

1008-1020 Pearson Drive



FOR MORE INFORMATION CONTACT:

DAVID ROBSON

C: 651.248.0390

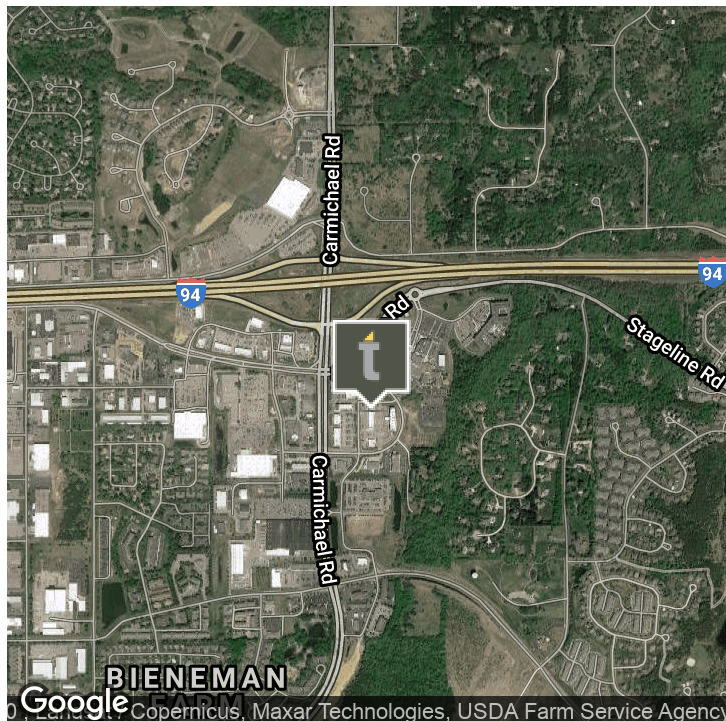
drobson@bantara.net

BRIAN ZELLER

C: 612.325.3038

bzeller@ccim.net

Executive Summary



OFFERING SUMMARY

Available SF:	1,376 - 4,660 SF
Lease Rate:	\$22.00 SF/yr (NNN)
CAM Rate:	\$6.24 SF
Year Built:	2016
Building Size:	10,902 SF
Market:	East Metro/St. Croix Valley

PROPERTY OVERVIEW

Newly constructed retail space ready to be built out to your business needs from 1,376 sf up to 4,660 sf. Located in the heart of the Ban Tara retail development in Hudson WI with close proximity to national area retailers. High day and evening traffic counts. The building is immediately adjacent to the busy Hampton Inn drawing additional traffic to the location.

PROPERTY HIGHLIGHTS

- Prime retail location
- East access to I-94
- 1,376 sf up to 4,660 available and ready to be built out
- High day and evening traffic counts
- Area retailers include: Starbucks, Coldstone Creamery, Verizon, Fed Ex Office, Buffalo Wild Wings, Perkins, US Bank, Massage Envy, Noodles and Company, and Smashburger.

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Additional Photos



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Hudson Retailer Map



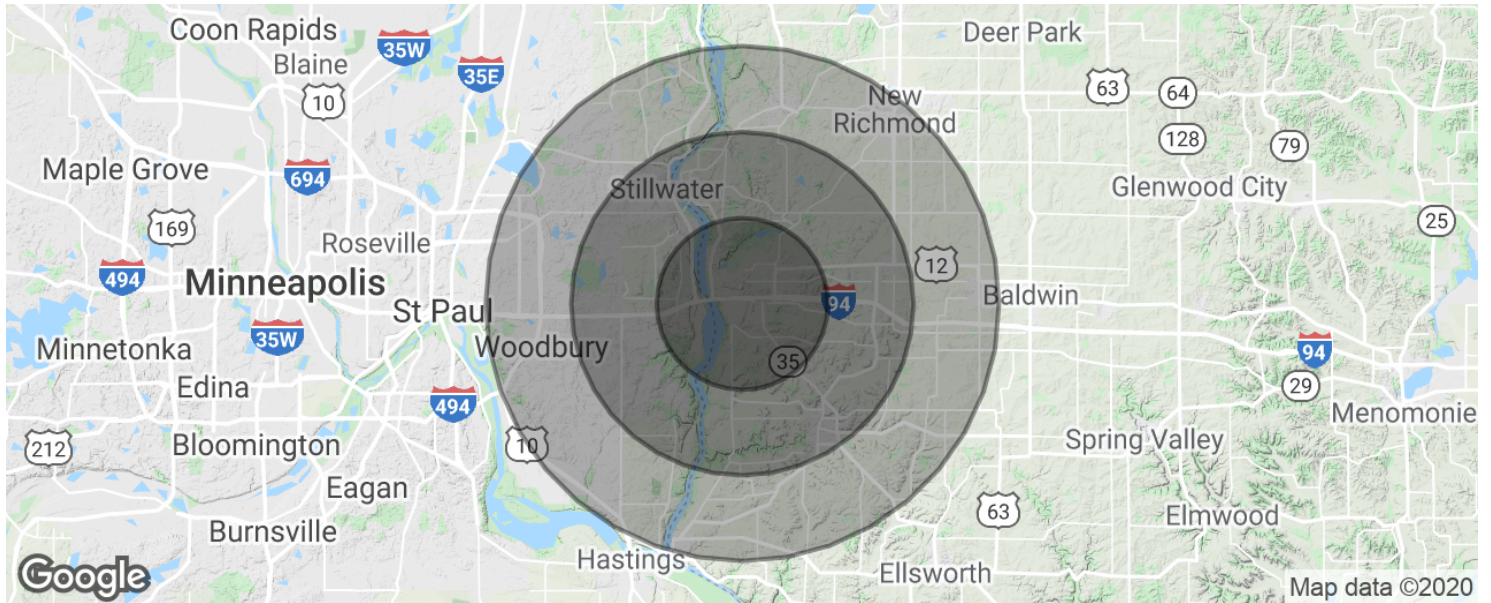
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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	37,835	98,540	208,608
Median age	37.4	38.4	37.4
Median age (Male)	36.9	37.9	36.8
Median age (Female)	38.4	38.9	38.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	14,576	38,202	77,324
# of persons per HH	2.6	2.6	2.7
Average HH income	\$95,675	\$91,742	\$99,206
Average house value	\$322,461	\$333,707	\$335,935

* Demographic data derived from 2010 US Census

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Available Spaces

LEASE TYPE | NNN

TOTAL SPACE | 1,376 - 1,763 SF

LEASE TERM | 60 months

LEASE RATE | \$22.00 SF/yr



FLOOR PLAN



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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