

CARLEY PROPERTIES II OFFICE/RETAIL

2521 Hanley Road Hudson, WI 54016



FOR MORE INFORMATION CONTACT:

DAVID ROBSON

C: 651.248.0390

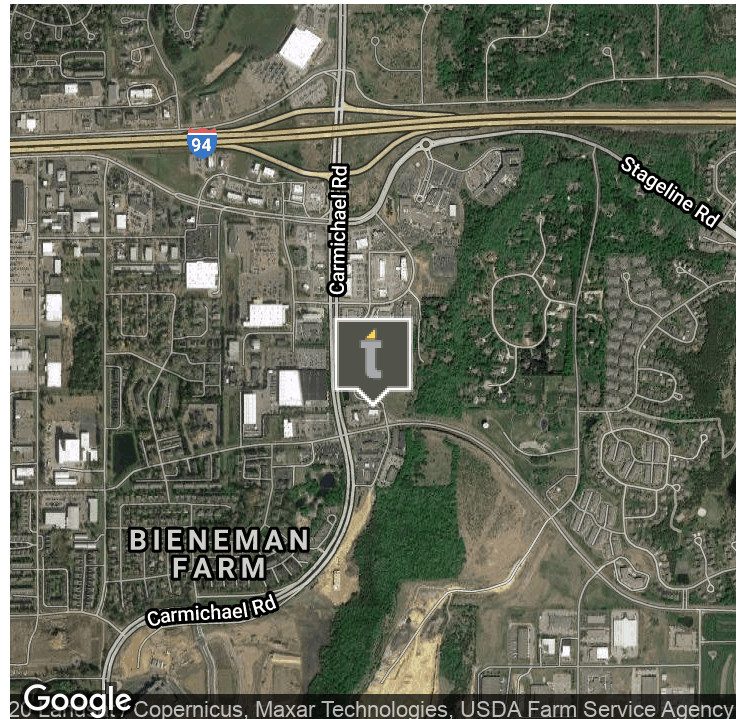
drobson@bantara.net

BRIAN ZELLER

C: 612.325.3038

bzeller@ccim.net

Executive Summary



OFFERING SUMMARY

Available SF:	718 - 1,004 SF
Maximum Contiguous	1,722 SF
Lease Rate:	\$19.00 SF/yr (NNN)
CAM Rate:	\$8.39
Lot Size:	1.08 Acres
Year Built:	2005
Building Size:	7,062 SF
Zoning:	G2-Commercial
Market:	East Metro/Saint Croix County

DAVID ROBSON

C: 651.248.0390

drobson@bantara.net

BRIAN ZELLER

C: 612.325.3038

bzeller@ccim.net

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.

PROPERTY OVERVIEW

Centrally located in Hudson, WI and in close proximity to I-94. These 1,004 and 718 SF office/retail spaces are built out and move in ready. Located on a busy intersection of Carmichael and Hanley in a building occupied by Dunn Brothers Coffee, Erbert and Gerbert and Consolidated Business Systems.

PROPERTY HIGHLIGHTS

- 1/2 Mile south of I-94
- Easy convenient access
- Central location
- Great visibility
- Co- tenants include Dunn Bros Coffees, Erbert &Gerberts, and Coordinated Business Services
- Move in ready
- High day and evening traffic counts



Additional Photos



DAVID ROBSON

C: 651.248.0390

drobson@bantara.net

BRIAN ZELLER

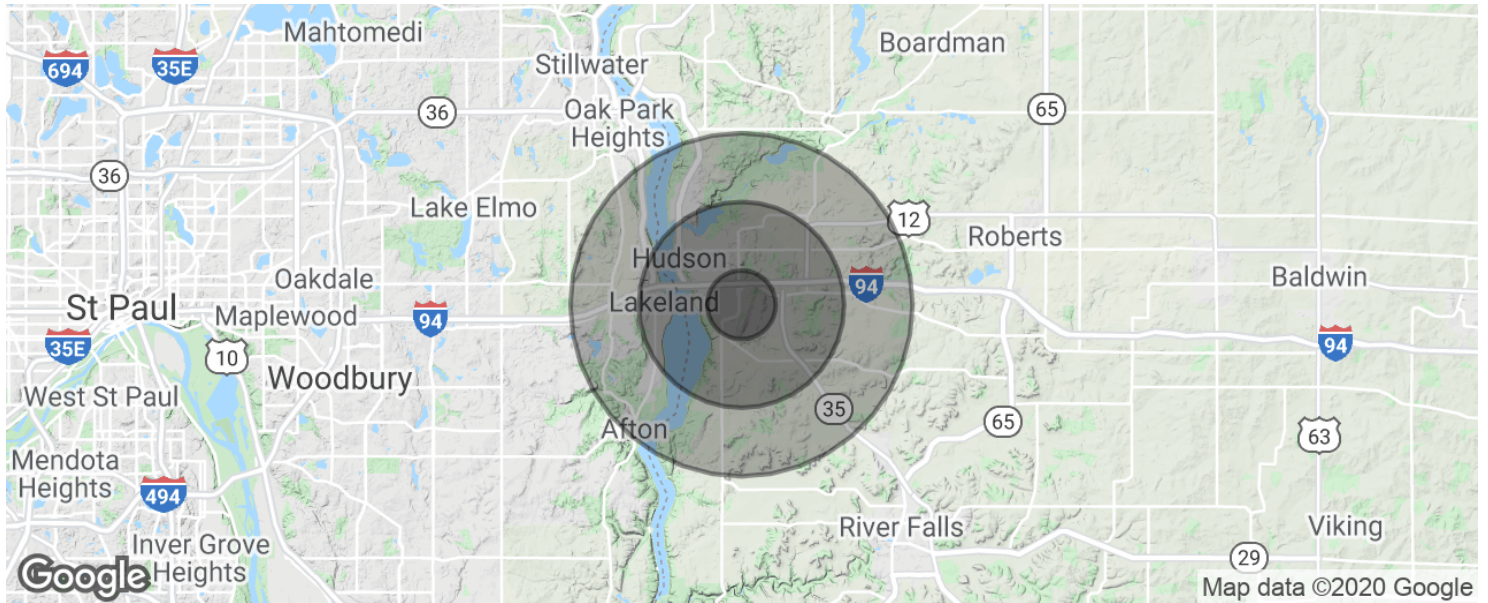
C: 612.325.3038

bzeller@ccim.net

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.

telus PROPERTY SERVICES + SOLUTIONS

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,186	17,154	37,756
Median age	35.2	36.3	37.4
Median age (Male)	34.6	35.5	36.9
Median age (Female)	36.7	38.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	465	6,682	14,574
# of persons per HH	2.6	2.6	2.6
Average HH income	\$101,679	\$91,872	\$95,900
Average house value	\$327,277	\$302,403	\$322,968

* Demographic data derived from 2010 US Census

DAVID ROBSON

C: 651.248.0390

drobson@bantara.net

BRIAN ZELLER

C: 612.325.3038

bzeller@ccim.net



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.