

# CARLEY PROPERTIES

2501 Hanley Road Hudson, WI 54016

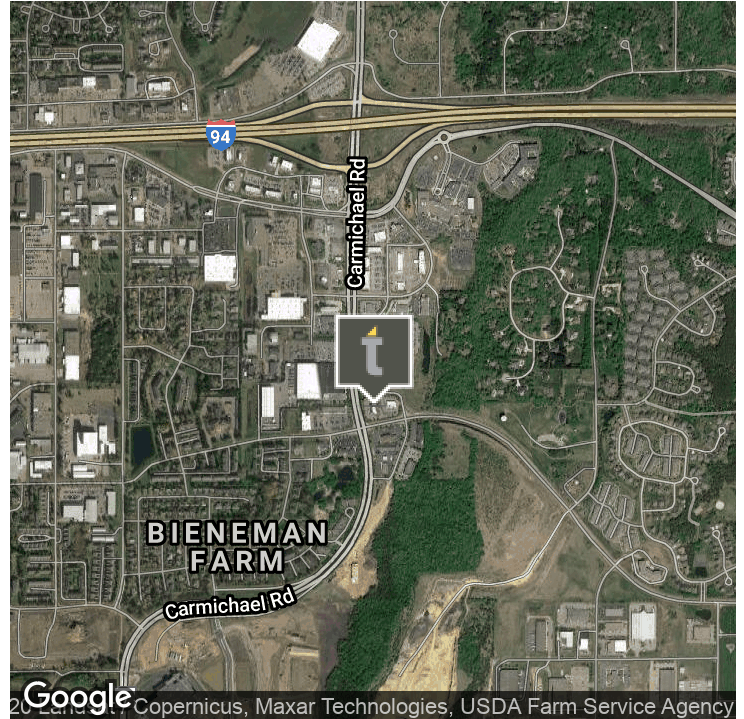


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# Executive Summary



## OFFERING SUMMARY

Available SF:	1,778 - 12,921 SF
Lease Rate:	\$7.50 - 19.00 SF/yr (NNN)
CAM Rate:	\$7.45
Lot Size:	1.69 Acres
Year Built:	2004
Building Size:	19,070 SF
Market:	East Metro/St. Croix Valley

## PROPERTY OVERVIEW

Class A office space available immediately. This building is centrally located in Hudson, WI just 1/2 mile south of I-94 at Carmichael and Haney Road. The location has easy access and great visibility. The site has both day and evening high traffic counts.

## PROPERTY HIGHLIGHTS

- 1/2 mile south of I-94
- Class A office space
- Easy/convenient access
- Central location
- Great visibility
- High day and evening traffic counts
- Located on the Carmichael Corridor
- Largest Contiguous space 7,773 square feet

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,778 - 12,921 SF	Lease Rate:	\$7.50 - \$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B100 Lower Level	Available	3,370 SF	NNN	\$7.50 SF/yr
Suite 103/104	Available	1,778 SF	NNN	\$19.00 SF/yr
Suite 200	Available	7,773 SF	NNN	\$19.00 SF/yr

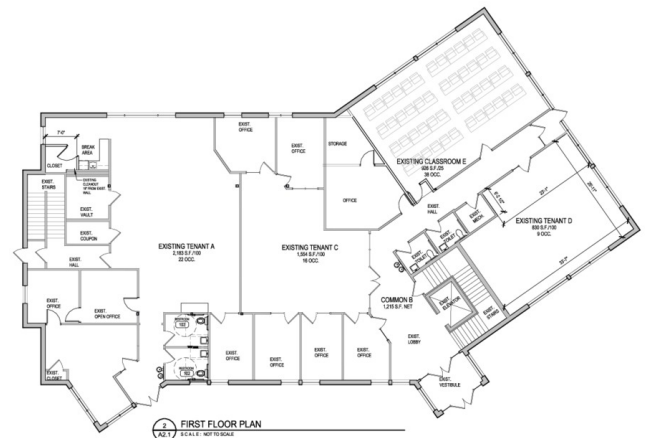
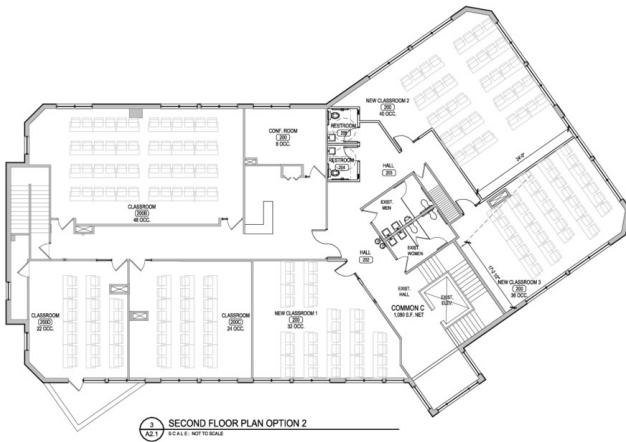
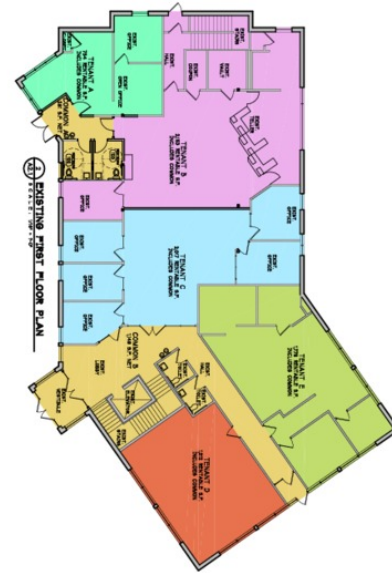
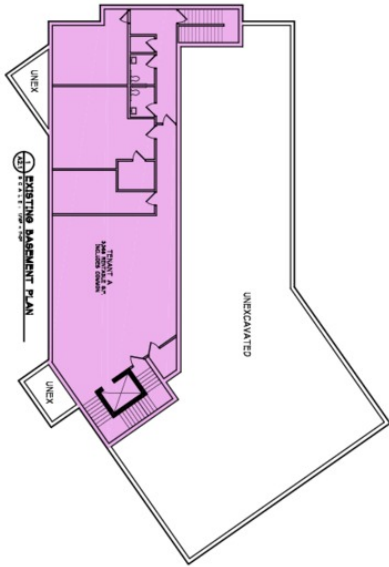
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# Floor Plans



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# Hudson Retailer Map



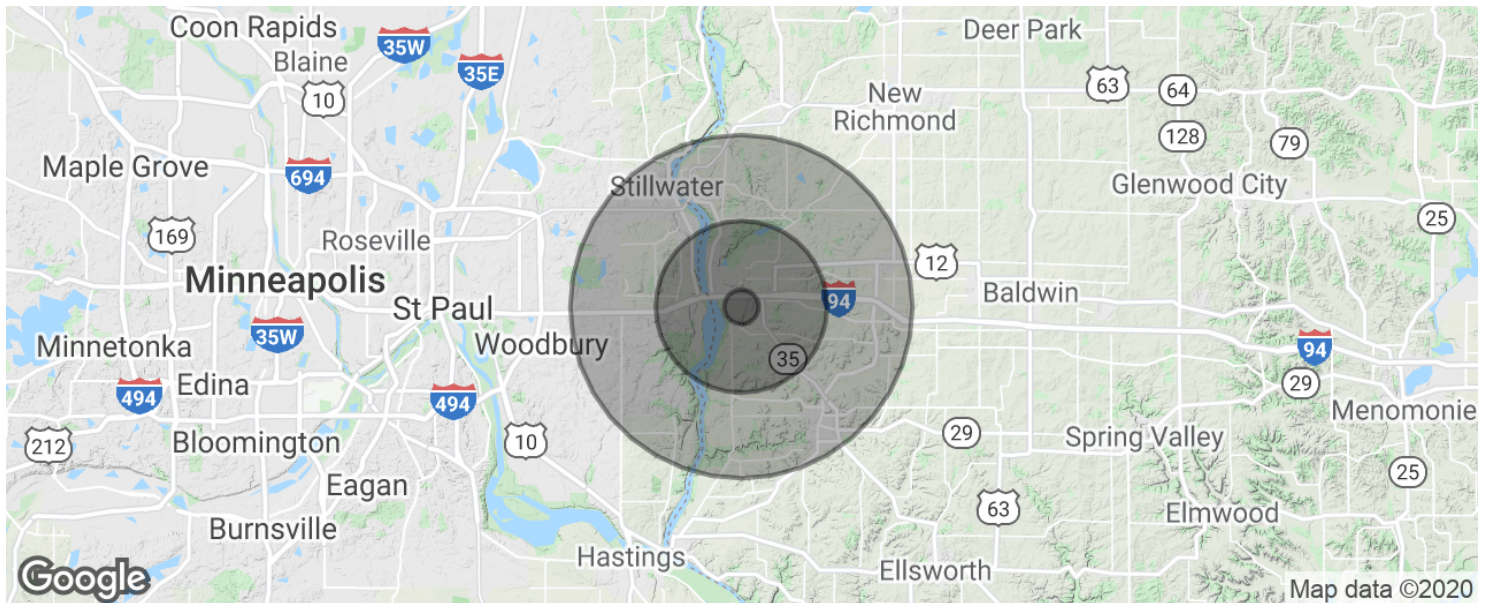
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# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,214	37,583	97,222
Median age	35.2	37.4	38.1
Median age (Male)	34.6	36.9	37.7
Median age (Female)	36.7	38.4	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	476	14,503	37,650
# of persons per HH	2.6	2.6	2.6
Average HH income	\$101,163	\$95,976	\$91,335
Average house value	\$324,468	\$323,991	\$335,994

\* Demographic data derived from 2010 US Census

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