

# Prescott Marketplace

1435 North Acres Road | Prescott, WI

LEASE | RETAIL



## Highlights

- **New Dental Clinic open!**
- **464 SF Retail Endcap Storefront**
- **1,302 SF Retail Inline Storefront**
- **6.77:1000 SF Parking Ratio**
- **Across from United Natural Foods and Ptaeks IGA Grocery**
- **In route to/from Twin Cities, Hudson, Hastings, & Red Wing**
- **Join our existing traffic generators!**

## Surrounding Area



### Average Daily Traffic Volumes:

▪ Cedar Street: 9,700 VPD
▪ Hwy 29: 6,722 VPD
▪ Combined: 16,422 VPD

### Demographics

Miles	1	3	5
Population	3,211	6,303	27,389
Avg Income (\$)	94,884	99,047	86,089
Households	1,239	2,384	10,715

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.  
952-890-6450

Susan Whalen  
susan.whelen@efhco.com  
Broker



Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com  
2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

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All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## Year Built / Renovated:

- 2005

## Floors:

- 1

## Total Building Rentable Area:

- 9,600 SF

## Suites Available:

- 464 SF End-cap Retail
- 1,302 SF Inline Retail

## Net Rate (\*annual escalations):

- Negotiable, Annual, NNN

## Operating Expenses & Real Estate Taxes:

- \$6.04 per SF, 2020 estimated
- (Tenant pays utilities, phone, cable, internet, janitorial)

## Terms of Lease:

- 5 Year Term

## Parking:

- 64 surface parking spaces

## Fire / Life / Safety

- Wet fire system

## Building & Roof Construction:

- Masonry and structural steel building
- 3-ply asphalt roof
- 4" Floor

## HVAC:

- Retail: Rooftop mounted HVAC units

## Utility Services:

- St. Croix Gas / Xcel Energy
- Prescott Water & Sewer
- Century Link

## Electrical:

- 120/208
- 3 phase

## Zoning:

- I-3 Mixed Industrial Commercial

## Building Amenities:

- Illuminated, high visibility building signage
- National and local tenants
- High traffic location

## Area Amenities:

- High traffic location
- United Natural Foods: 300+ employees
- Ptaeks IGA Grocery



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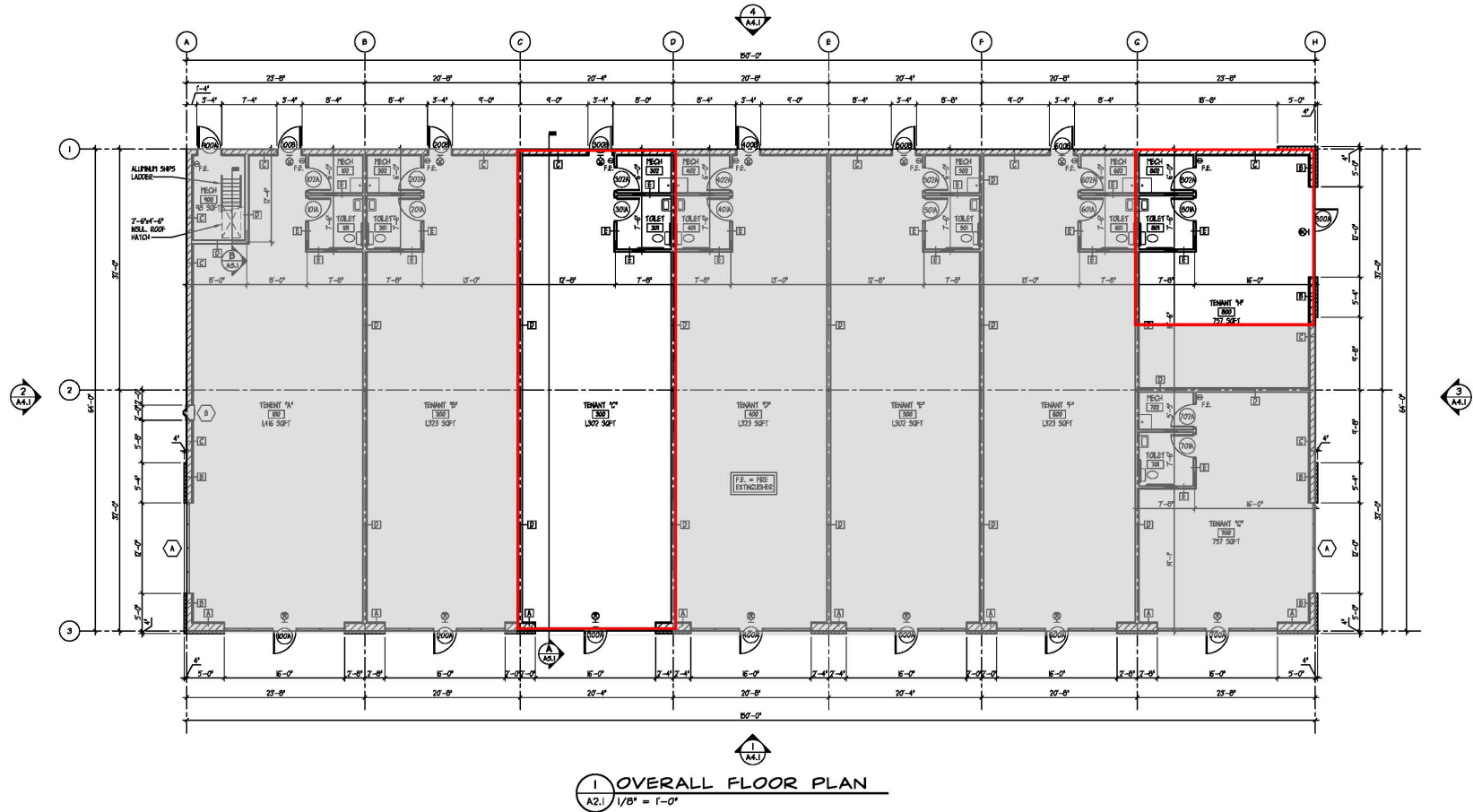
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## Floor Plan



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