# FORMER SMASH BURGER SPACE

1025 Pearson Drive Hudson, WI 54016



FOR MORE INFORMATION CONTACT

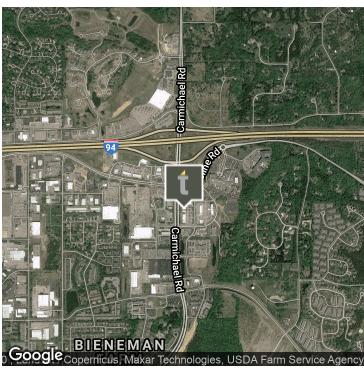
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### Executive Summary





**LEASE RATE** 

\$29.50 SF/YR

#### **OFFERING SUMMARY**

Available SF: 2,138 SF

Lease Rate: \$29.50 SF/yr (NNN)

CAM Rate: \$10.31

#### **PROPERTY OVERVIEW**

A business relocation provides a unique opportunity to lease premier retail space in the Ban Tara development. The building features a national tenant base, prime retail location, a central location, and close proximity to I-94. Area retailers include: Starbucks, Cold Stone Creamery, Chipotle, Verizon, Fed Ex Office, Buffalo Wild Wings, Perkins, US Bank, Massage Envy, Mattress Galaxy, Home Depot, County Market, Menards, Leeann Chin, Caribou Coffee, One Nine Boutique, AT&T, Pita Pit, Panera, and Five Guys.

#### **PROPERTY HIGHLIGHTS**

- Close proximity to I-94
- · National Tenant Base
- · Great Visibility
- · Rapidly growing retail market
- · Excellent visibility from two major arteries
- High Traffic Counts I-94=83,200; Site location 34,000

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### Additional Photos

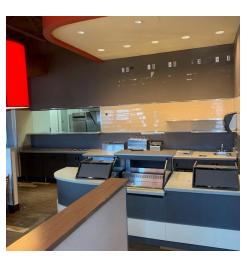












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## Additional Photos







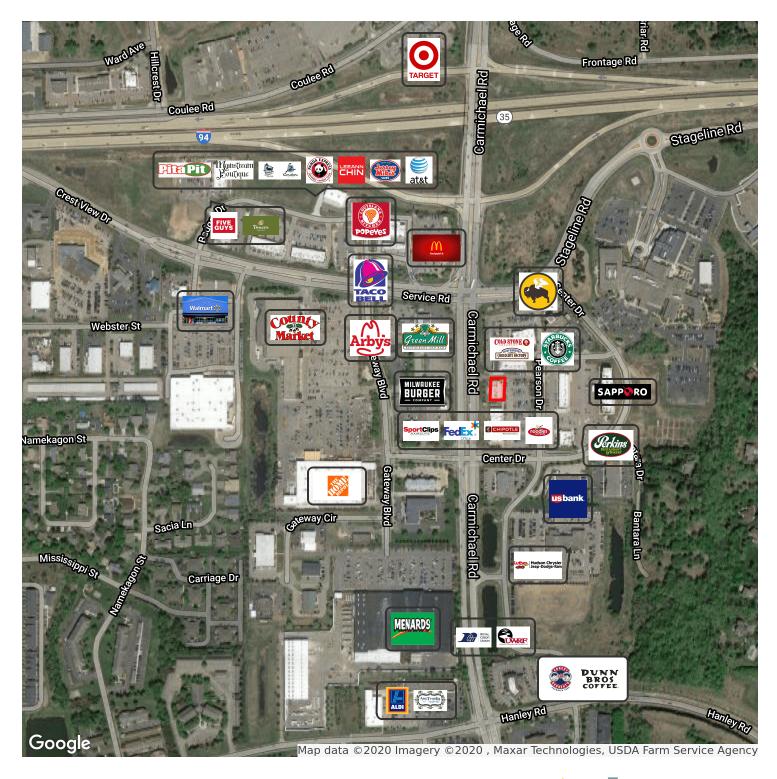


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## Hudson Retailer Map

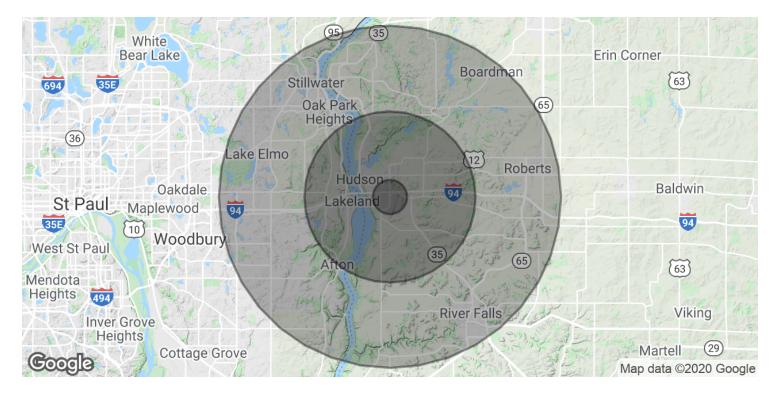


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## Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,798	37,955	98,382
Average age	36.0	37.5	38.4
Average age (Male)	35.1	36.9	38.0
Average age (Female)	38.1	38.5	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	698	14,635	38,138
# of persons per HH	2.6	2.6	2.6
Average HH income	\$94,930	\$95,569	\$92,101

\$304,583

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Average house value

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\$335,932

\$323,514

<sup>\*</sup> Demographic data derived from 2010 US Census