

FOR LEASE



## City Centre

326 South Main Street  
Rice Lake, WI 54868

**3,840 SF**  
AVAILABLE



### Feather Real Estate Group

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### Charles S Feather

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# Property Overview



**3,840 SF**  
AVAILABLE SF



**Negotiable**  
ASKING RATE



**2020**  
YEAR BUILT



**20,500**  
BUILDING SQFT



**276-5004-61-000**  
PARCEL ID



**Commercial**  
ZONING



**Barron**  
COUNTY



**3840 SF**  
SPACE AVAILABLE

## EXECUTIVE SUMMARY

City Centre serves as a neighborhood retail destination in Rice Lake, anchored by essential-service tenants and complementary retail uses.

## PROPERTY HIGHLIGHTS

Quality [Construction] construction built in 2020 with well-maintained building systems

0 on-site parking spaces providing an excellent parking ratio for retail tenants and customers

Commercial-zoned property allowing for a wide range of retail and service-oriented uses

Attractive storefront facade with large display windows and modern architectural finishes

## ACCESSIBILITY

### AIRPORTS

Cumberland Muni Airport-UBE

11.9 mi

Rice Lake Regional Airport

5.8 mi

Four Seasons Airport

11.1 mi

# Space Available

**8 & 9**

**NEGOTIABLE**

SF AVAILABLE

**3,840 SF**

TERM

**5 Yrs**

TYPE

**NNN**

USE

**Retail**

Large, two unit space of the former T-Box location.

CITY CENTRE

Tuscobia

Dobie

Rice Lake Speedway

Campia

Red Barn Theatre

son Services  
Of Rice Lake

48

53

48

Rice Lake

HILLTOP  
RICE LAKE

53

Menards

53

A Plus Plumbing  
Service 'N More

Blue Hill  
Sportsm

Northwest Air & Water

45.4963°N, 91.7342°W

Rice Lake  
Regional

Canton

M



24 HOUR  
FITNESS

TBOX

SOCIAL HO...



TBOX





ASSOCIATED  
REALTY  
  
**TARA HARYCKI**  
715-577-6564  
taraharycki@gmail.com



A long wooden bar table with three metal bar stools. The table has a thick, natural wood top and black metal legs. The stools are also made of black metal with perforated backs and wooden seats.



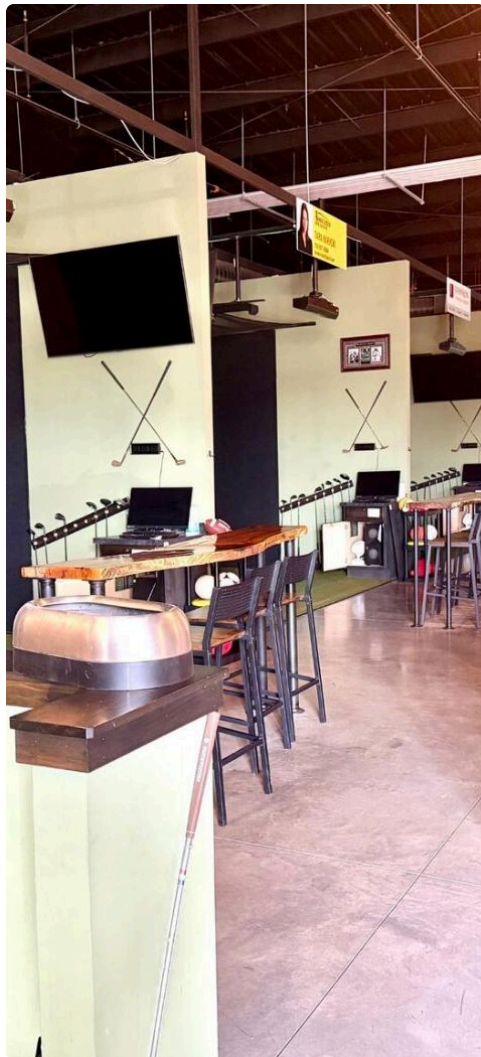
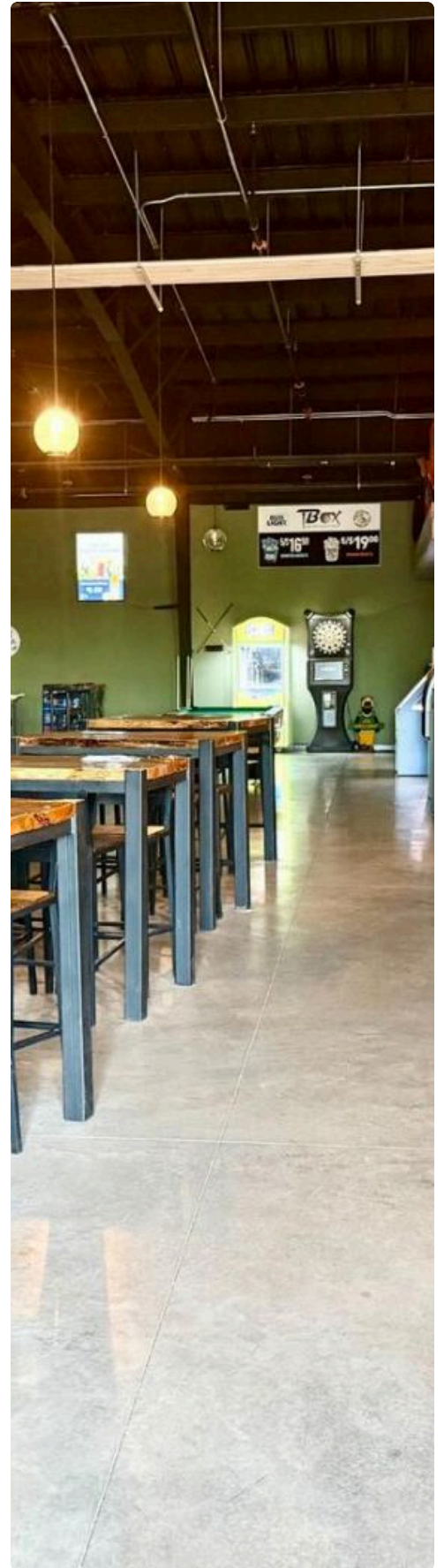


ENJOY EVERY ROUND  
Welcome to Texas!  
\$3.50

ULTRA

5/\$16.50

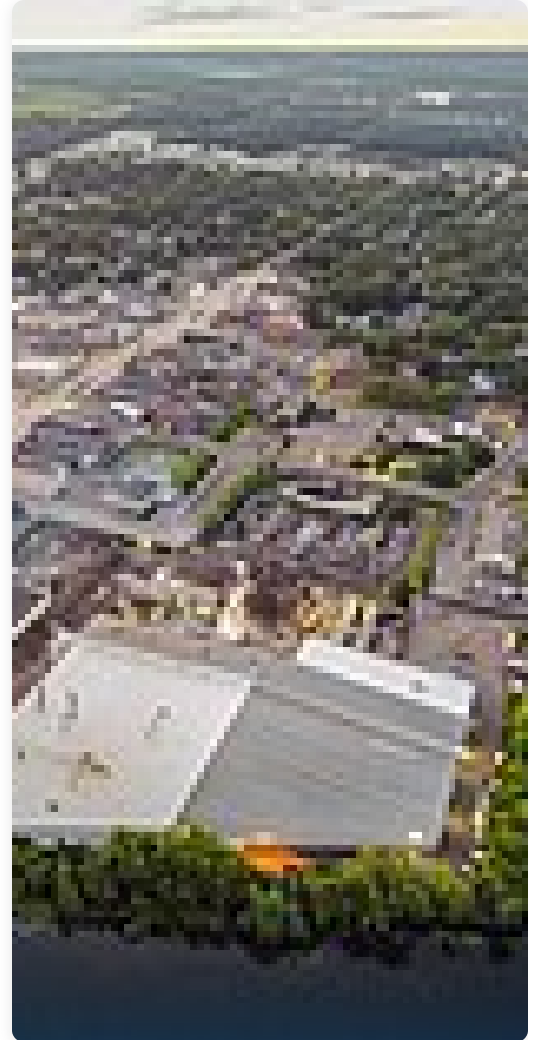
# Photo Gallery



# Market Overview

## Market Overview: Rice Lake, WI

Rice Lake is a city in Barron County in northwestern Wisconsin, United States, on the shore of the lake with the same name. The city is a commercial and tourist center for the surrounding rural areas. As of the 2020 census, the city had a total population of 9,040. The city is located mostly within the Town of Rice Lake. edit Rice Lake serves as a shopping, industrial, educational, and medical hub for the surrounding rural communities of Barron , Cameron , Chetek , Shell Lake , Cumberland , Spooner , and Ladysmith . The annual city budget is \$915,000. The largest source of revenue for the city is property taxes, with \$430,000 of income. The largest expenditure of the city is infrastructure, the town budget for which was \$325,000 in 2022. ^ "Town of rice lake - Barron county, Wisconsin - Budget summary for 2022" (PDF) . Archived from the original (PDF) on June 16, 2024.



### KEY FACTS

Population	8,438
Area	9.8 sq mi
Elevation	1,148 ft
County	Barron County
State	Wisconsin

### DEMOGRAPHIC SNAPSHOT

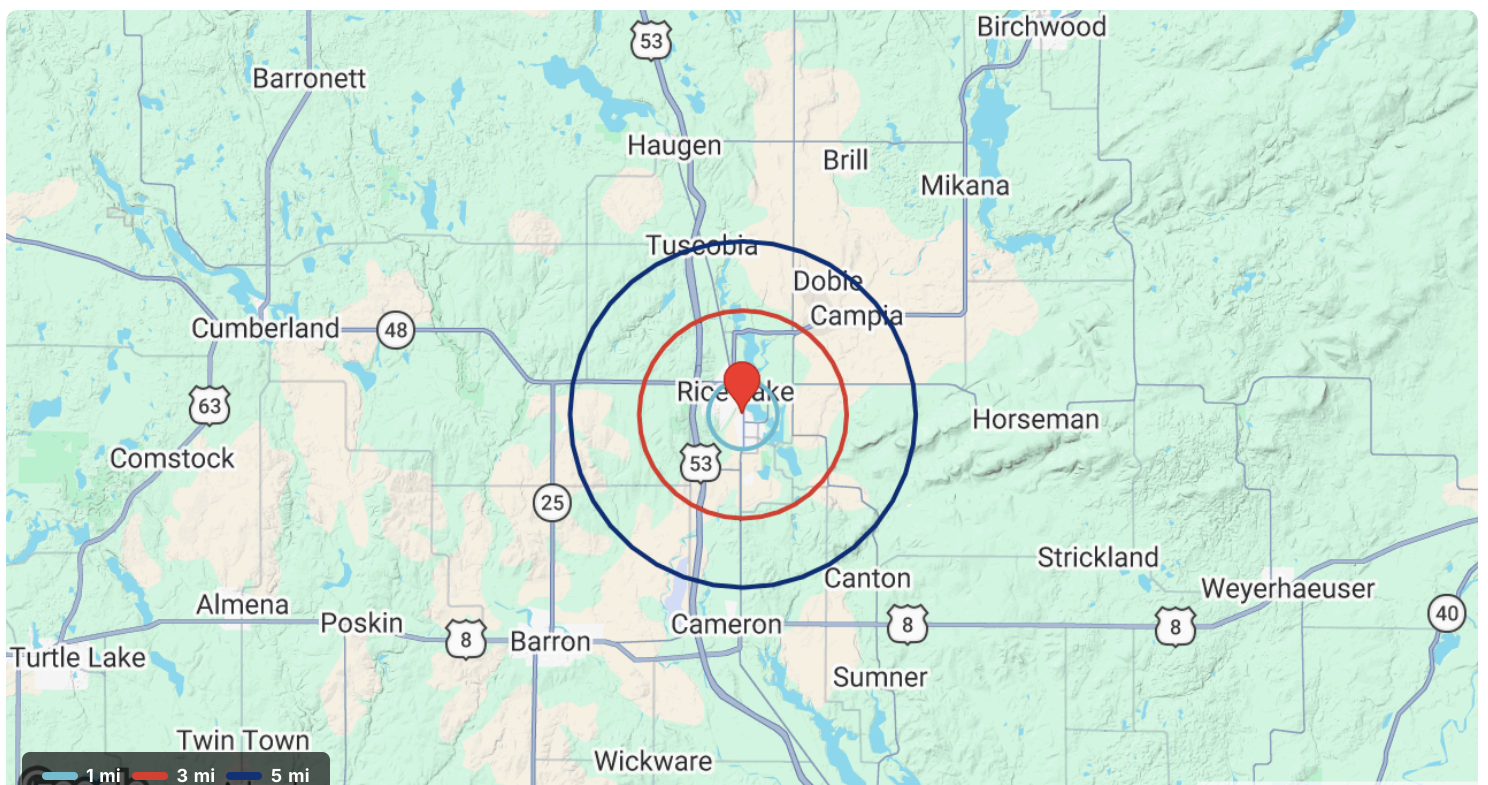
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
5,538	11,880	14,205
Median HH Income	Median HH Income	Median HH Income
\$57,074	\$61,013	\$63,282
Households	Households	Households
2,464	5,228	6,137

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,466	10,865	12,880
2010 Population	5,291	10,996	13,211
2025 Population	5,538	11,880	14,205
2030 Population	5,592	12,055	14,417
2025-2030 Growth Rate	0.19 %	0.29 %	0.30 %
2025 Daytime Population	7,436	15,102	16,475

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,406	4,605	5,324	less than \$15,000	286	537	577
2010 Total Households	2,475	4,995	5,841	\$15,000-\$24,999	216	419	480
2025 Total Households	2,464	5,228	6,137	\$25,000-\$34,999	200	428	465
2030 Total Households	2,474	5,287	6,205	\$35,000-\$49,999	380	817	917
2025 Avg. Household Size	2.18	2.19	2.25	\$50,000-\$74,999	486	963	1,146
2025 Owner Occupied Housing	1,410	3,213	4,026	\$75,000-\$99,999	409	842	976
2030 Owner Occupied Housing	1,432	3,274	4,100	\$100,000-\$149,999	270	572	746
2025 Renter Occupied Housing	1,054	2,015	2,111	\$150,000-\$199,999	75	230	301
2030 Renter Occupied Housing	1,042	2,013	2,105	\$200,000 or greater	142	421	529
2025 Vacant Housing	226	501	550	Median HH Income	<b>\$57,074</b>	<b>\$61,013</b>	<b>\$63,282</b>
2025 Total Housing	2,690	5,729	6,687	Average HH Income	<b>\$83,092</b>	<b>\$89,995</b>	<b>\$93,175</b>



Source: ESRI / ArcGIS Business Analyst

# City Centre

326 South Main Street, Rice Lake, WI, 54868



◆  
EXCLUSIVELY OFFERED BY



**Charles S Feather**

President

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PLEASE CONTACT THE Feather Real Estate Group ADVISOR FOR MORE DETAILS.