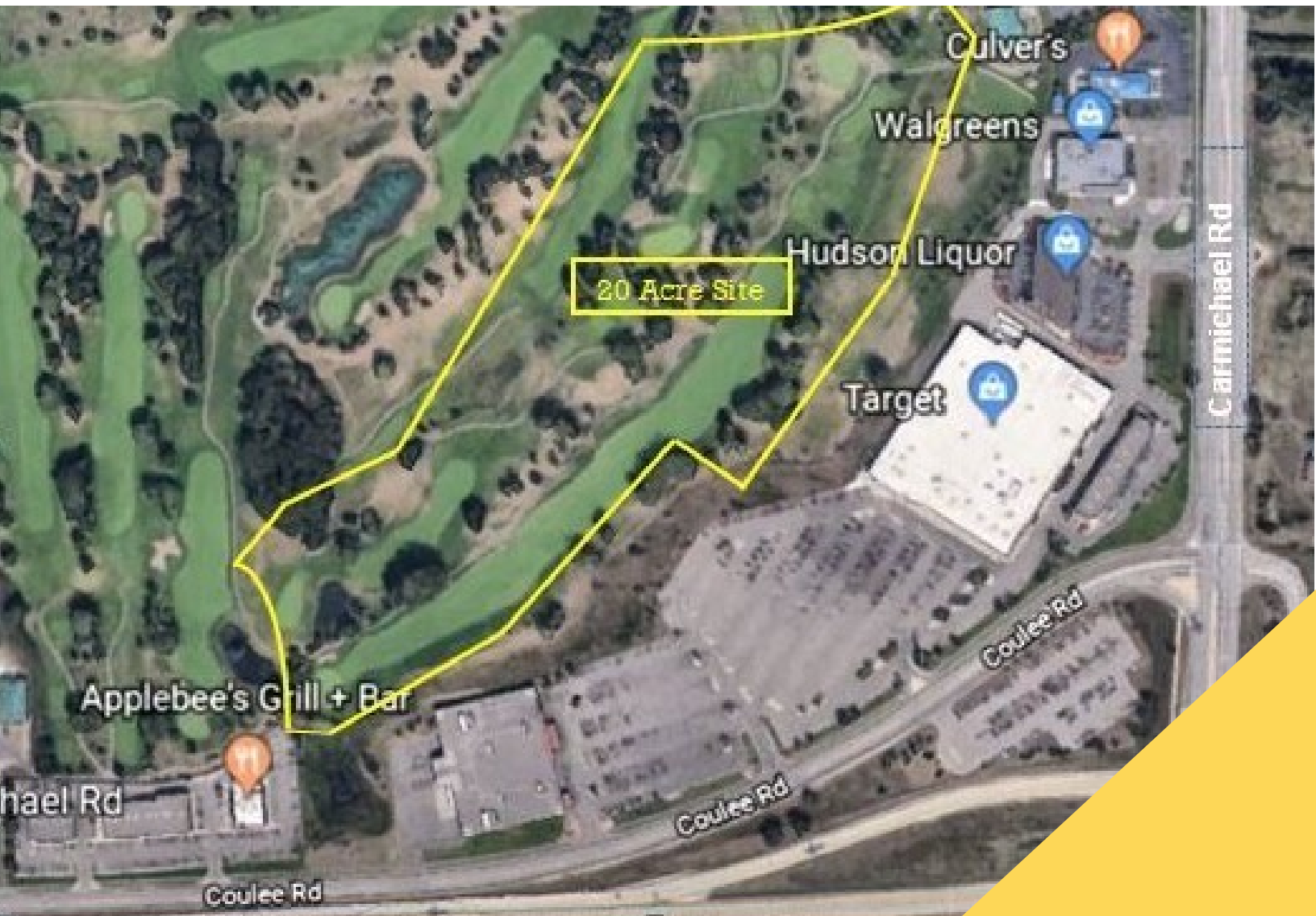


PRIME COMMERCIAL LOTS FOR DEVELOPMENT

201 Carmichael Road Hudson, WI



FOR MORE INFORMATION CONTACT:

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C: 612.325.3038
bzeller@ccim.net

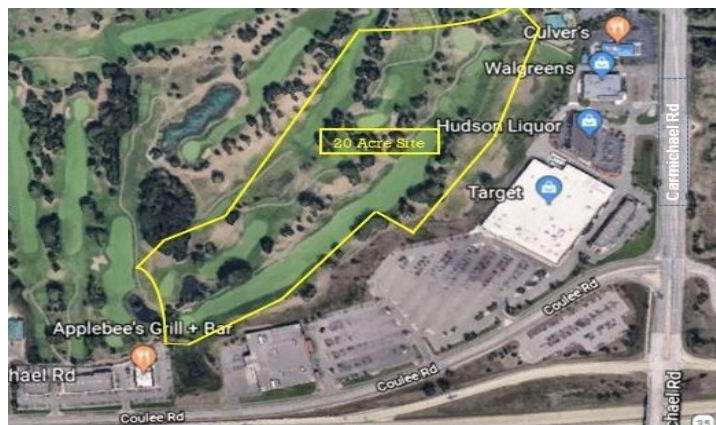
telus | PROPERTY
SERVICES +
SOLUTIONS

Property Details & Highlights

| | |
|-------------------|---------------------------------|
| Property Name: | Commercial Lots for Development |
| Property Address: | 201 Carmichael Road, Hudson, WI |
| Property Type: | Land |
| Lot Size: | 20.8 AC |

PROPERTY OVERVIEW

20.8 acres gross parcel. Dividable to suit development needs. 20 acres offered at \$8,712,000



LOCATION OVERVIEW

Close proximity to I-94. High Traffic counts. Prime buildable area. Local retailers include Starbucks, Cold Stone Creamery, Chipotle, Verizon, Fed Ex Office, Buffalo Wild Wings, Perkins, US Bank, Massage Envy, Mattress Galaxy, Home Depot, County Market, Menards, Leeann Chin, Caribou Coffee, Mainstream Boutique, AT&T, Pita Pit, Panera, and Five Guys.

SALE HIGHLIGHTS

- Site on the Grounds of Former Hudson Golf Course
- I-94 Visibility in the Heart of Hudson Commercial Hub
- Access off of Carmichael Road
- 20.8 Acres Offered at \$ 8,712,000

BRIAN ZELLER

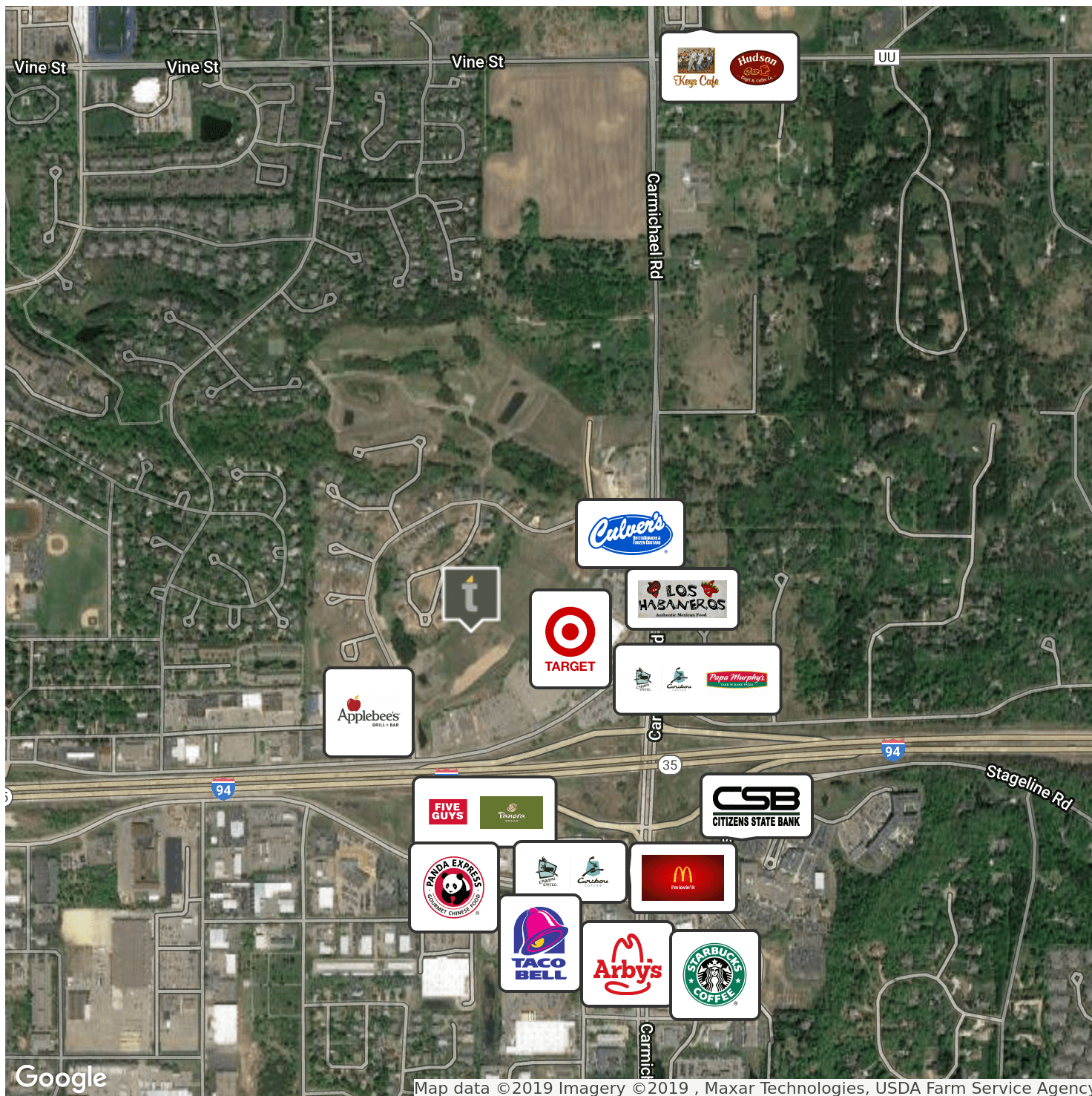
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Retailer Map



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Map Of Survey

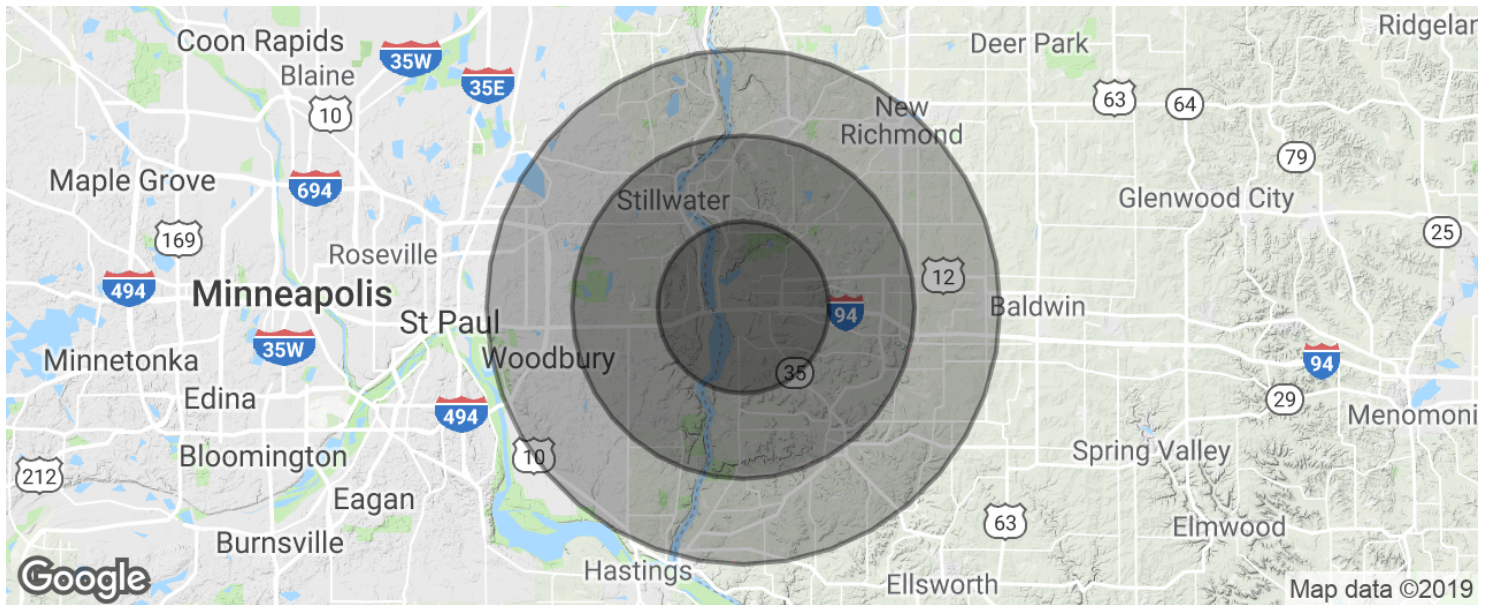


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Demographics Map & Report



| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 38,519 | 101,161 | 215,002 |
| Median age | 37.7 | 38.9 | 37.2 |
| Median age (Male) | 37.1 | 38.4 | 36.7 |
| Median age (Female) | 38.7 | 39.6 | 37.8 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total households | 14,835 | 39,234 | 79,395 |
| # of persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH income | \$94,411 | \$93,473 | \$99,396 |
| Average house value | \$320,521 | \$333,986 | \$334,549 |

* Demographic data derived from 2010 US Census

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