

# OFFICE SPACE AVAILABLE

710 N Main Street River Falls, WI

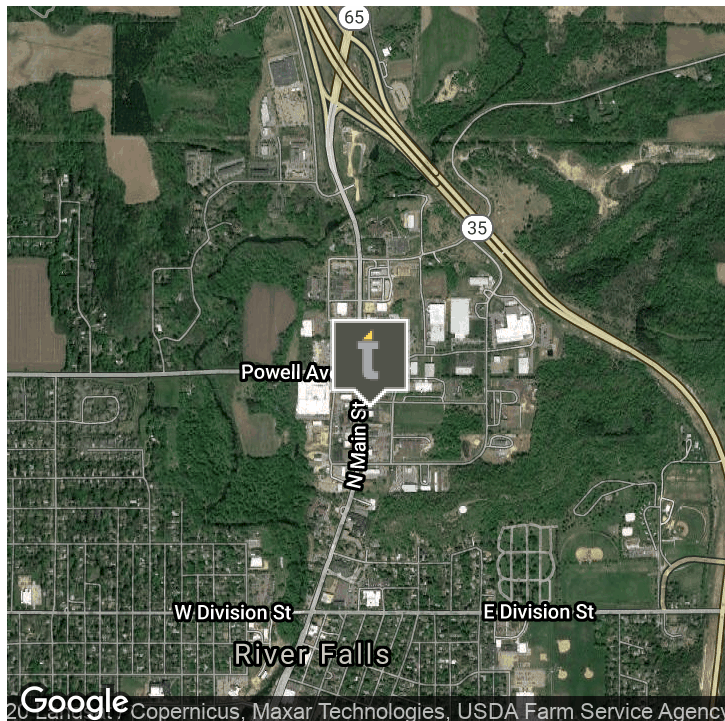


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# Executive Summary



**LEASE RATE** **\$250.00 PER MONTH**

**OFFERING SUMMARY**

Available SF: 220 SF

Included: Includes Utilities

Zoning: Commercial

Market: Western Wisconsin

Submarket: River Falls, WI

**PROPERTY OVERVIEW**

Office space available in a professional office building

**PROPERTY HIGHLIGHTS**

- Fabulous North Main Street in River Falls
- Class B Office Space
- Shared Breakroom
- Shared Restrooms
- Ample off Street Parking
- Hard to Find Single Office Space

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## Additional Photos

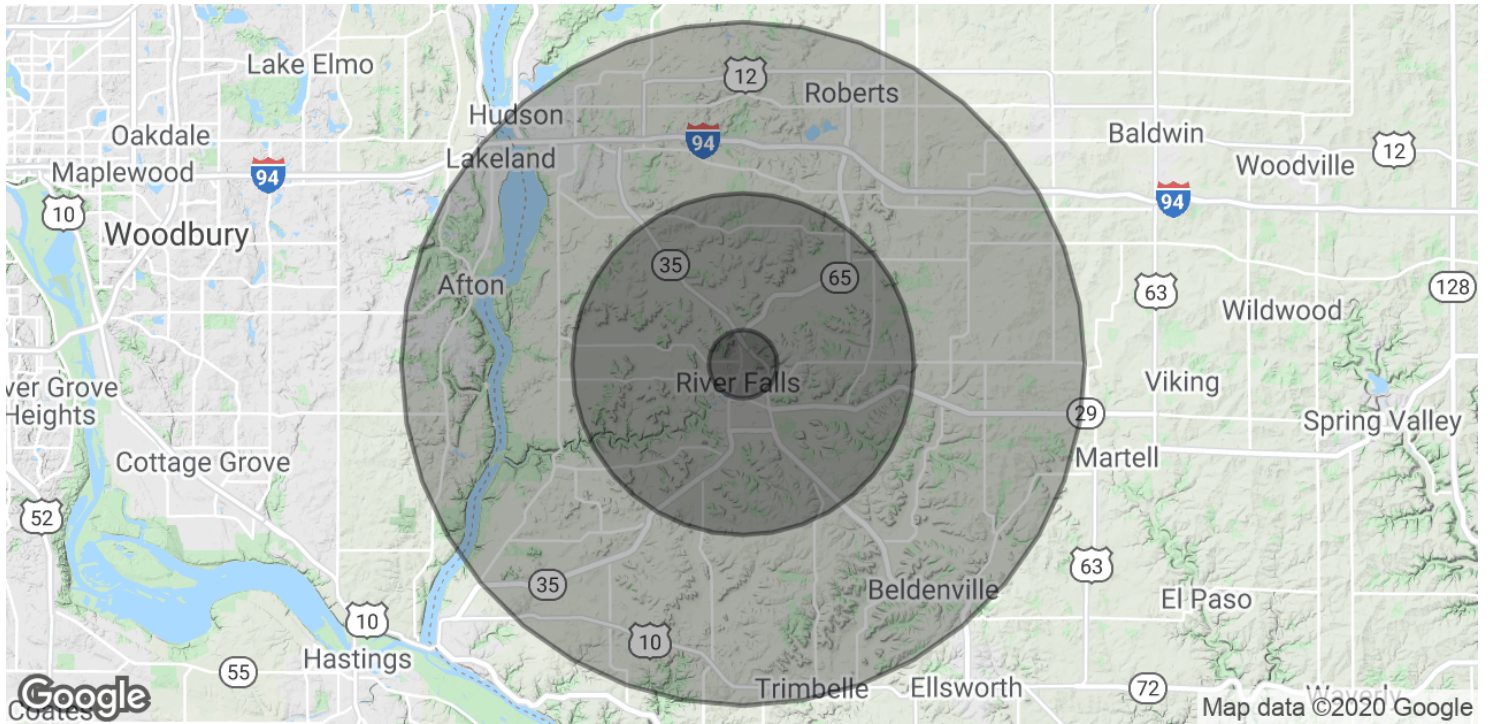


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# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,315	26,013	54,852
Average age	28.7	30.4	33.5
Average age (Male)	28.2	30.5	33.4
Average age (Female)	28.7	30.0	33.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	763	9,259	19,861
# of persons per HH	3.0	2.8	2.8
Average HH income	\$61,776	\$68,803	\$85,304
Average house value	\$212,856	\$249,322	\$305,033

\* Demographic data derived from 2010 US Census

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