

# RIVERFRONT PROPERTY FOR LEASE

Suite 700 At 529 2nd Street Hudson, WI  
54016



FOR MORE INFORMATION CONTACT:

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# Executive Summary



**LEASE RATE \$2,000-\$4,000 PER MONTH GROSS**

### OFFERING SUMMARY

Available SF: 2,200 SF  
\*See Floor Plan

Lease Rates: \$4,000 per month (Gross) for the entire 2,200 SF  
Can be divided to be \$2,000 per month (Gross) per individual condo/suite

Renovated: 2019

Tenant Responsibilities: Utilities and waste

### PROPERTY OVERVIEW

Located at the corner of Main Street and Locust Street Hudson, WI. Excellent conditioned space. One block from the lovely St Croix River boardwalk.

### PROPERTY HIGHLIGHTS

- Excellent view of the St. Croix River
- 2 access points into the space
- Office space or restaurant
- Large windows facing the St. Croix River
- Traffic counts of 12,800 daily
- Guest parking available
- Subdivision options available

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# Retailer Map Downtown Hudson



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# Additional Photos

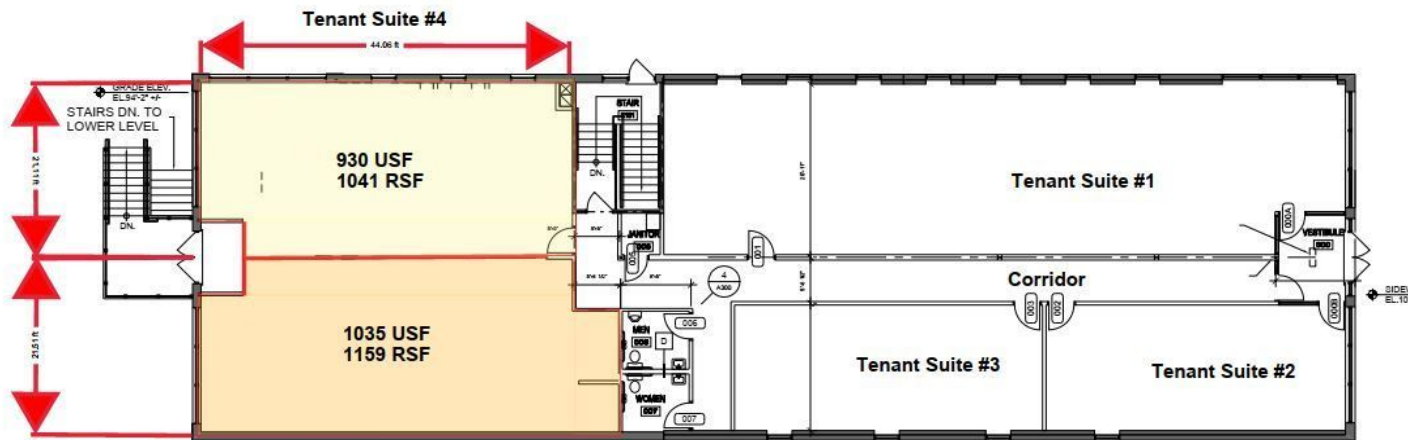


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# First Floor Plan Drawing



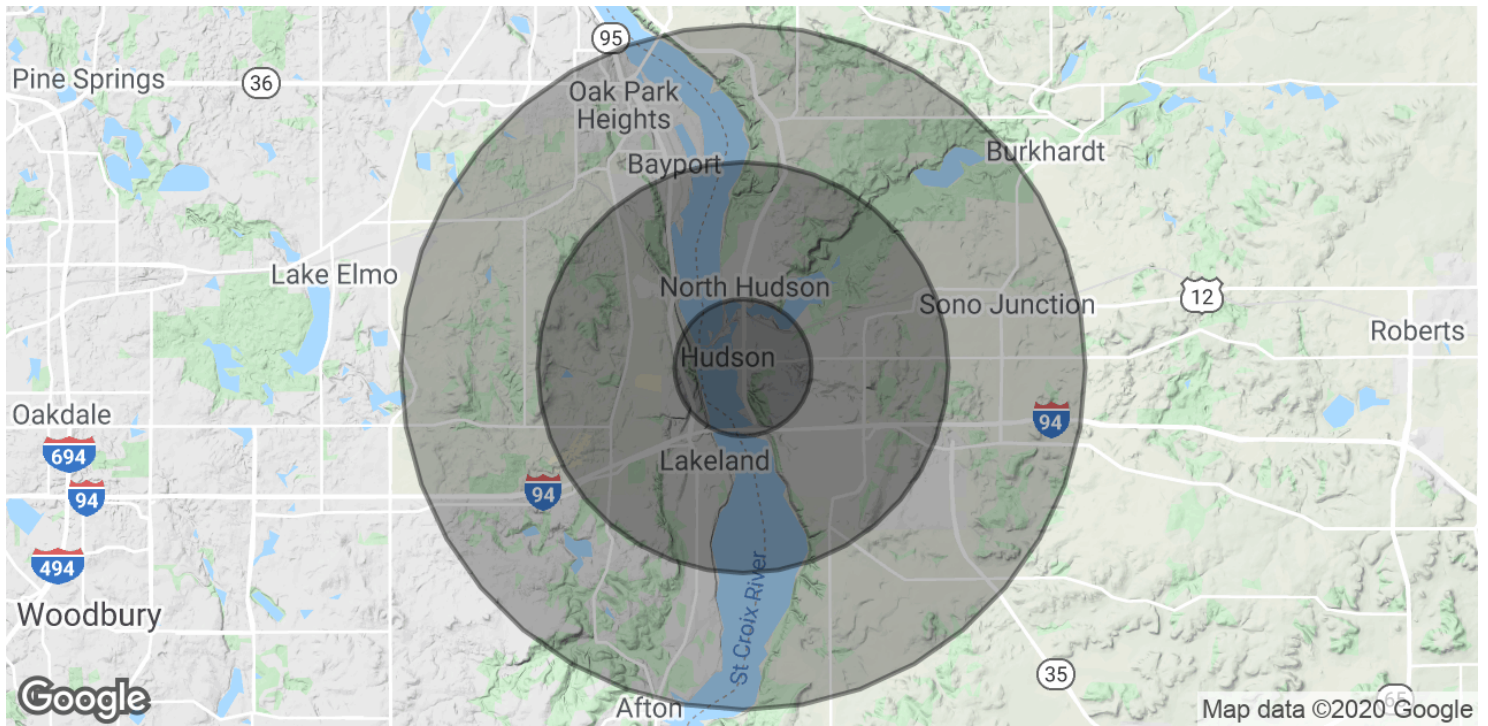
2 FIRST FLOOR PLAN  
1/8" = 1'-0"

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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,086	23,649	42,222
Average age	35.2	38.2	38.9
Average age (Male)	34.1	37.3	38.2
Average age (Female)	36.8	39.7	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,094	9,306	16,471
# of persons per HH	2.4	2.5	2.6
Average HH income	\$73,079	\$88,237	\$91,633
Average house value	\$272,130	\$302,844	\$327,010

\* Demographic data derived from 2010 US Census

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