

HUDSON CENTER

2171 Badger Drive Hudson, WI 54016

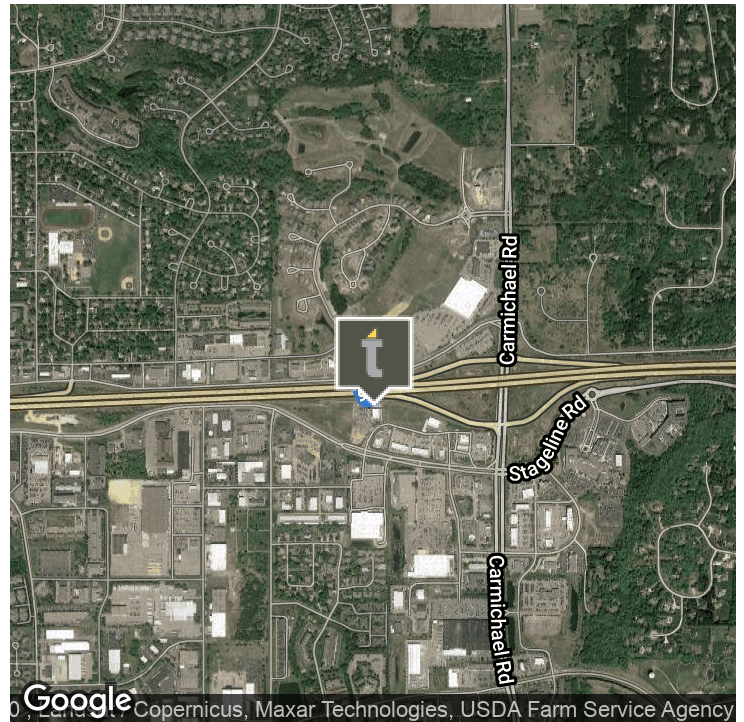


FOR MORE INFORMATION CONTACT:

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Executive Summary



OFFERING SUMMARY

Available SF:	1,882 SF
Lease Rate:	\$29.00 SF/yr (NNN)
CAM Rate:	\$8.33
Lot Size:	7.0 Acres
Year Built:	2017
Building Size:	8,487 SF
Zoning:	G-2 Commercial
Market:	East Metro/St. Croix Valley
Traffic Count:	83,200

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PROPERTY OVERVIEW

Prime retail location with I-94 visibility. The space is newly constructed, highly visible retail space. Five year lease minimum. TI Allowance negotiable.

PROPERTY HIGHLIGHTS

- Multi tenant Retail Center
- Available Immediately 1,882 square feet
- Lease Rate \$29.00 PSF NNN
- CAM Rate \$6.70 PSF
- Five year term
- National Tenant Base
- Great visibility

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

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Additional Photos



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Property Details & Highlights

Property Name:	Hudson Center
Property Address:	2171 Badger Drive, Hudson, WI 54016
Property Type:	Retail
PID:	236-1975-00-007
Lot Size:	7.0 AC
Building Size:	8,487 SF
Gross Leasable Area:	1,882 SF
Zoning:	G-2 Commercial
Cross Streets:	I94 Corridor
Year Built:	2017
Number of Stories:	1
Number of Units:	3

PROPERTY OVERVIEW

Prime retail location with I-94 visibility. The space is newly constructed, highly visible retail space. Five year lease minimum. TI Allowance negotiable.

LOCATION OVERVIEW

Prime retail on the heavily traveled I-94 corridor with traffic counts over 83,000 vehicles per day. The site offers easy access to I-94 and freeway visibility. St. Croix County is the fastest growing county in Wisconsin and the development features high quality national tenants.



LEASE HIGHLIGHTS

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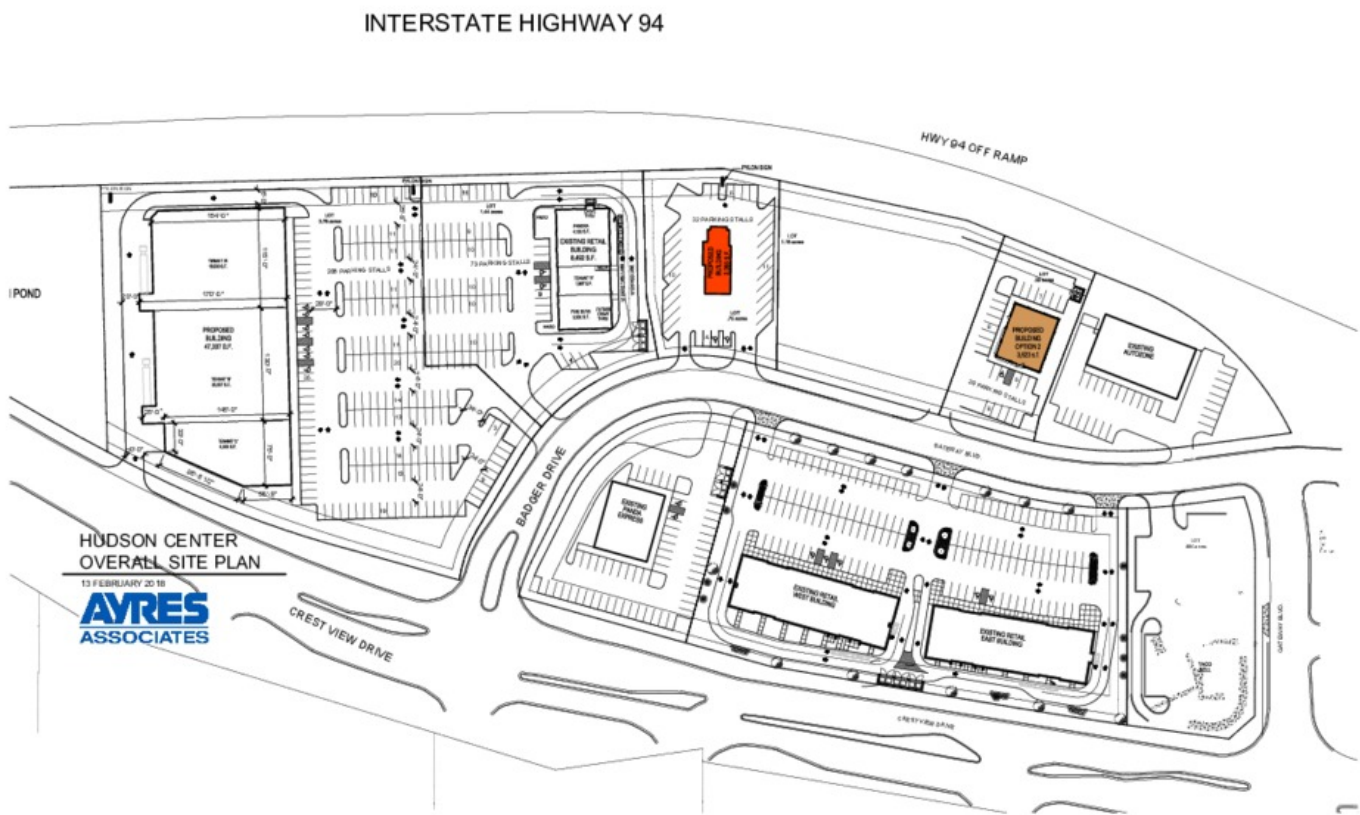
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Site Plan

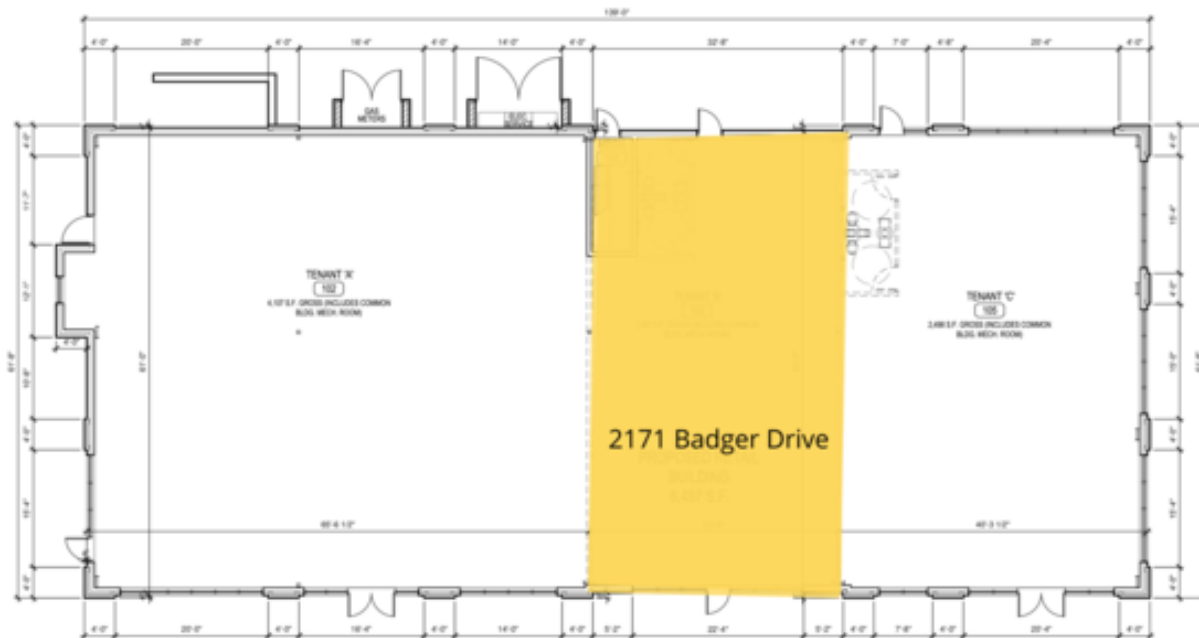


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Floor Plans



PRELIMINARY FLOOR PLAN
SCALE: 1/8"=1'-0"

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Hudson Retailer Map

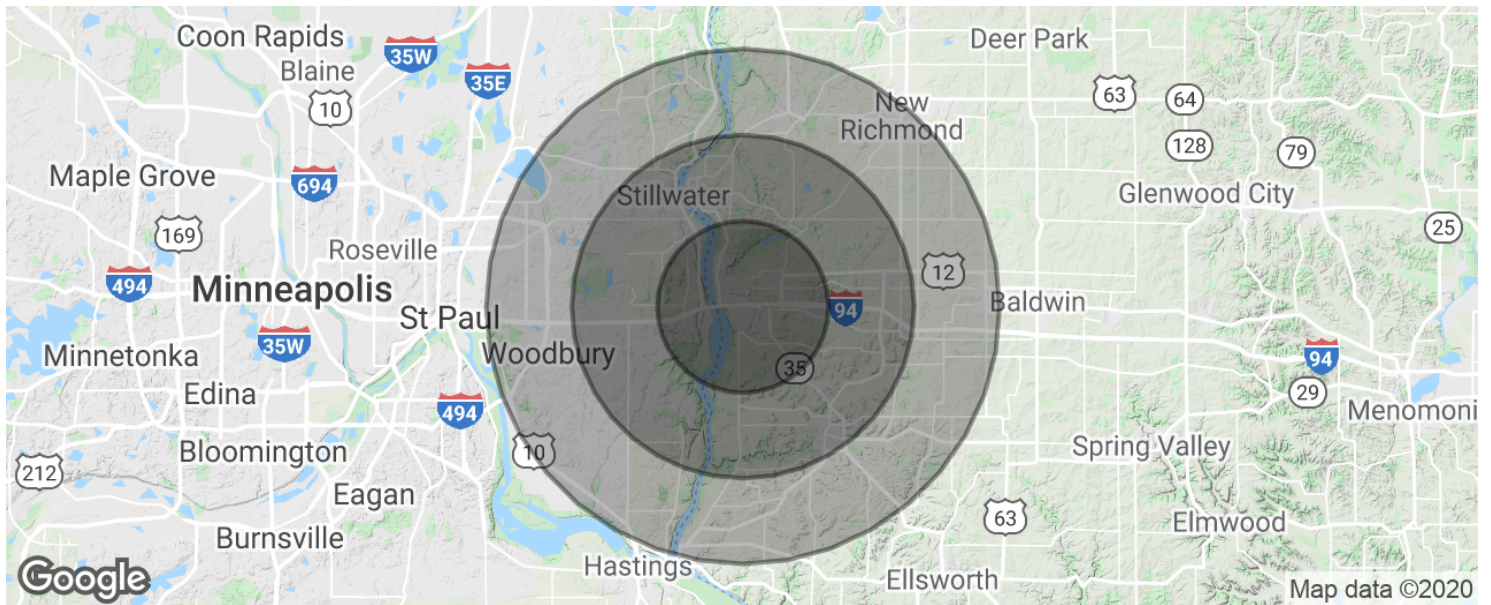


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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	38,695	101,110	217,775
Median age	37.7	38.8	37.5
Median age (Male)	37.2	38.3	36.9
Median age (Female)	38.7	39.4	38.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	14,945	39,171	80,847
# of persons per HH	2.6	2.6	2.7
Average HH income	\$94,854	\$93,557	\$99,856
Average house value	\$324,349	\$337,774	\$332,916

* Demographic data derived from 2010 US Census

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