



1800 Stewart Avenue
Wausau WI, 54401

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Features

- Daytime population within a mile is 14,000
- Easy access from US 51/I-39
- Surrounded by Stewart Avenue office, retail and restaurant traffic

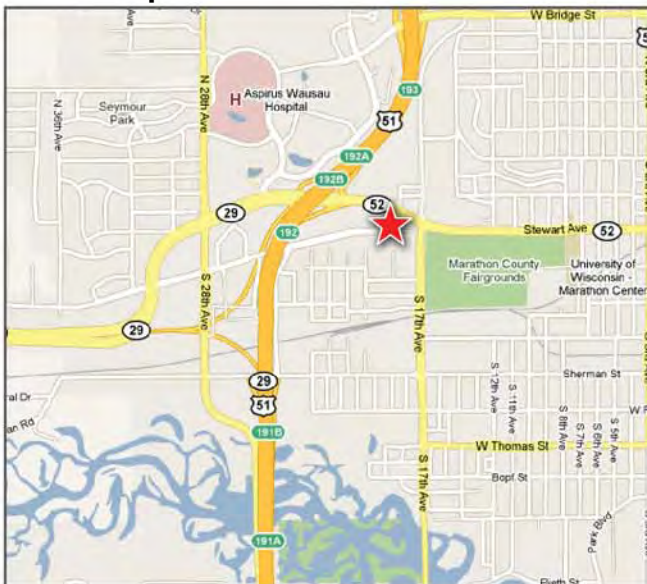
Available Space: 2,361 sq. ft. rentable

Lease Data

- \$18.00 per sq. ft.
- \$20.00 per sq. ft. – end pods
- CAM: \$4.47 per sq. ft.
- Tax: \$2.81 per sq. ft.

Area Map

image by Google Maps™



Demographics

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2004 (vehicles)
US 51/I-39	62,500

CITY	Est. 2007 POPULATION
Wausau	38,881

Anchor Tenants: Noodles & Company, Papa Murphy's
Take 'N' Bake Pizza, DigiCopy

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