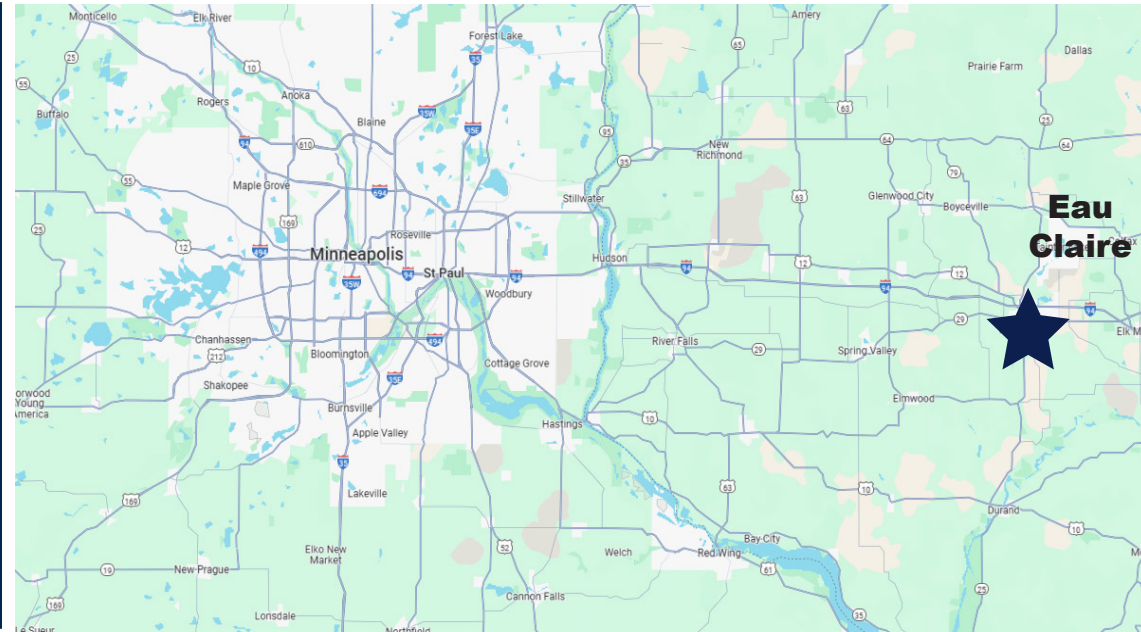


ADDRESS	1903 Stout Road
CITY, STATE	Menomonie, WI 54751
SPACE AVAILABLE	2,506 SF
LOT SIZE	0.56 Acres
SALE PRICE	Negotiable
LEASE RATE	\$14.00 PSF
TAXES 2024	\$8,350.31
YEAR BUILT	1995
COUNTY	Dunn
ZONING	B-2 Local Commercial District
PARKING	7 Surface Stalls



HIGHLIGHTS

- Located near Mayo Clinic Health System with 25 beds, Chippewa Valley Technical College with 2,000+ students, University of Wisconsin Stout with 6,900+ students, and the Walmart Distribution Center.
- Menomonie is located off I-94 and is approximately 24 miles to Eau Claire and 55 miles to Minneapolis.
- 5-mile population of 22,391.
- Located along Highway 12 where traffic counts average 17,600 vehicles daily.
- Fuel pumps, tanks & canopies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	3,626	19,280	22,391
MEDIAN AGE	31.5	28.2	29.7
MEDIAN HH INCOME	\$52,819	\$63,779	\$68,004
AVERAGE HH INCOME	\$73,724	\$83,559	\$86,912

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