

517 2nd
Hudson WI

TURNKEY RESTAURANT
DOWNTOWN HUDSON WI

OFFERING MEMORANDUM

517 2nd St.
Hudson, WI 54016



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517 2nd Hudson WI

CONTENTS

01 Location

- Location Summary
- Local Business Map
- Aerial View Map

02 Property Description

- Property Features
- Property Images

03 Demographics

- General Demographics
- Race Demographics

04 Company Profile

- Advisor Profile

Exclusively Marketed by:



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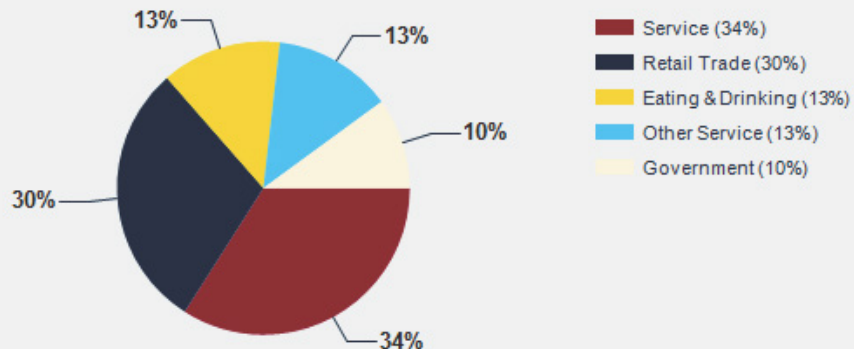
01 Location

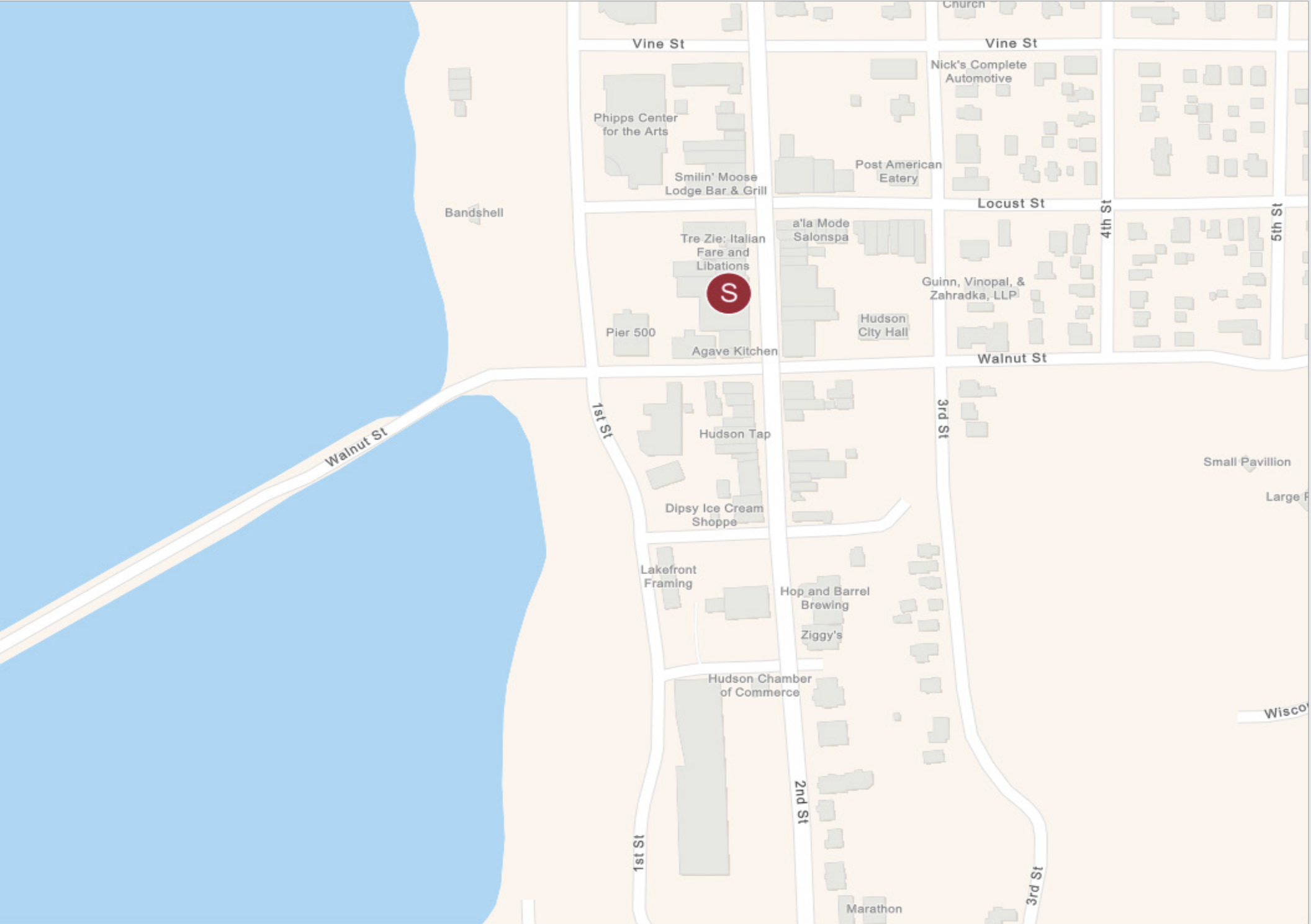
Location Summary
Local Business Map
Aerial View Map

Turnkey Restaurant Hudson WI

- Turnkey Restaurant in the Heart of Downtown Hudson This exceptional restaurant space is ideally situated in Historic Downtown Hudson, just steps from the St. Croix River and Hudson's popular Boardwalk. Surrounded by vibrant shops, established businesses, and year-round foot traffic, this location offers unmatched visibility and accessibility.
The property comes fully equipped with existing fixtures, furniture, and equipment, allowing a new operator to step in with ease. Guests will enjoy comfortable seating for up to 120, complemented by a welcoming bar, private storage areas for kegs, liquor, and dry goods, and a well-maintained, efficient kitchen layout. Convenience is a key advantage, with ample on-street parking and nearby public parking lots making access easy for both locals and visitors. Whether expanding a brand, launching a new concept, or taking advantage of Hudson's growing dining scene, this turnkey opportunity provides a rare chance to secure a premier restaurant space

Major Industries by Employee Count







02

Property Description

Property Features

Property Images

517 2ND HUDSON WI

PROPERTY FEATURES

BUILDING SF	5,000
LAND SF	12,415
LAND ACRES	.29
YEAR BUILT	1880
ZONING TYPE	B-3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
STREET FRONTAGE	Yes

MECHANICAL

HVAC	Forced Air
FIRE SPRINKLERS	Yes

CONSTRUCTION

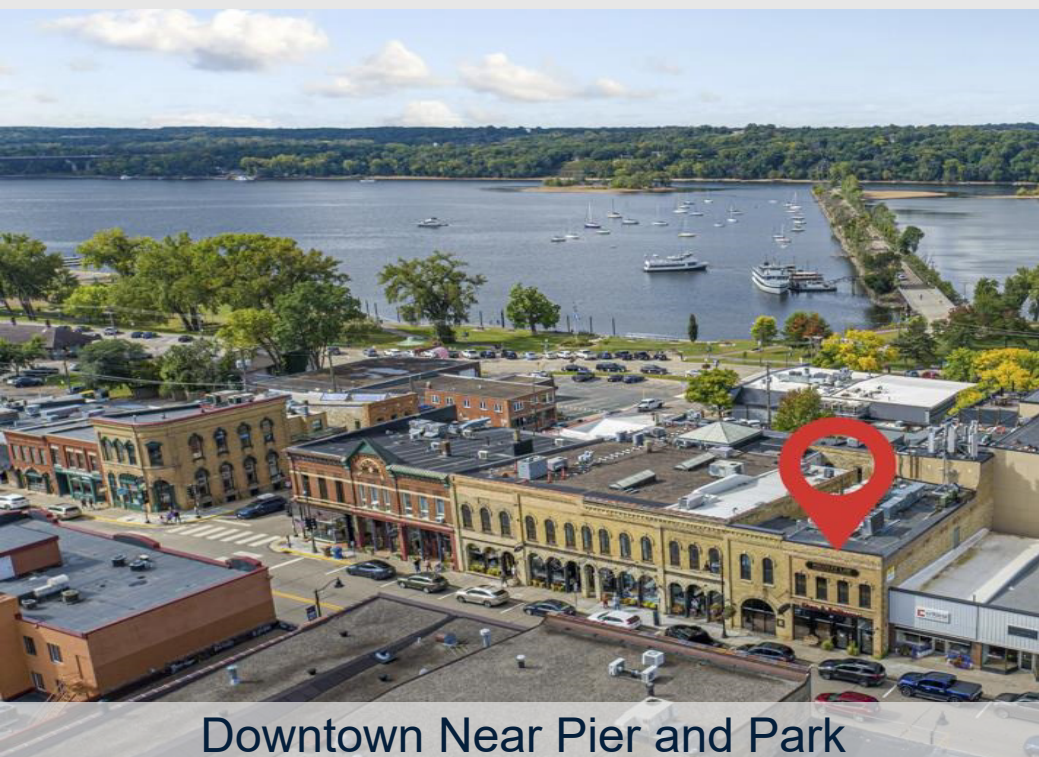
FOUNDATION	Block
EXTERIOR	Stone/Brick



Beautiful Front Entry



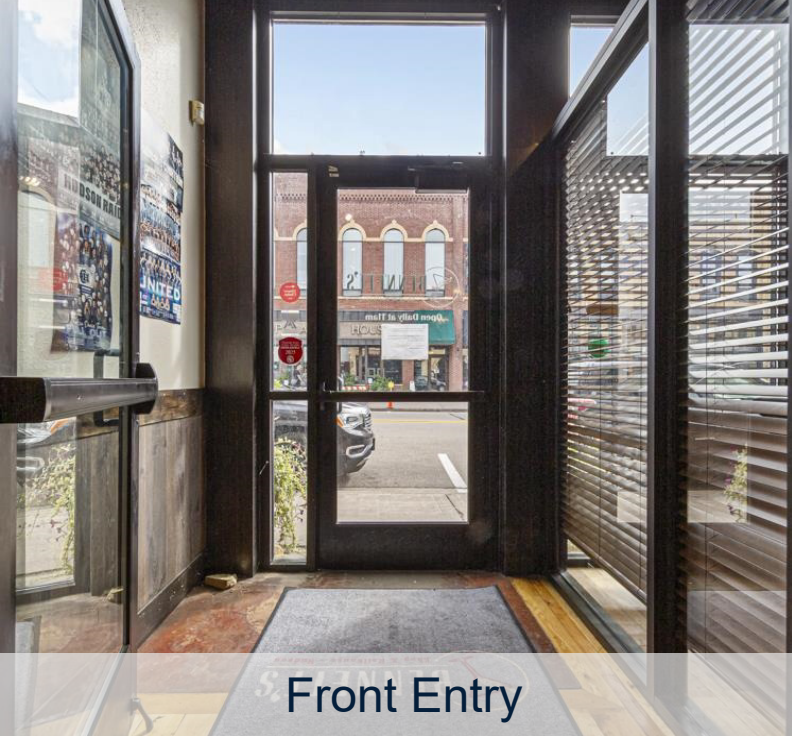
Back Entry On Riverside



Downtown Near Pier and Park



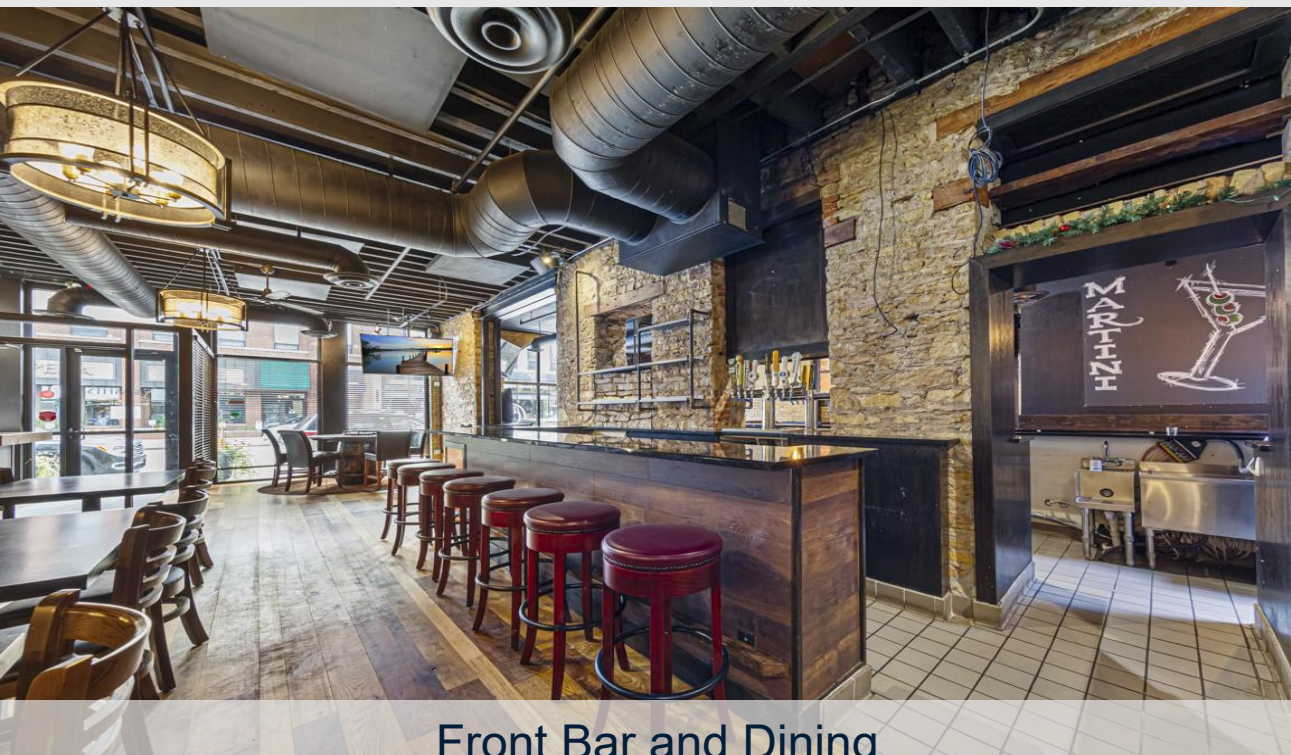
Walk to Pier and Bandshell Park



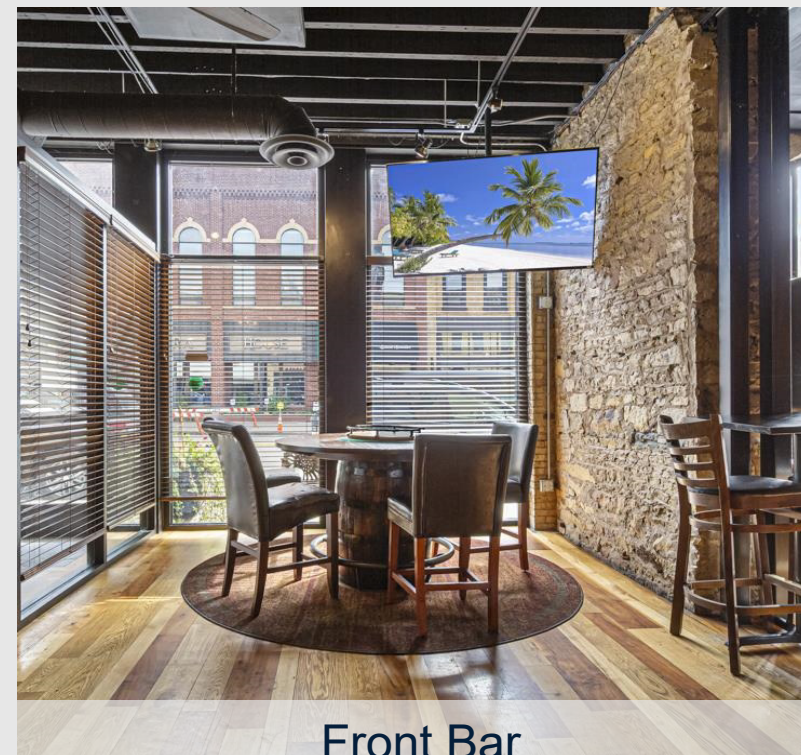
Front Entry



Host/Greeting Area



Front Bar and Dining



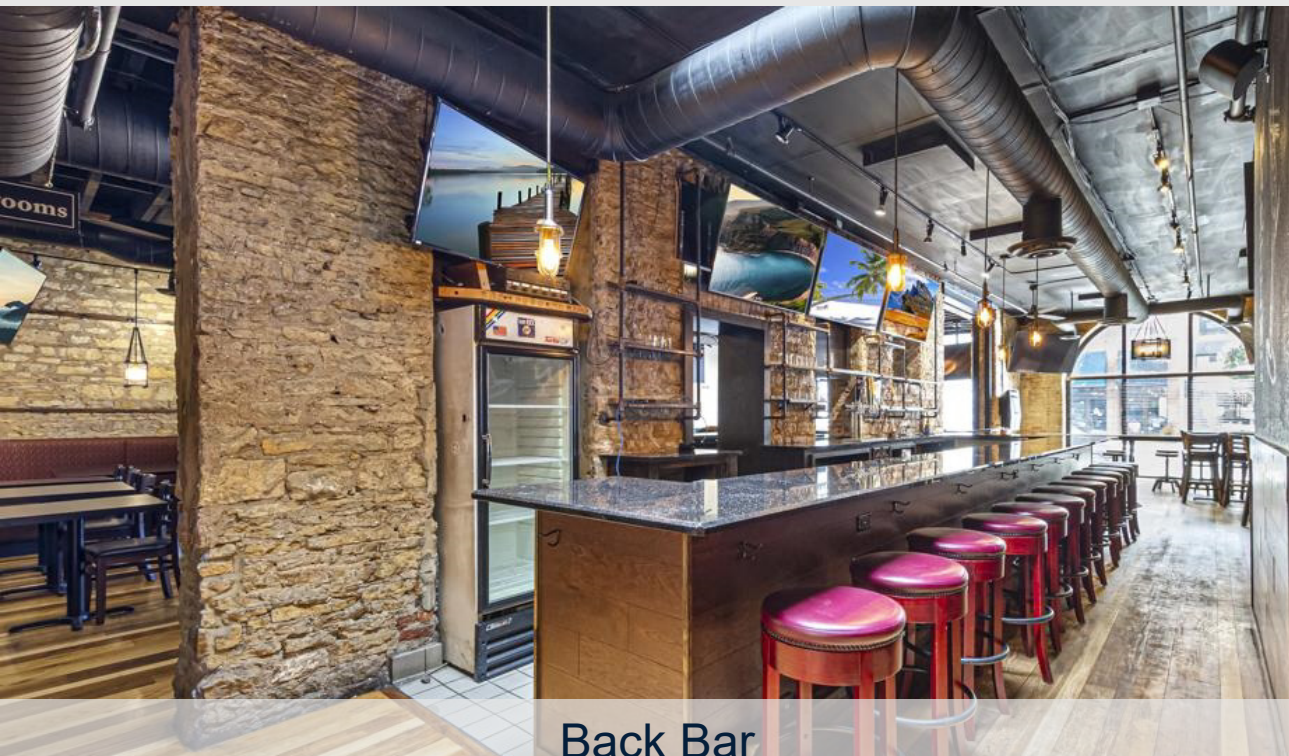
Front Bar



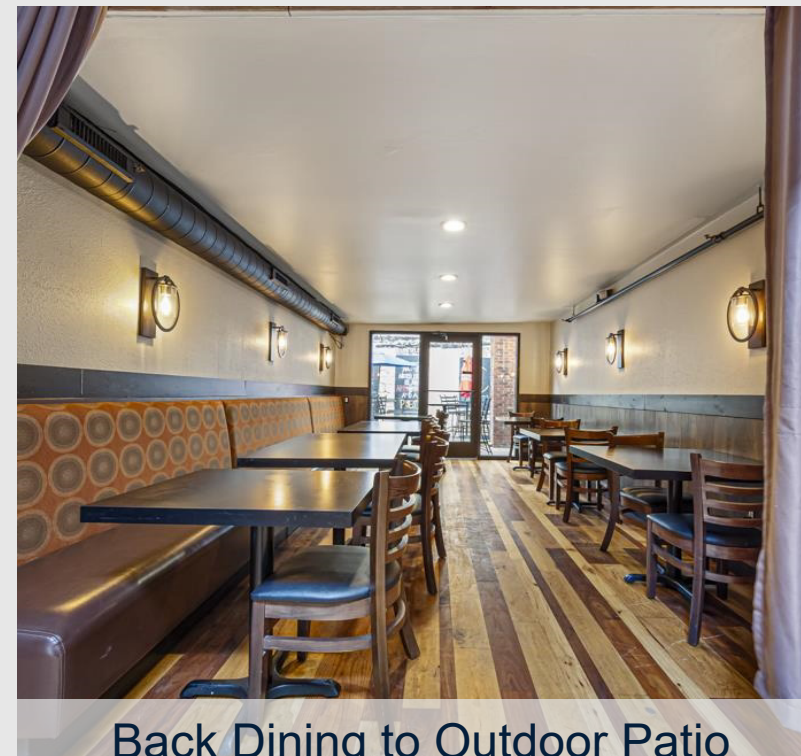
Front Back Dining



Front Dining



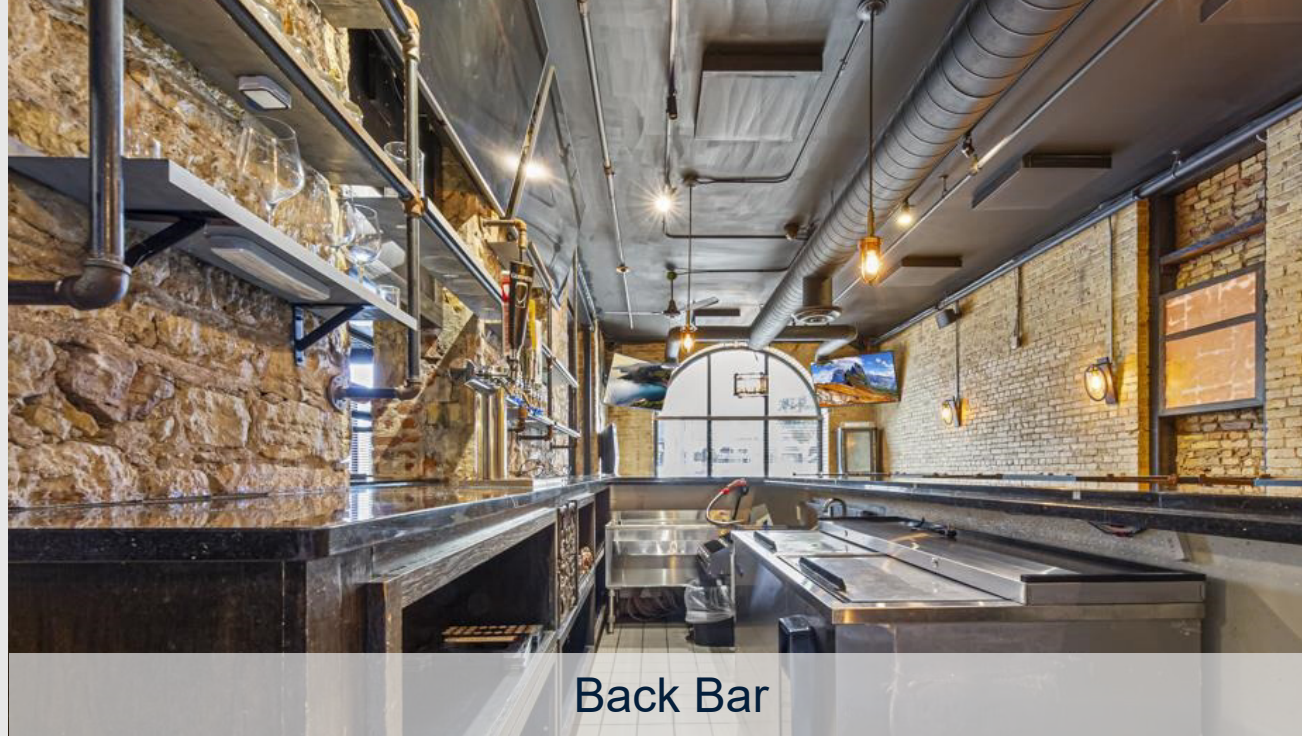
Back Bar



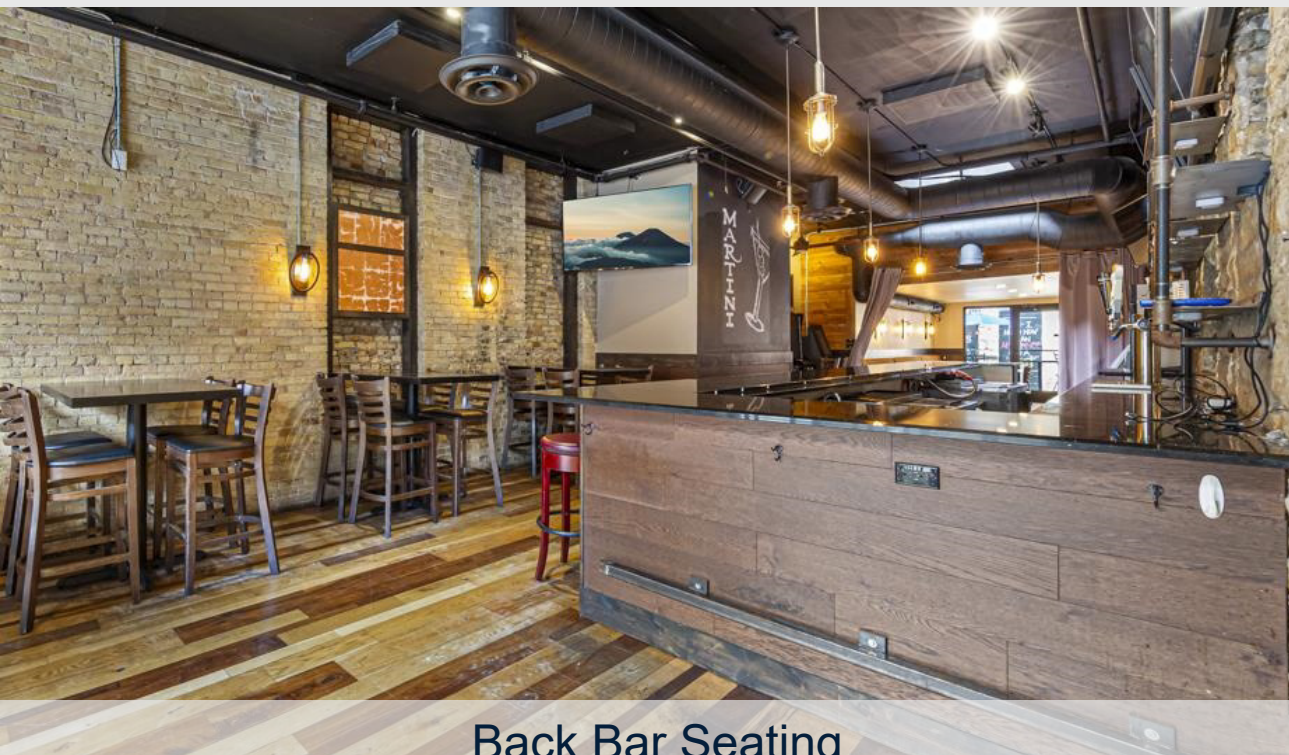
Back Dining to Outdoor Patio



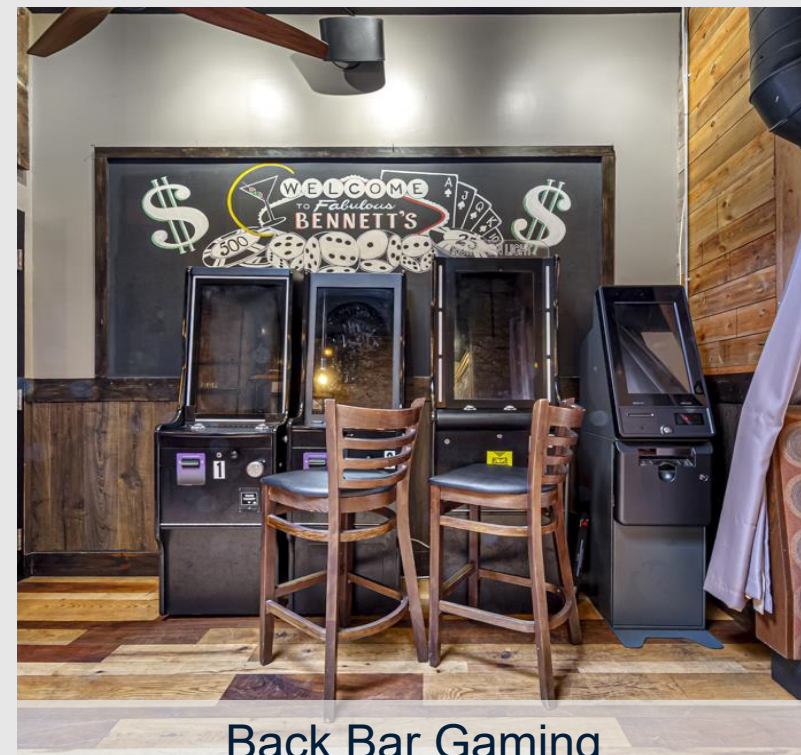
Back Bar Taps



Back Bar



Back Bar Seating



Back Bar Gaming



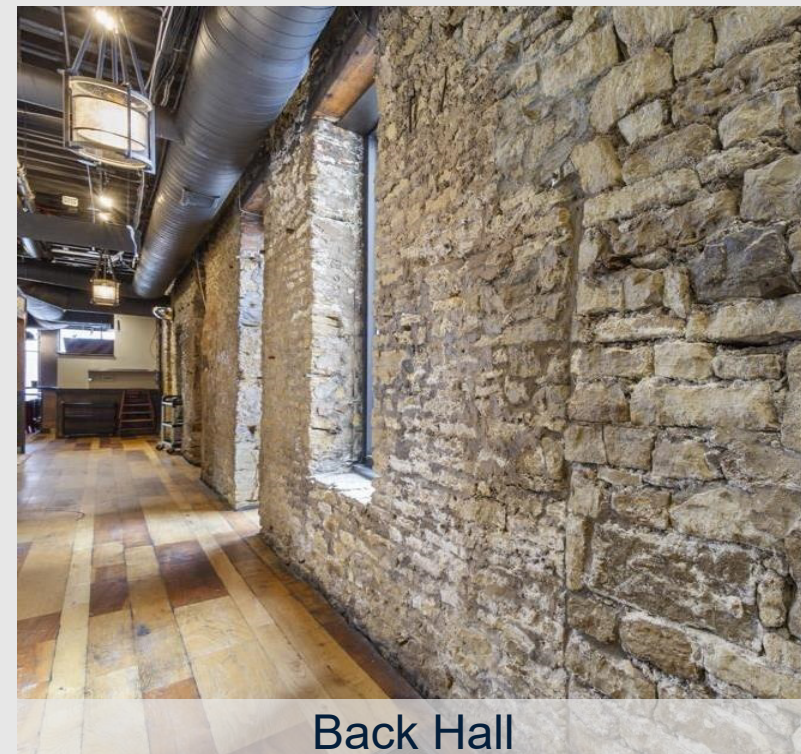
Outdoor Patio



Ladies Restroom



Men's Restroom



Back Hall



Front Kitchen



Front Kitchen



Back Kitchen



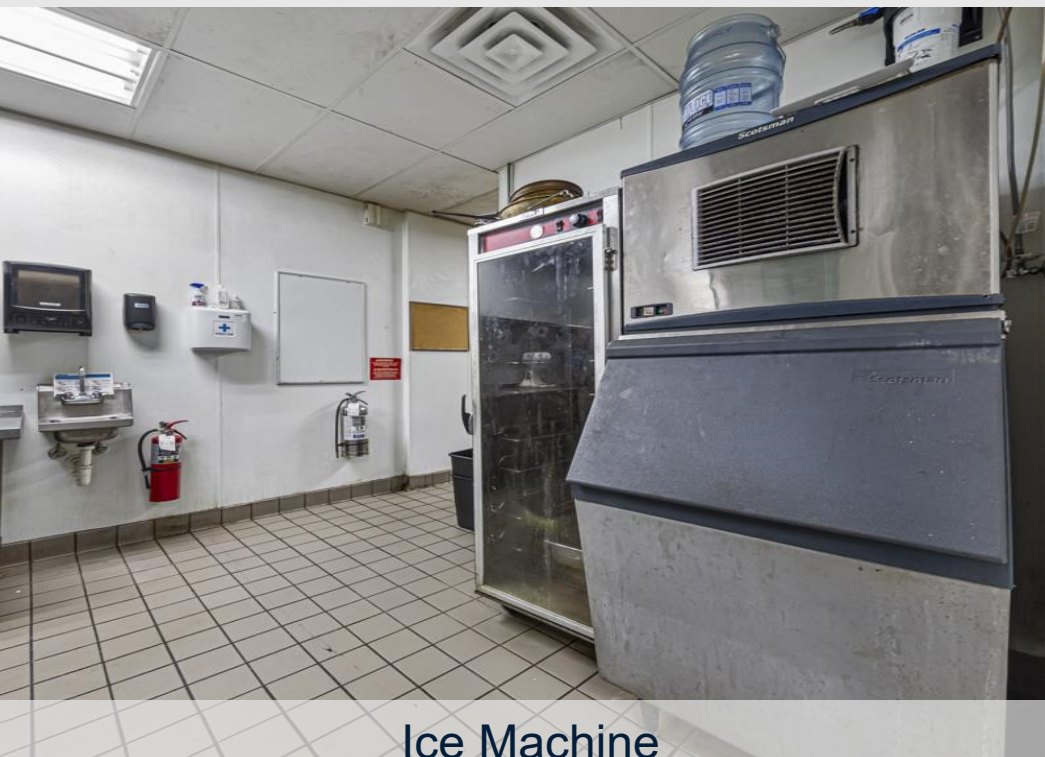
Back Kitchen



Back Kitchen



Back Kitchen



Ice Machine



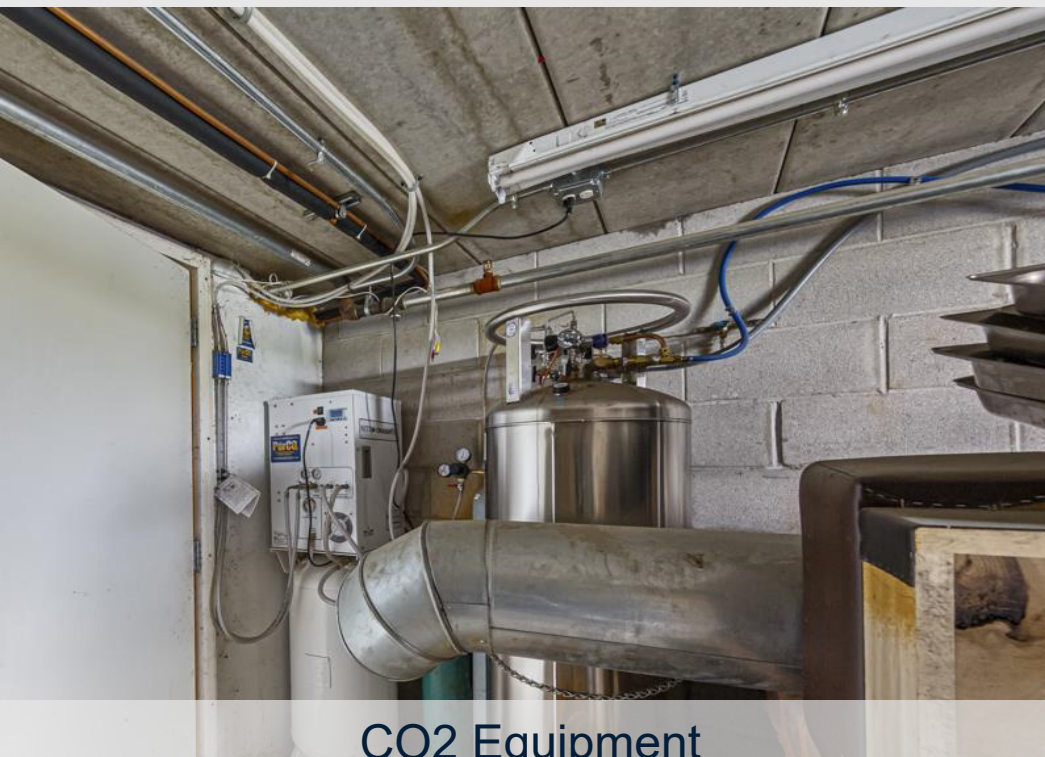
WI Cooler



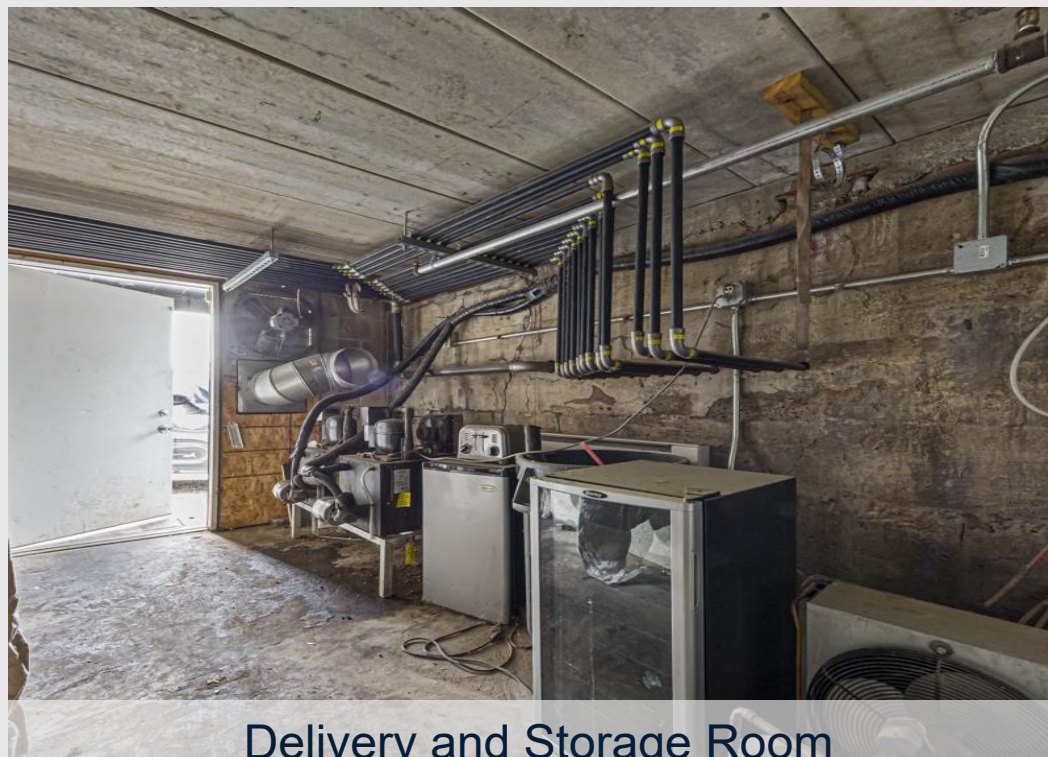
Beer Room Refrigerator



Beer Room Refrigerator



CO2 Equipment



Delivery and Storage Room



Basement Storage and Soda Dispenser



Utility Storage



Office



Kitchen Storage



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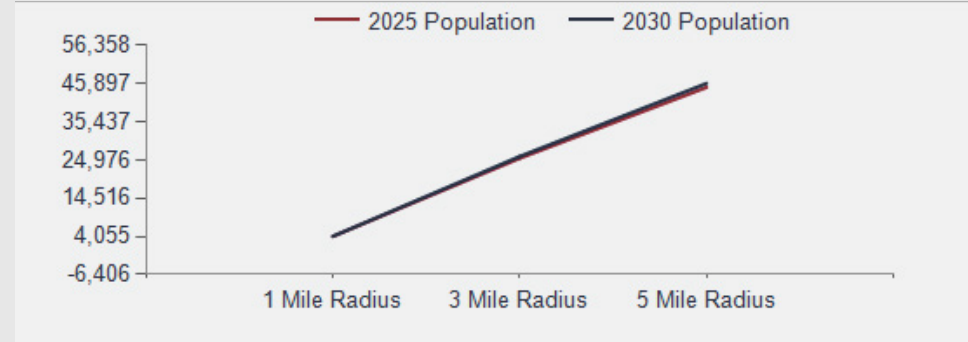
03 Demographics

General Demographics

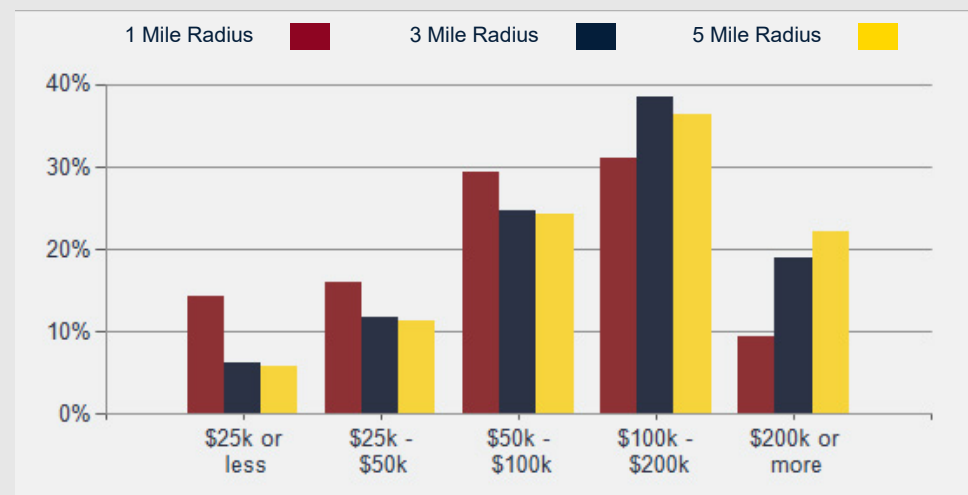
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,188	19,235	34,493
2010 Population	3,972	22,921	40,679
2025 Population	4,055	25,425	44,850
2030 Population	4,071	25,911	45,897
2025 African American	21	228	1,322
2025 American Indian	8	112	345
2025 Asian	49	495	1,029
2025 Hispanic	148	980	1,594
2025 Other Race	44	367	546
2025 White	3,692	22,845	39,227
2025 Multiracial	236	1,359	2,358
2025-2030: Population: Growth Rate	0.40%	1.90%	2.30%

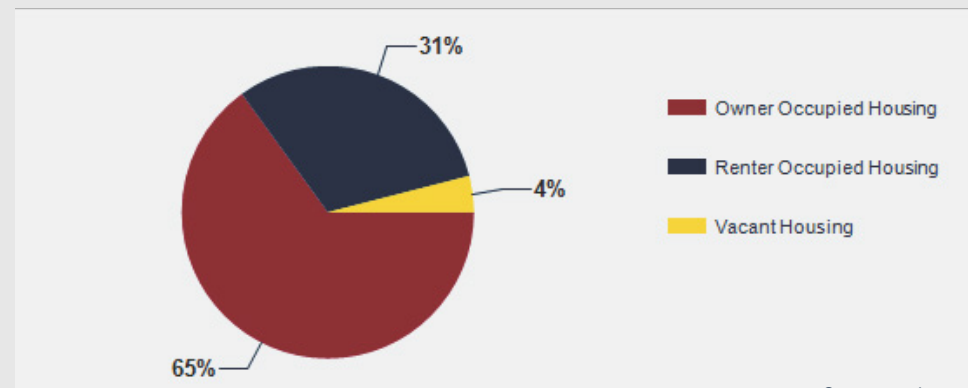
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	233	503	736
\$15,000-\$24,999	17	151	294
\$25,000-\$34,999	100	509	827
\$35,000-\$49,999	181	732	1,143
\$50,000-\$74,999	287	1,425	2,196
\$75,000-\$99,999	225	1,178	2,045
\$100,000-\$149,999	318	2,508	3,980
\$150,000-\$199,999	223	1,547	2,387
\$200,000 or greater	165	1,994	3,875
Median HH Income	\$80,045	\$113,308	\$116,236
Average HH Income	\$102,522	\$140,784	\$150,430



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

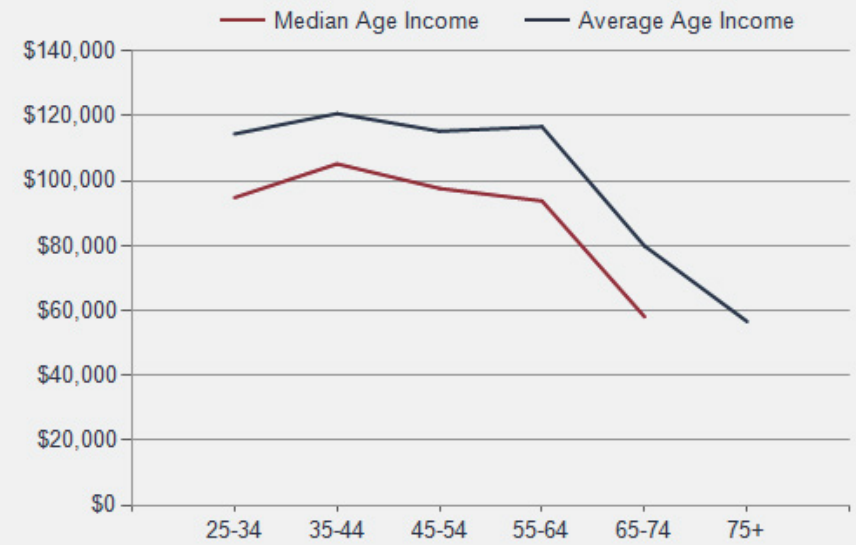
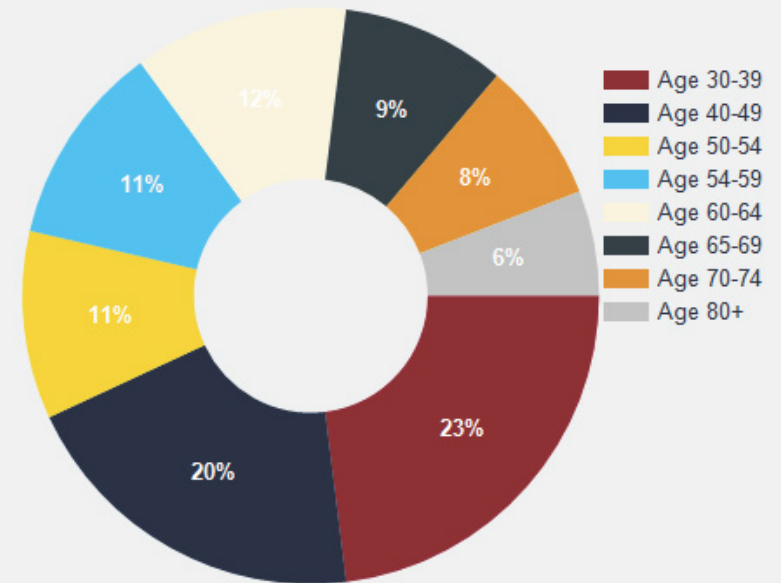


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	291	1,475	2,559
2025 Population Age 35-39	288	1,541	2,753
2025 Population Age 40-44	265	1,752	3,127
2025 Population Age 45-49	239	1,608	2,895
2025 Population Age 50-54	265	1,622	2,856
2025 Population Age 55-59	285	1,693	3,042
2025 Population Age 60-64	302	1,771	3,277
2025 Population Age 65-69	232	1,618	2,923
2025 Population Age 70-74	199	1,287	2,226
2025 Population Age 75-79	148	1,021	1,808
2025 Population Age 80-84	70	651	1,127
2025 Population Age 85+	60	507	860
2025 Population Age 18+	3,273	20,017	35,658
2025 Median Age	41	42	43
2030 Median Age	42	43	44

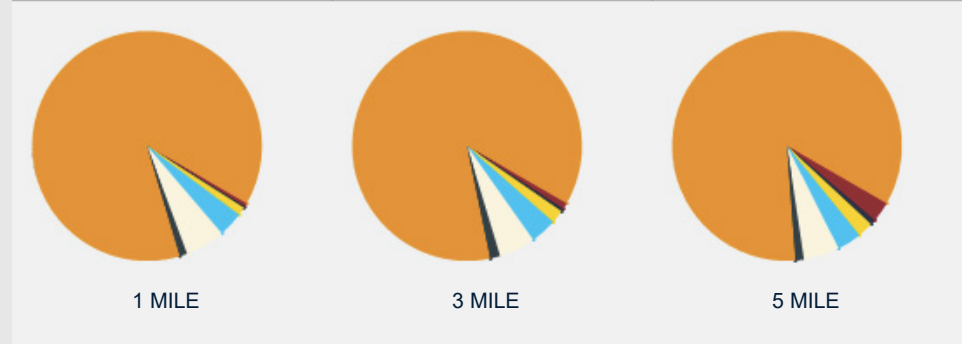
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,829	\$112,614	\$114,943
Average Household Income 25-34	\$114,480	\$139,681	\$147,645
Median Household Income 35-44	\$105,233	\$129,300	\$134,238
Average Household Income 35-44	\$120,736	\$162,464	\$172,350
Median Household Income 45-54	\$97,660	\$136,008	\$147,731
Average Household Income 45-54	\$115,309	\$173,300	\$188,920
Median Household Income 55-64	\$93,803	\$129,337	\$136,767
Average Household Income 55-64	\$116,682	\$161,333	\$174,609
Median Household Income 65-74	\$58,115	\$94,138	\$96,217
Average Household Income 65-74	\$79,915	\$118,932	\$126,700
Average Household Income 75+	\$56,631	\$80,770	\$83,406

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	24	27	30
Diversity Index (current year)	23	25	28
Diversity Index (2020)	21	23	27
Diversity Index (2010)	11	13	18

POPULATION BY RACE



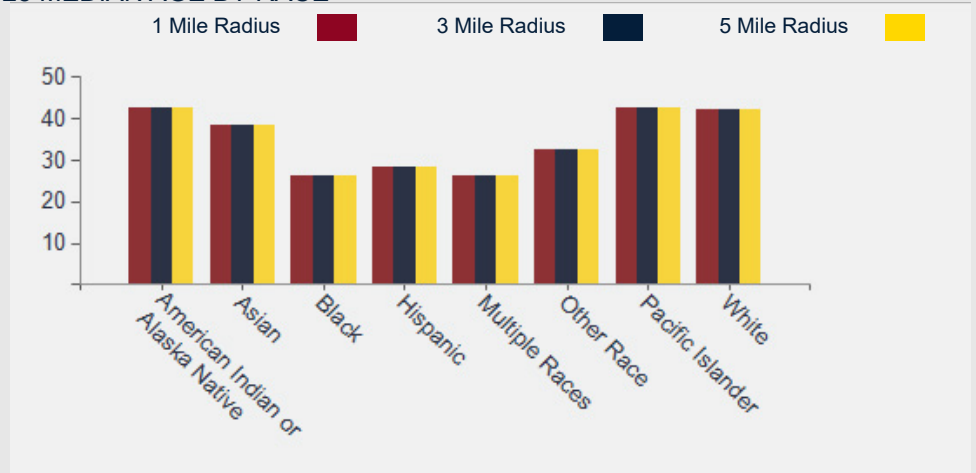
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	3%
American Indian	0%	0%	1%
Asian	1%	2%	2%
Hispanic	4%	4%	3%
Multiracial	6%	5%	5%
Other Race	1%	1%	1%
White	88%	87%	85%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	35	34
Median Asian Age	39	33	32
Median Black Age	26	28	33
Median Hispanic Age	28	24	26
Median Multiple Races Age	26	22	24
Median Other Race Age	33	31	31
Median Pacific Islander Age	43	38	36
Median White Age	42	44	45

2025 MEDIAN AGE BY RACE



04 Company Profile

Advisor Profile



Anthony Schwartz
Associate Broker eXp Realty

Anthony (Tony) Schwartz
Associate Broker | ICON Agent | Certified Mentor & Trainer
Licensed in Minnesota • Wisconsin • Florida
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About Me

With over 33 years in real estate, I bring deep expertise across residential, commercial, and investment property sales. Born and raised in St. Paul, I've lived and worked in the East Metro my entire life. My business is built on relationships, referrals, and results.

Professional Highlights

- ICON Agent, Certified Mentor & Trainer at eXp Realty – Recruited and lead 30+ agents in my immediate group across MN, WI, and FL.
- Broker/Owner, Beacon Properties (Past) – Full-service residential, commercial, and development brokerage.
- Owner, Best Assets – Vacation rental company with five properties in Southwest Florida.
- Investment Partnerships – Active in rehab and rental acquisitions in Minnesota and Florida.
- Community Leader – Board Member, Saint Paul Chamber of Commerce (Chair, Ambassador Committee); Board Member, Oakdale Area Chamber of Commerce; Former Board Member, Washington County HRA; Member, Allied Executives; Alumni of the Year, Tartan High School; Member, eXp Realty Agent Advisory Council (2023–Present).

What I Do

- Guide homeowners in selling for maximum value through market expertise and proven strategy.
- Help buyers find their perfect home or investment with clear, ethical advice.
- Assist commercial clients in negotiating sales and leases across office, industrial, and retail properties.
- Mentor and coach new and experienced agents to build businesses designed for long-term success.

My Commitment

Every client deserves all their options clearly explained. Whether it's a traditional listing or a fast cash sale, I ensure sellers make the best decision for their goals.

Experience • Leadership • Results

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The information contained herein is not a substitute for a thorough due diligence investigation. TSchwartz Group/eXp Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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