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## Weston Crossing

4107 Barbican Ave.  
 Weston WI, 54476

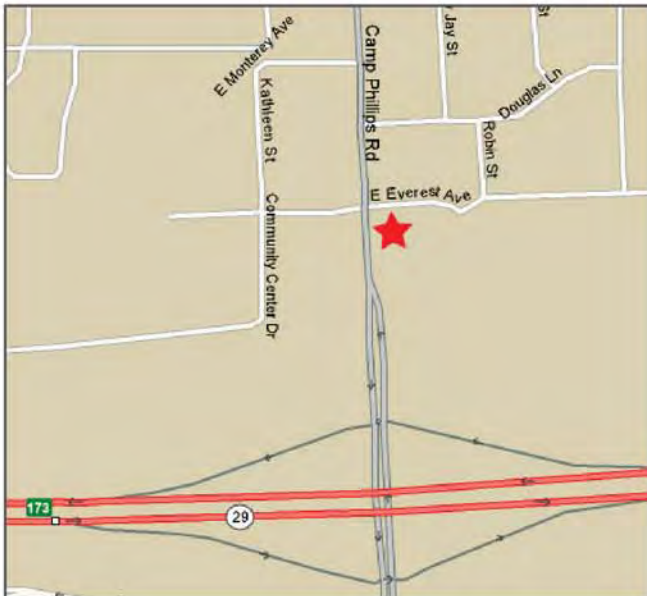


### Features

- High visibility and easy access from WIS 29
- Fast expanding corridor, including three national hotel chains, Marshfield Clinic/St. Claire's Hospital campus and business park
- NW End unit equipped with built-in drive thru
- Ideal for medical/retail use due to close proximity to hospital campus
- Prime restaurant location
- Population for 3-mile radius grew by 7.2% from 2000-2007

### Area Map

image by mapquest.com



### Available Space

1,400 to 10,000 sq. ft.

### Lease Data

- \$18.00 per sq. ft.
- \$20.00 per sq. ft. – end pods
- CAM: \$1.48 per sq. ft.
- Tax: \$1.50 per sq. ft.

### Demographics

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2004 (vehicles)
Camp Phillips	12,700
US 29	25,000

CITY	Est. 2007 POPULATION
Weston	13,195
3-mile radius	19,876
5-mile radius	40,472
7-mile radius	69,985

### Anchor Tenants

Marshfield Clinic Oral Surgery, River Valley Bank

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