

NEW JUNIOR BOX RETAIL CENTER

2351 Coulee Road Hudson, WI



FOR MORE INFORMATION CONTACT:

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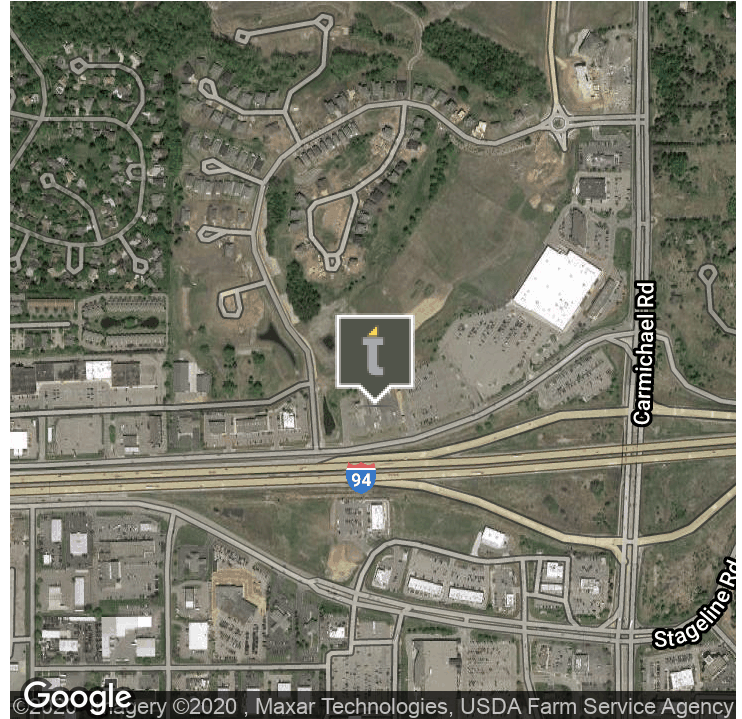
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Executive Summary



LEASE RATE \$11.00 SF/MONTH

OFFERING SUMMARY

Available SF: 5,000 - 55,072 SF

Land: 6.33 Acres

Lease Rate: \$11.00 SF/month (NNN)

CAM Rate: Estimated at \$3.75

Year Built: 2000

236-0281-07-000

Zoning: B-2 General Business District

PROPERTY HIGHLIGHTS

- Traffic counts of 80,000 per day
- Excellent freeway visibility
- Conveniently located off I-94 and Carmichael Road
- Adjacent to Target
- Multi-tenant junior box opportunity with SF between 5,000 and 55,000
- Ample parking
- Within a rapidly growing retail location

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Additional Photos



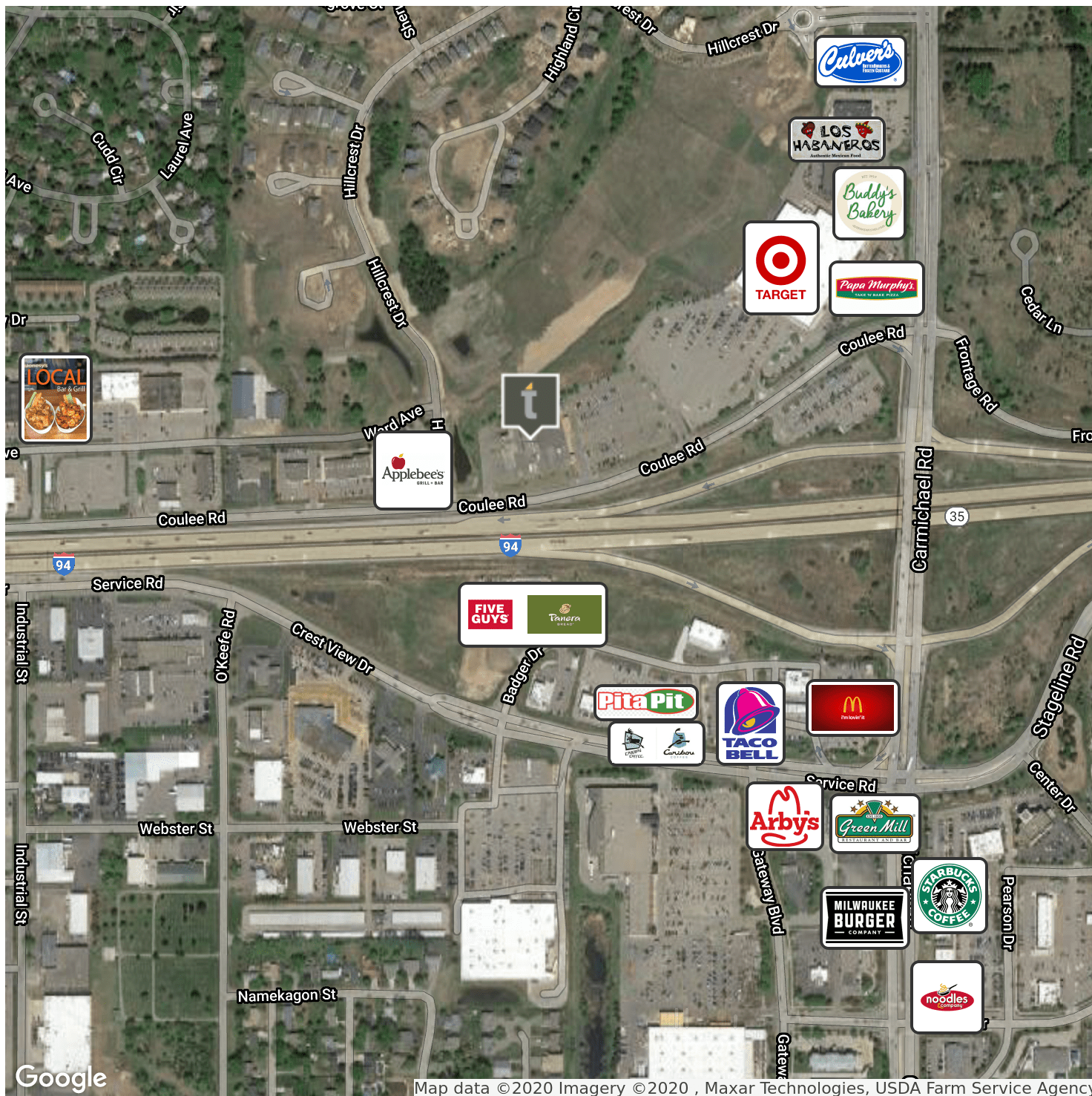
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Retailer Map



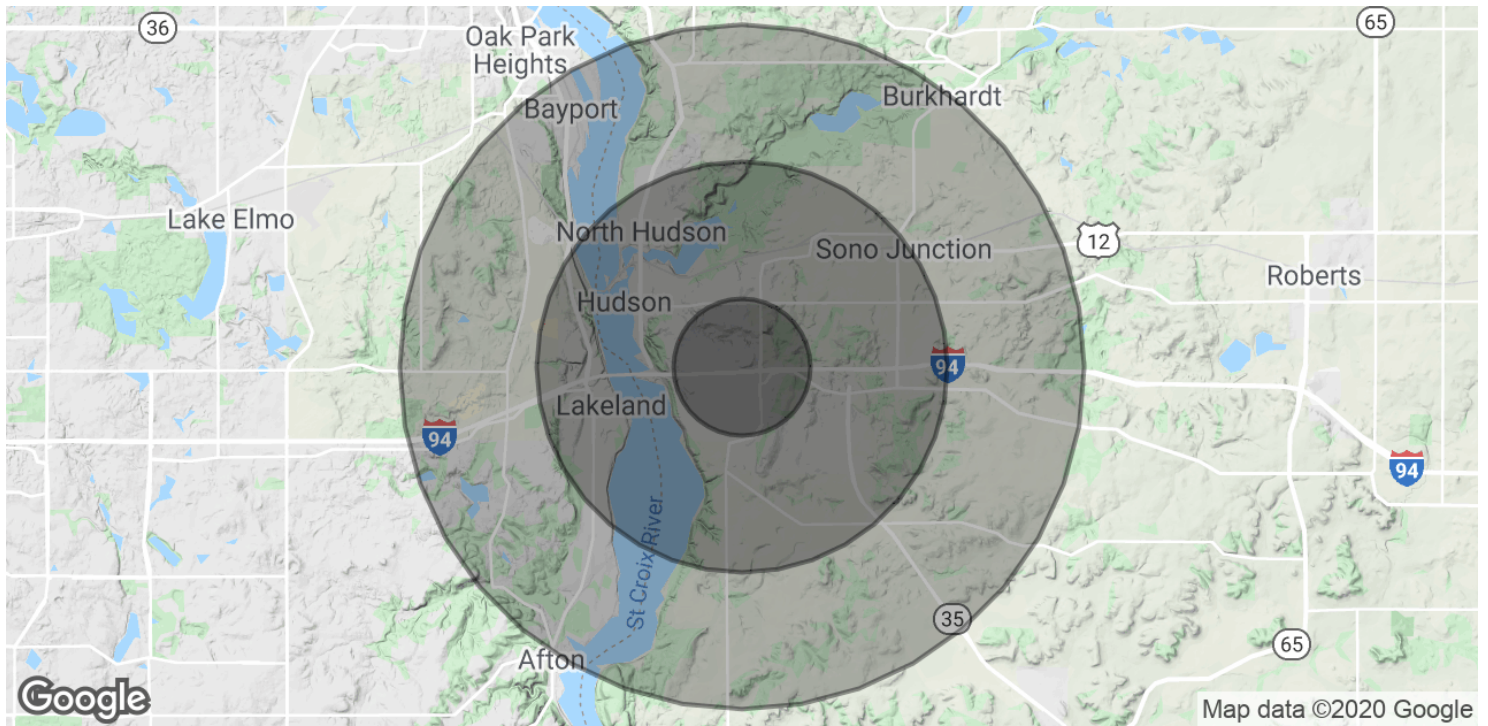
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,358	20,527	38,668
Average age	36.5	36.5	37.8
Average age (Male)	35.4	35.7	37.2
Average age (Female)	39.4	38.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,311	8,037	14,933
# of persons per HH	2.6	2.6	2.6
Average HH income	\$88,023	\$89,514	\$94,658
Average house value	\$282,324	\$298,028	\$324,181

* Demographic data derived from 2010 US Census

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