# FOUNDER'S SQUARE

12-146 N. Central Avenue

Marshfield, WI 54449



## **Available for Lease**

Office and Retail Space

#### Inside:

- Property Summary
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## **Property Summary**

Located in Marshfield just off Highway 13 in the heart of Marshfield's Business District, Founder's Square offers premier retail and office space with great visibility and ample on-site parking.

**Building Description:** Three building, multi-tenanted shopping and office complex

**Space Availability:** Suite III-12 6,353 SF

Suite II-126 1,810 SF

**Lease Rate:** \$12.00-\$18.00/SF/YR NNN

Occupancy: Immediate

Improvements: Negotiable

**Parking:** Ample surface spaces on site

Amenities:

- Located in downtown Marshfield, business district
- Building signage available
- Beautiful landscaping with decorative lighting and outdoor patio space
- Walk Score: 76 (Very Walkable)
- Diverse tenant roster including Anytime Fitness, State Bank
  Marshfield, Cutie Pie Photo Studio, Q Nails, and Marshfield
  News Herald
- Professionally managed by Compass Properties



# **Property Photographs**











## **2015 Demographics**

<b>Total Population</b>		Households		Average Household Income	
1 Mile	9,334	1 Mile	4,460	1 Mile	\$59,521
3 Miles	20,700	3 Miles	9,433	3 Miles	\$65,911
5 Miles	24,593	5 Miles	10,867	5 Miles	\$70,673
10 Miles	33,864	10 Miles	14,237	10 Miles	\$70,671



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## **Floor Plans**

#### **Available First Floor Suites**





### Location

Founder's Square has great linkages to major roadways in the area. Hwy 13/E Veterans Pkwy, which runs directly past the property, intersects with Hwy 29, which runs between Minneapolis and Wausau. Head south on Hwy 13 to meet Hwy 39, which connects Madison and Wausau. The site is within walking distance of the residential neighborhoods, retail and restaurant destinations, schools, churches, and parks. Marshfield Municipal Airport is located just 2.5 miles south of the site.





