

# FORMER MASSAGE ENVY SPACE

1007 Pearson Drive Hudson, WI 54016



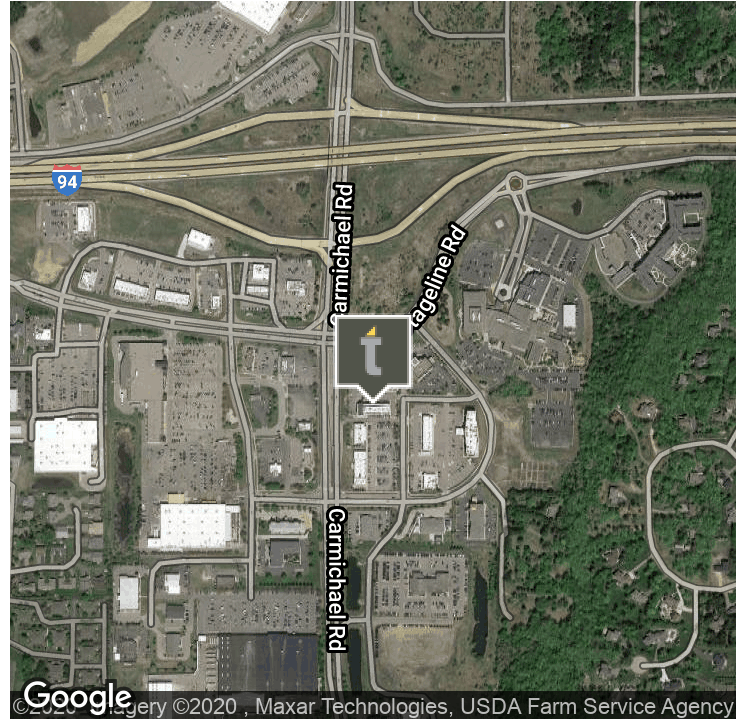
FOR MORE INFORMATION CONTACT:

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# Executive Summary



**LEASE RATE** **\$29.50 SF/YR**

**OFFERING SUMMARY**

Available SF: 3,028 SF

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

CAM Rate: \$9.49

**PROPERTY HIGHLIGHTS**

- Close Proximity to I-94
- National Tenant Base
- Excellent Visibility
- High Traffic Counts (I-94: 83,200 VPD Site Location: 34,200 VPD)
- 11 Treatment Rooms
- 1 Large, Double Treatment Room
- 2 Private Offices
- Break Room
- Waiting Area
- Lobby Space
- Built-in Storage Cabinets
- Reception Area

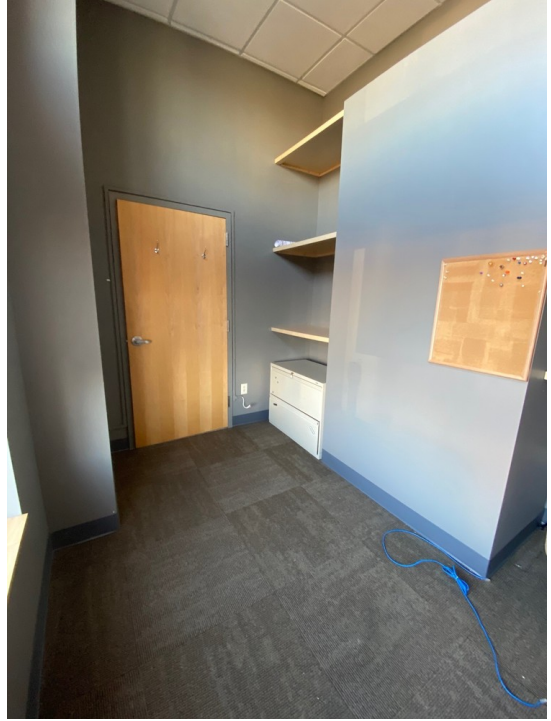
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## Additional Photos



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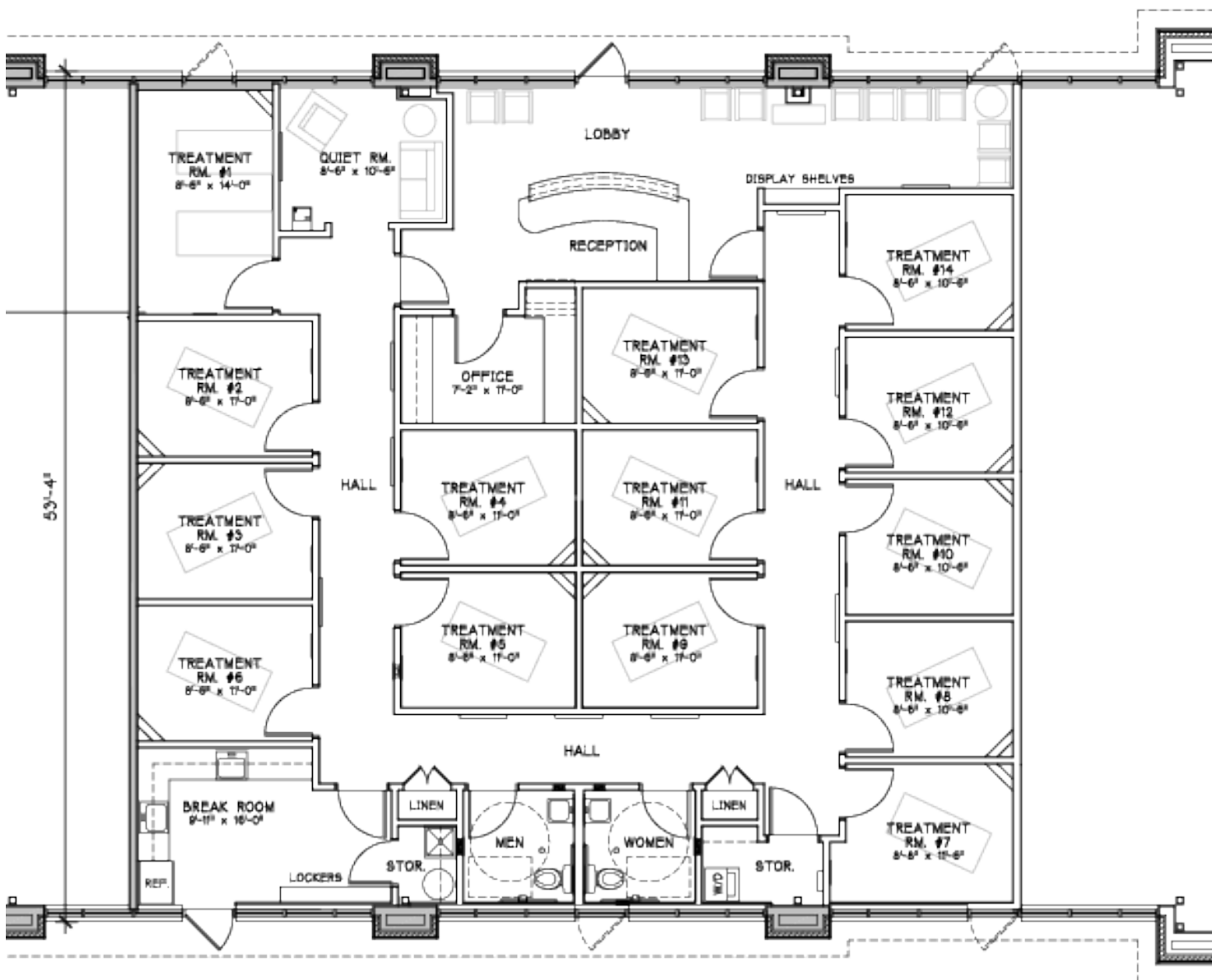


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# Floor Plans



From 2006. Has since been updated slightly.

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# Hudson Retailer Map

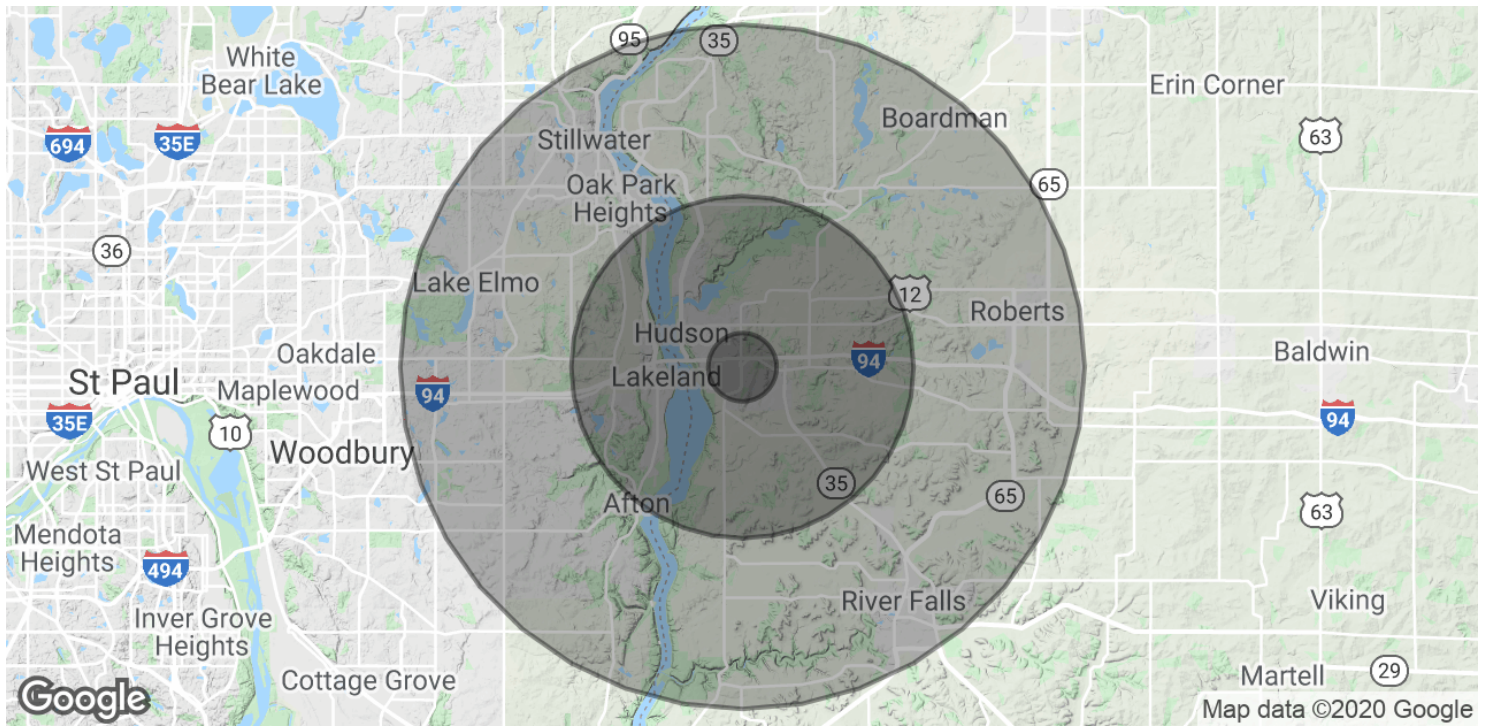


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# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,834	37,815	98,148
Average age	36.0	37.5	38.4
Average age (Male)	35.1	37.0	38.0
Average age (Female)	38.2	38.5	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	710	14,570	38,055
# of persons per HH	2.6	2.6	2.6
Average HH income	\$94,817	\$95,730	\$92,053
Average house value	\$303,363	\$323,007	\$335,239

\* Demographic data derived from 2010 US Census

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