

123 S MAIN STREET

123 S Main Street River Falls, WI



FOR MORE INFORMATION CONTACT:

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Property Details & Highlights

Property Name:	123 S Main Street
Property Address:	123 S Main Street, River Falls, WI 54022
Property Type:	Retail
Building Size:	1,698 SF
Monthly Gross Rent:	\$2731.82



PROPERTY OVERVIEW

1698 SF offered at 19.31 psf

LOCATION OVERVIEW

Located in the heart of downtown River Falls on Main St. Many nearby retailers include: The Second Star, South Fork Cafe, Caribou Coffee, Pizza Hut, BX Mexican Cuisine & Bar, Mainstreeter Bar & Grill, Mei Mei's Cookies & Creamery, Dairy Queen, Junior's Restaurant & Tap House, Einstein Bros. Bagels, and Culvers.

LEASE HIGHLIGHTS

- Prime downtown location
- Various local retailers
- High traffic counts
- Access to highways 65, 29, 35
- Close proximity to UW-River Falls

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Additional Photos

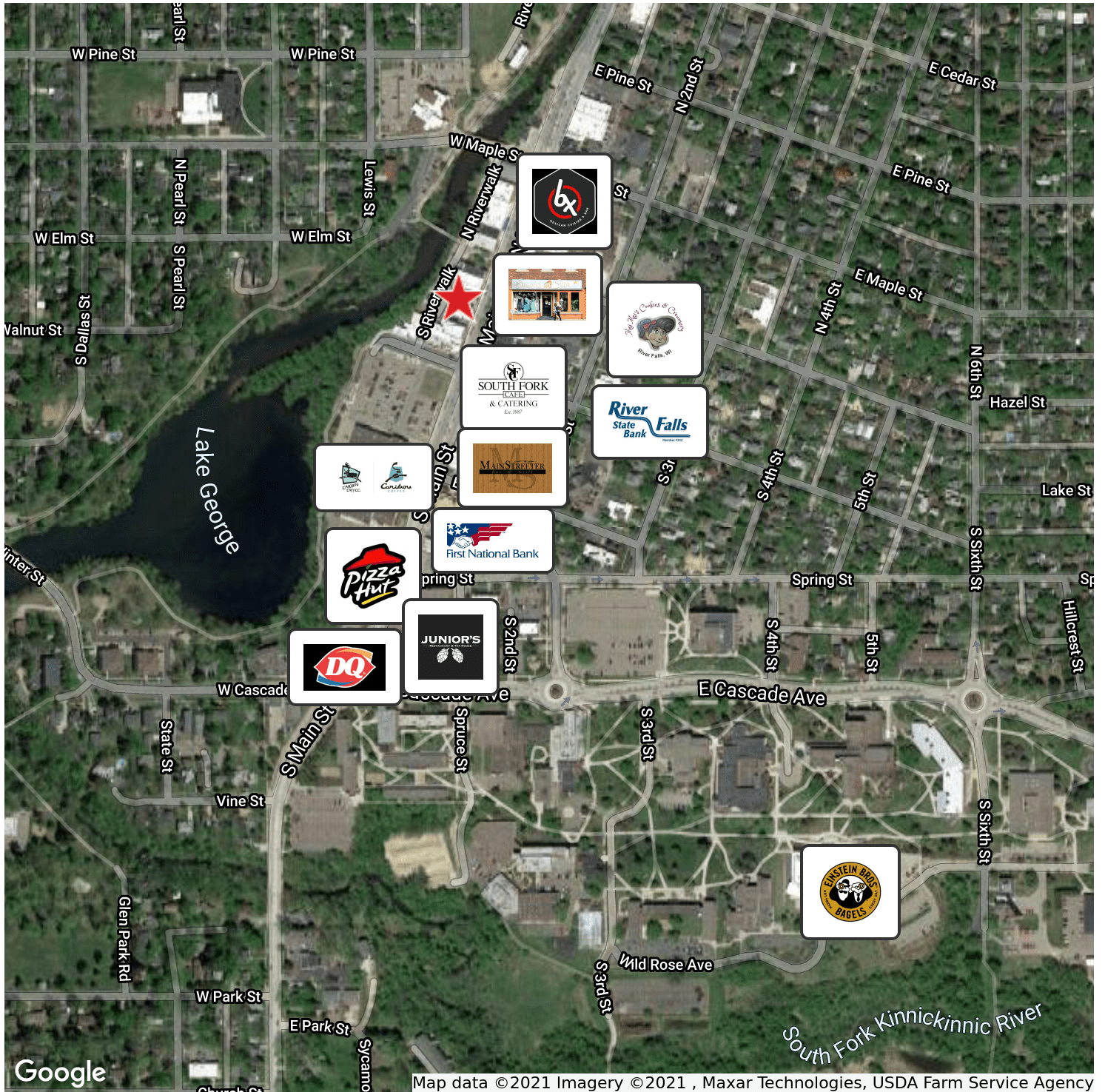


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Main Street RF Retailer Map

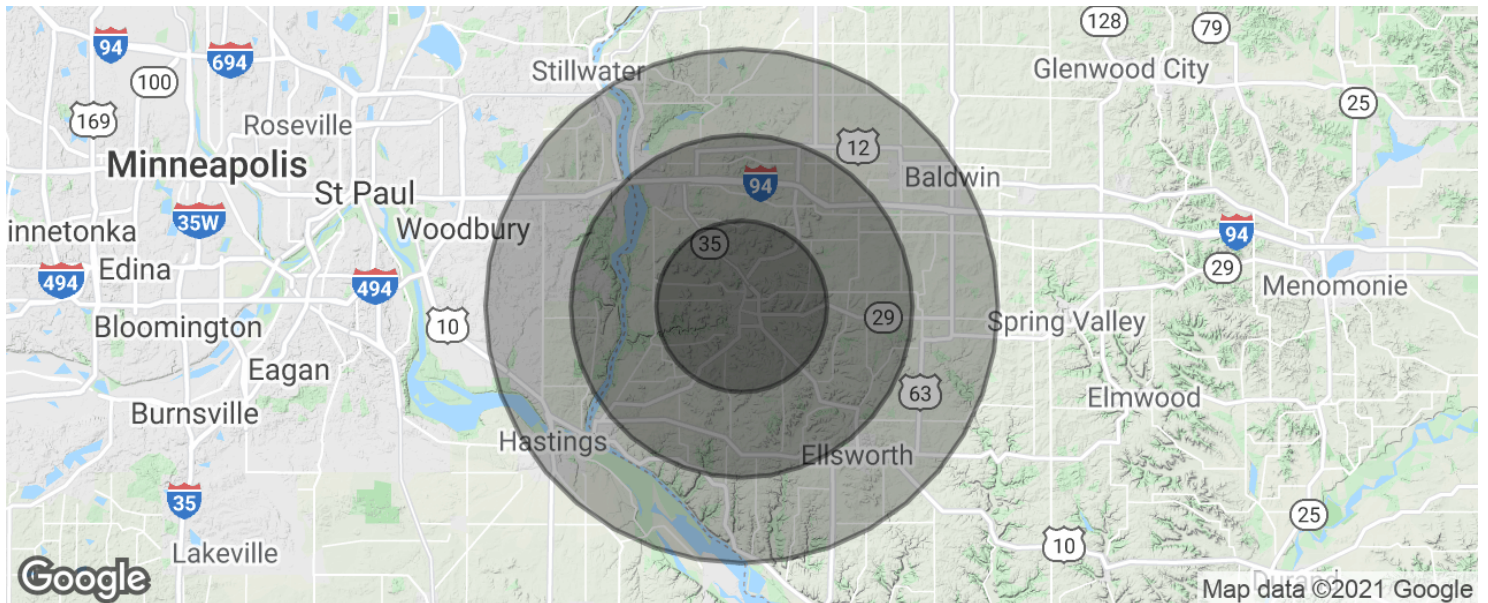


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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	26,108	52,400	113,841
Median age	30.1	33.5	35.9
Median age (Male)	30.4	33.4	35.7
Median age (Female)	29.8	33.4	36.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	9,217	18,994	42,056
# of persons per HH	2.8	2.8	2.7
Average HH income	\$68,934	\$84,755	\$86,541
Average house value	\$251,797	\$305,330	\$316,001

* Demographic data derived from 2010 US Census

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