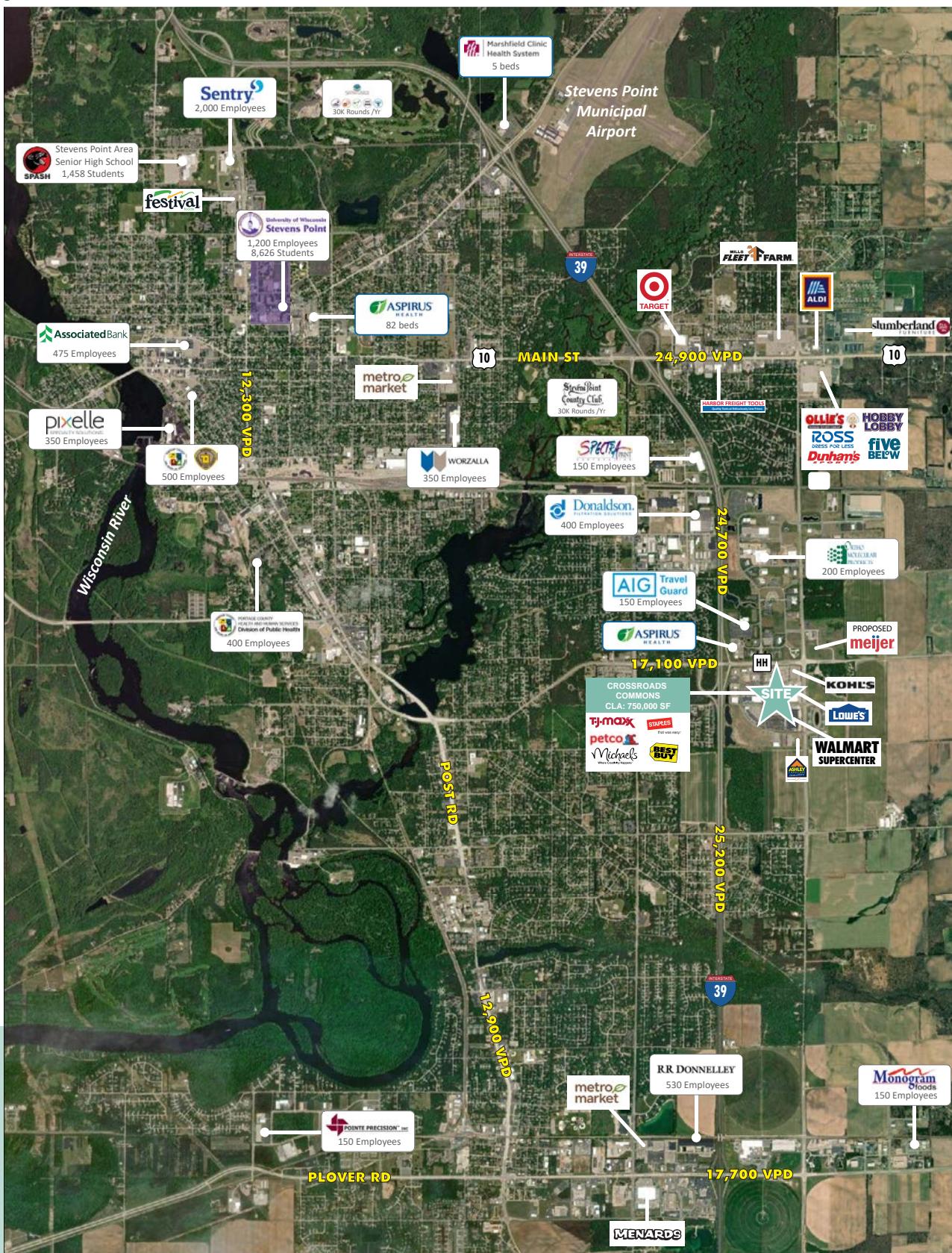
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High Flight Aerial

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

CBRE

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

Definition of Material Adverse Facts

A “material adverse fact” is defined in Wis. Stat. 452.01(5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An “adverse fact” is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.