

# HUDSON RETAIL CENTER

2220-2360 Badger Drive Hudson, WI

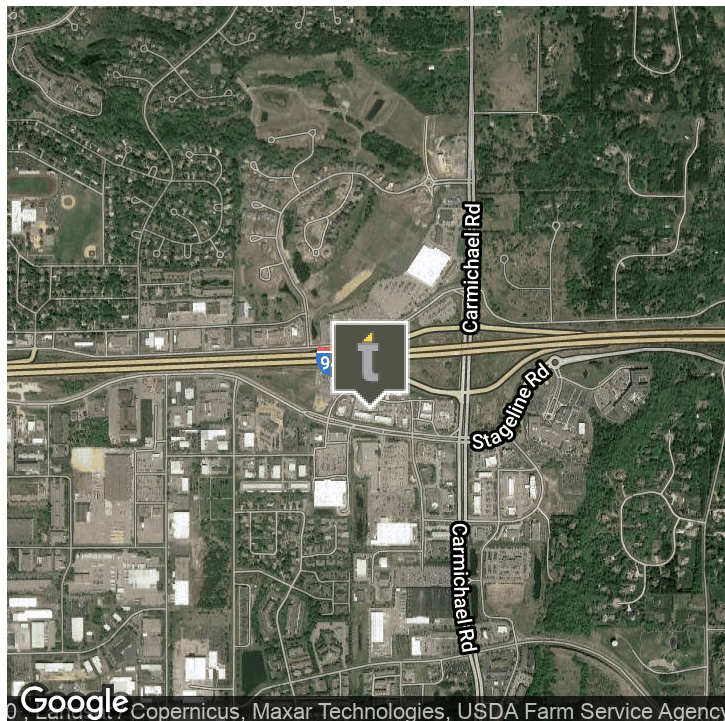


FOR MORE INFORMATION CONTACT:

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# Executive Summary



## OFFERING SUMMARY

Available SF:	1,791 SF
	1,613 SF
	1,517 SF
	1,553 SF
	1,990 SF
Lease Rate:	Ranges from \$26.00 - 35.31 SF/yr (NNN)
CAM Rate:	\$6.47
Lot Size:	2.8 Acres
Year Built:	2015
Building Size:	22,641 SF
Market:	East Metro/ Saint Croix County
Traffic Count:	83,200

## PROPERTY OVERVIEW

Located in the Hudson Center, this retail center has I-94 visibility and is available immediately. Located in St. Croix County which is the fastest growing county in Wisconsin.

## PROPERTY HIGHLIGHTS

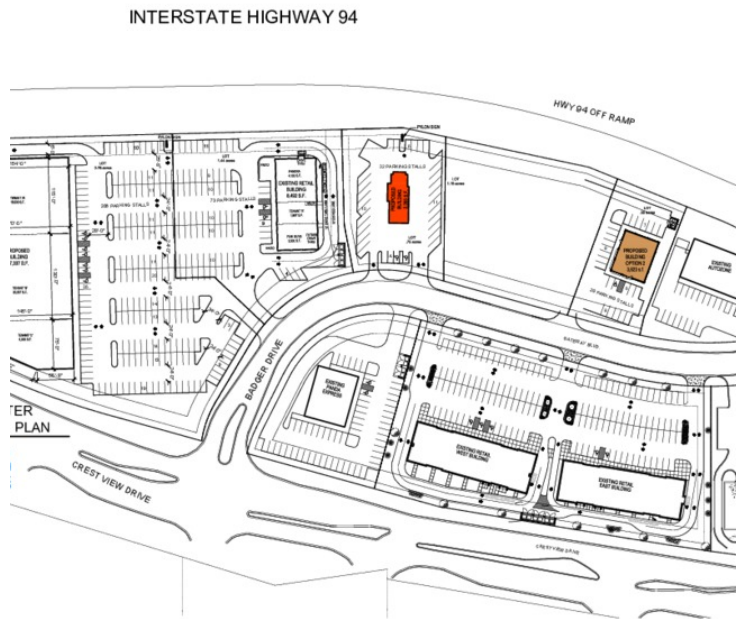
- Easy access from I-94
- Traffic counts over 83,200 vehicles per day
- Five year term minimum
- Lease rate \$26.00 NNN. TI Allowance negotiable.
- Area retailers include: Starbucks, Coldstone, Chipotle, Verizon, Fed Ex Office, Buffalo Wild Wings, Perkins, US Bank, Massage Envy, Home Depot, County Market, Menards, Leeann Chin, Caribou Coffee, Mainstream Boutique, AT&T, Pita Pit, Panera and Five Guys.

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# Additional Photos



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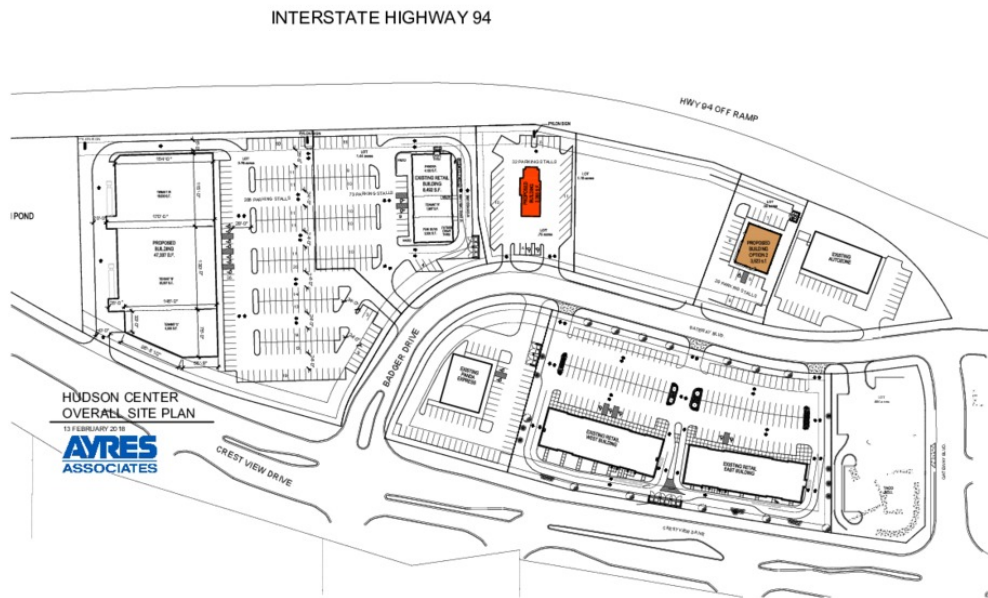
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# Available Spaces

**LEASE TYPE |** NNN    **TOTAL SPACE |** See Below    **LEASE TERM |** 60 months    **LEASE RATE |** Ranges from \$26.00 - \$35.31 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2220 Badger Drive	Available	1,791 SF	NNN	\$26.00 SF/yr
2230 Badger Drive	Available	1,613 SF	NNN	\$26.00 SF/yr
2240 Badger Drive	Available	1,517 SF	NNN	\$26.00 SF/yr
2330 Badger Drive	Available	1,553 SF	NNN	\$26.00 SF/yr
2340 Badger Drive	Available	1,990 SF	NNN	\$26.00 SF/yr

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# Hudson Retailer Map

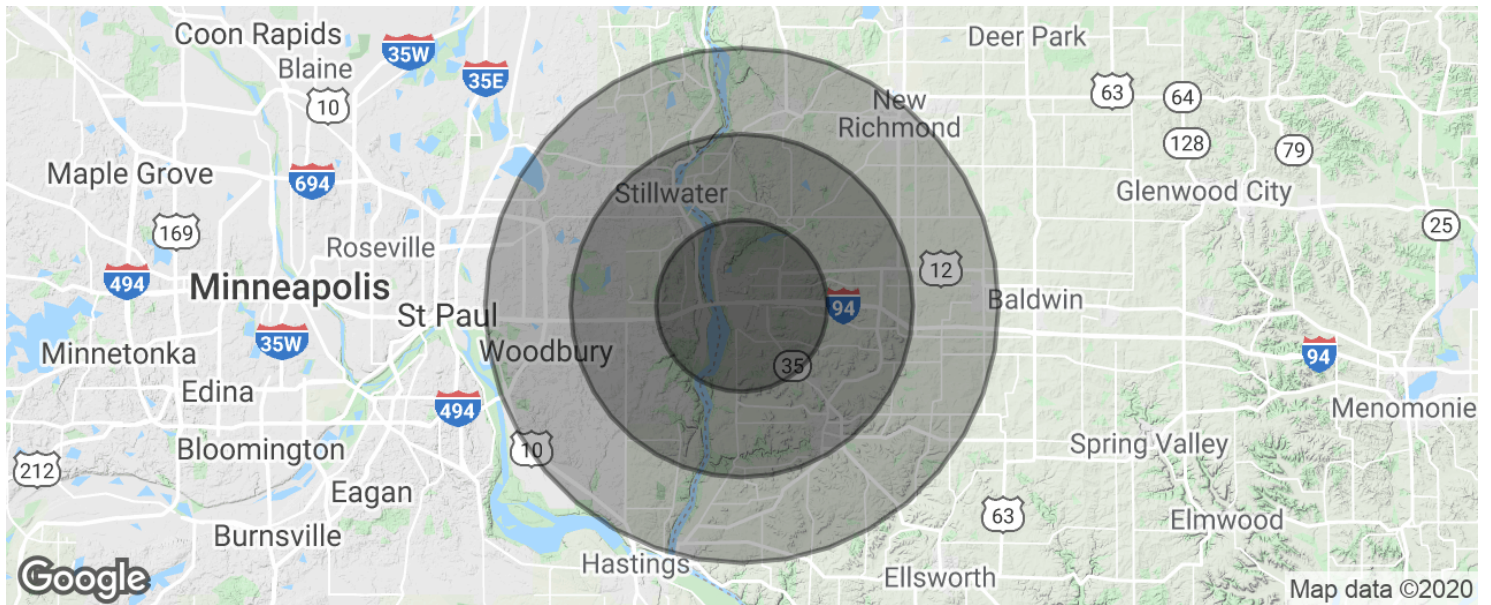


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# Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	38,678	101,161	217,476
Median age	37.6	38.7	37.2
Median age (Male)	37.1	38.2	36.7
Median age (Female)	38.6	39.4	37.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	14,945	39,219	80,289
# of persons per HH	2.6	2.6	2.7
Average HH income	\$94,883	\$93,144	\$99,800
Average house value	\$323,786	\$336,363	\$336,301

\* Demographic data derived from 2010 US Census

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