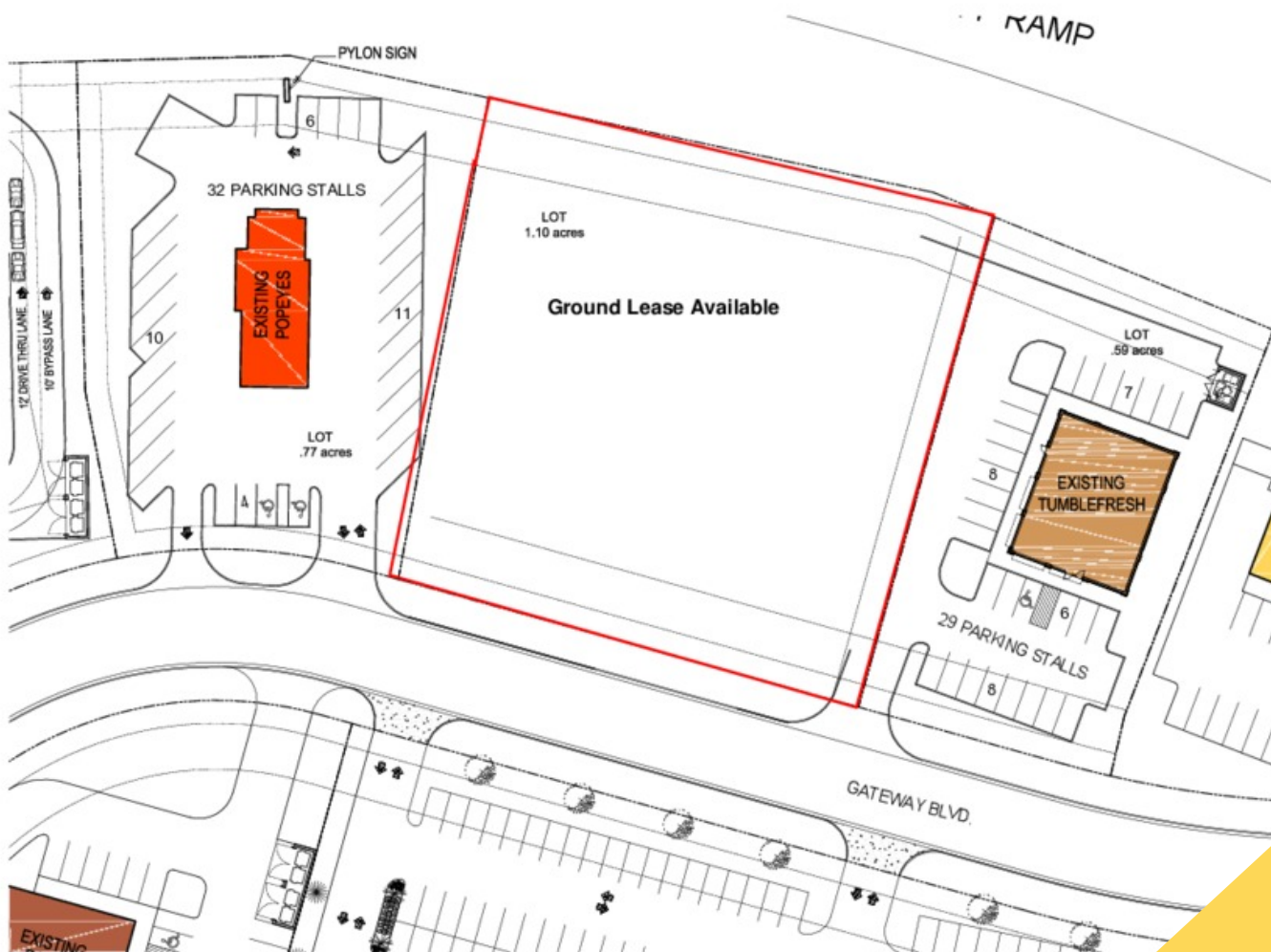


# HUDSON CENTER GROUND LEASE AVAILABLE

## 2201 Badger Drive

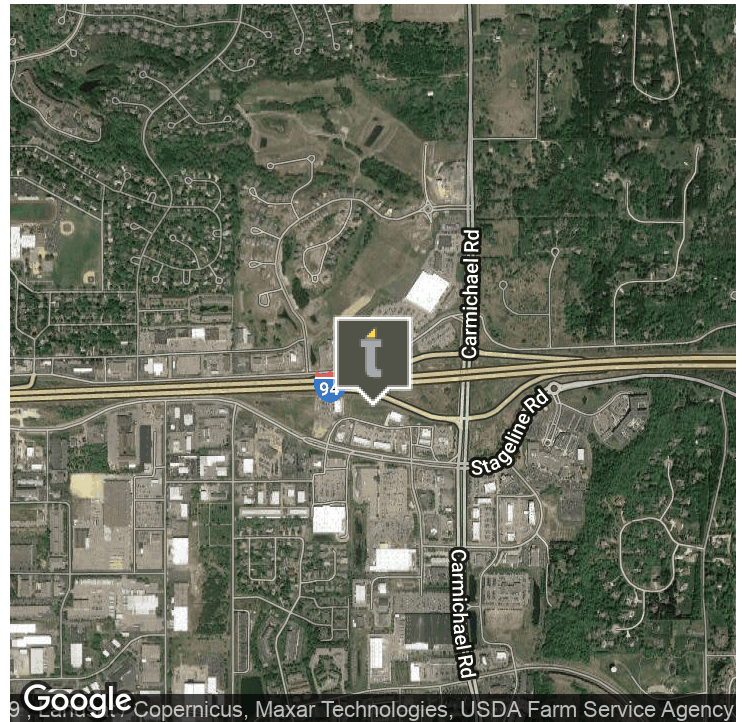
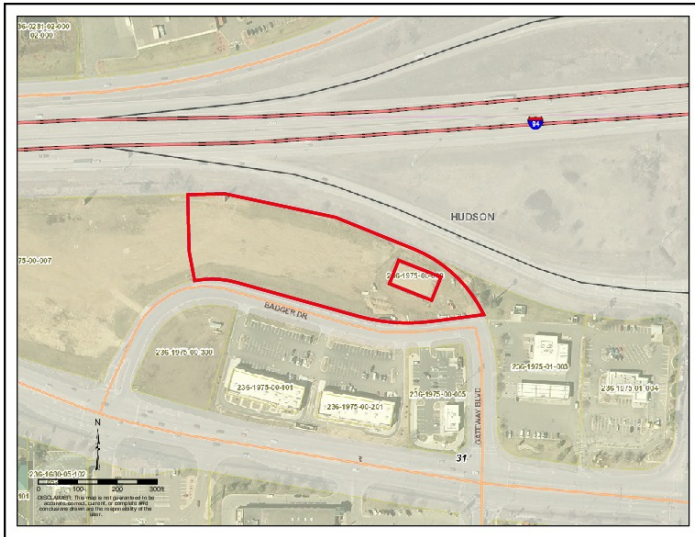


FOR MORE INFORMATION CONTACT:

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# Executive Summary



## OFFERING SUMMARY

Available SF:	1.1 Acres
Lease Rate:	\$2.35 SF/yr (Ground Lease)
Lot Size:	1.1 Acres
Zoning:	Commercial
Traffic Count:	83,200

## PROPERTY OVERVIEW

\$2.35/psf ground lease rate  
1.10 available acres

## PROPERTY HIGHLIGHTS

- 1.10 Acre site available for ground lease
- I-94 Visibility
- Located in Hudson Center Retail Development
- High day and evening traffic counts
- National Tenant Base
- Commercial zoning

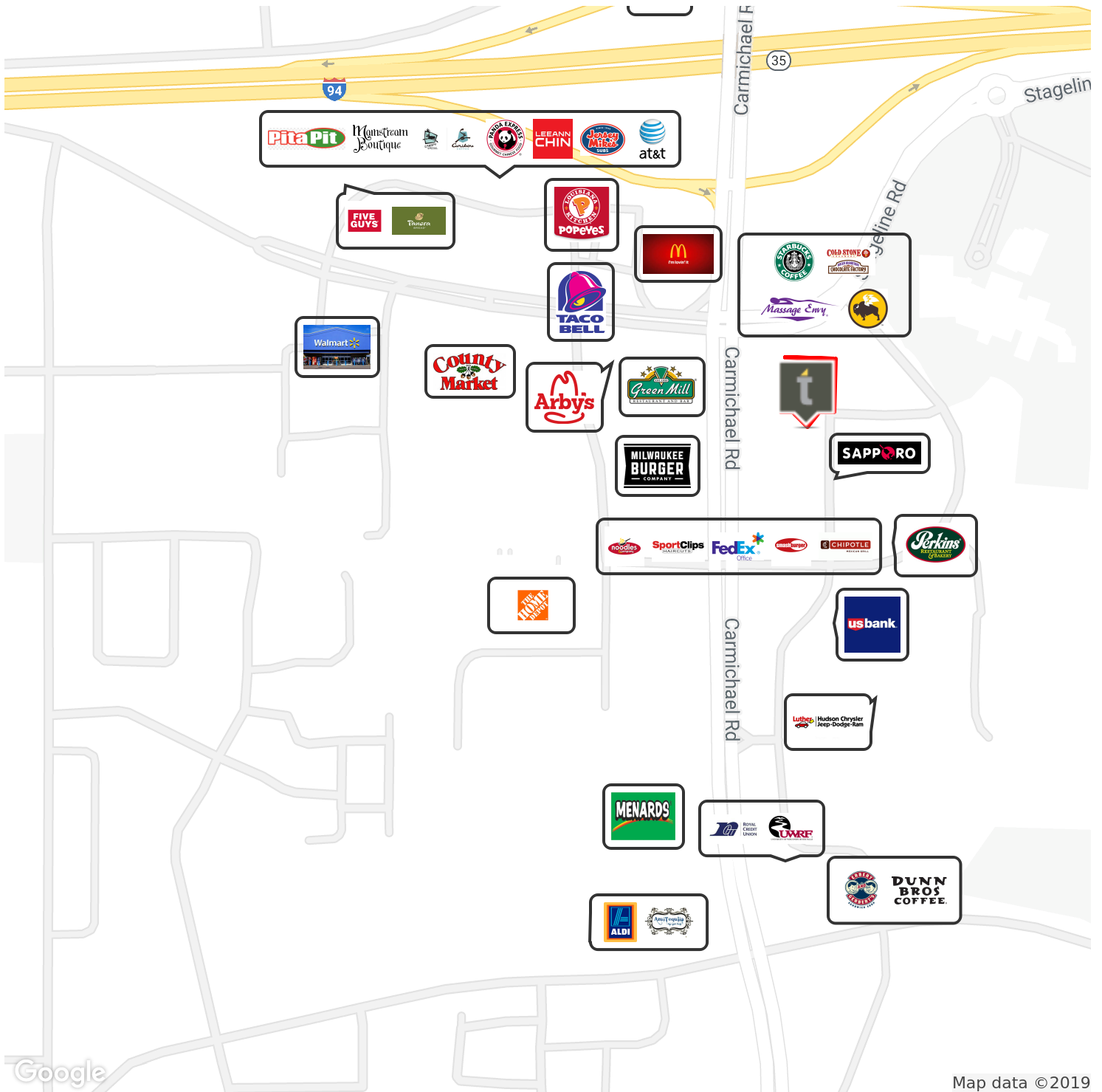
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# Hudson Retailer Map



Google

Map data ©2019

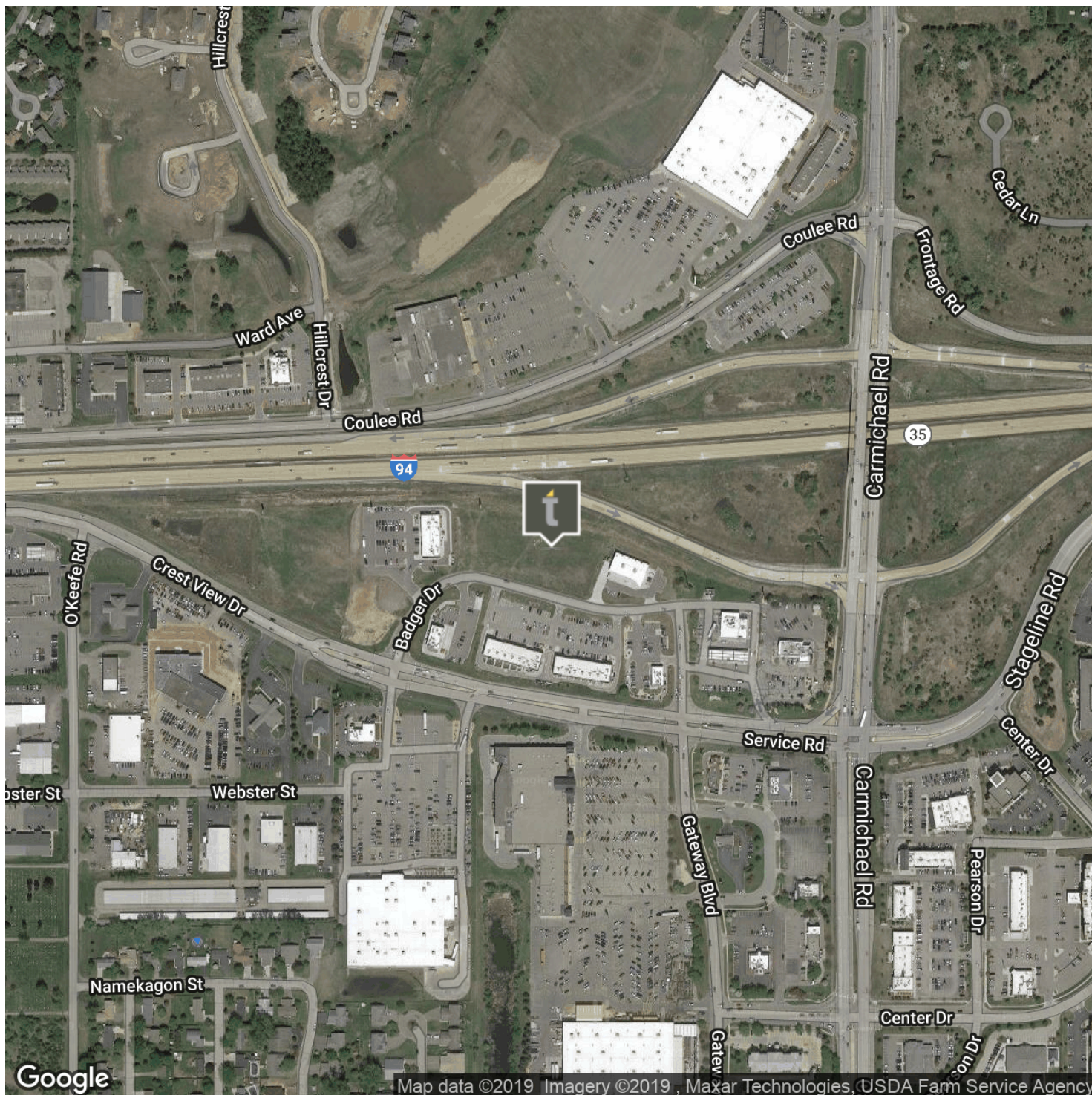
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# Location Maps

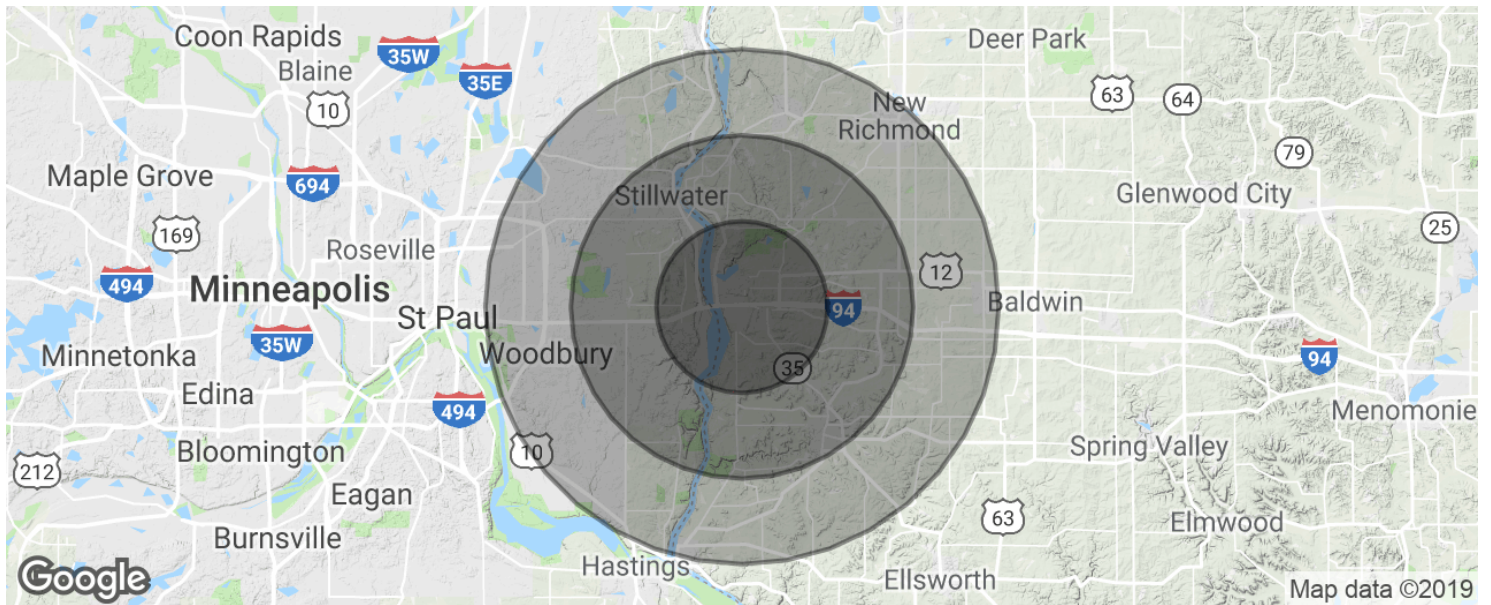


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# Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	38,744	100,612	213,098
Median age	37.7	38.7	37.4
Median age (Male)	37.1	38.2	36.9
Median age (Female)	38.7	39.4	38.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	14,962	39,019	79,178
# of persons per HH	2.6	2.6	2.7
Average HH income	\$94,994	\$93,246	\$99,787
Average house value	\$323,297	\$336,681	\$334,470

\* Demographic data derived from 2010 US Census

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