

AVAILABLE FOR LEASE-10,000 SF UP TO 60,000SF

FOR INFORMATION: CALL CHRIS AT 913-205-7747



FORMER SHOPKO

320 COUNTY ROAD O • RICE LAKE, WI 54868

SUMMARY

Excellent Location and Multiple Access Points

The site is located on a traffic corridor connecting Main Street, Downtown Rice Lake, and U.S. Highway 53. Highway 53 tethers the Rice Lake MSA to the larger cities of Spooner, Chippewa Falls, Eau Claire, and eventually, Minneapolis - St. Paul.

ADDRESS

320 County Road O Rice Lake, WI 54868

APN

276-8001-55-000

BUILDING/LOT SIZE

75,000 (Estimated) / 7.20 Acres

YEAR BUILT

1994 (Estimated)

Near National and Complementary Retailers

This site is ideally situated amongst complementary local and national brands that drive traffic to the immediate area, including Menards, Kohl's, Office Max, Walmart, and Hobby Lobby.

1 Mile from the University of Wisconsin - Barron County Satellite Campus
The University of Wisconsin education system added the Barron County campus in Rice Lake as a branch location in July 2018. This location offers many foundational courses for students who either plan to earn an Associates Degree, or complete their four-year degree elsewhere.



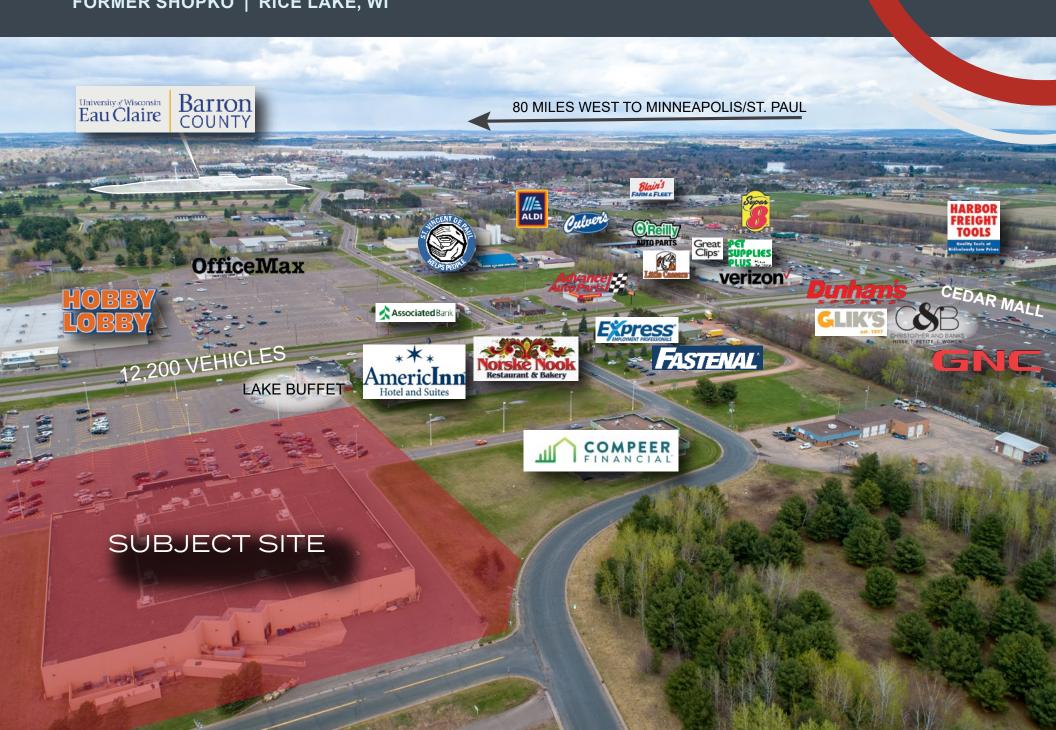
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LOCAL TRADE AREA

FORMER SHOPKO | RICE LAKE, WI



AERIAL - NORTHEAST FACING FORMER SHOPKO | RICE LAKE, WI



AERIAL - WEST FACING FORMER SHOPKO | RICE LAKE, WI



EXCELLENT ACCESSIBILITY FORMER SHOPKO | RICE LAKE, WI



LOCATED AMONG TRAFFIC DRIVERS:::



MARKET SUMMARY FORMER SHOPKO | RICE LAKE, WI

NORTHERN WISCONSIN'S RETAIL, MEDICAL, EDUCATIONAL HUB

Located in Barron County in North-Central Wisconsin, the city of Rice Lake is a locally and regionally well known vacation destination. Some of the state's best ATV trails and fishing can be found in and around the city.

Rice Lake is the largest city in the county and in the past two decades, investments have been made in the city's infrastructure and quality of life. Those investments include a new hospital completed in 2011, two new schools, expansions of the local university and technical college campuses, and a \$20 million referendum to improve elementary, middle, and high schools.

INCOME

\$39,673 2019 Estimated Rice Lake Median Household Income\$25,871 2019 Estimated Rice Lake Per Capita Income





