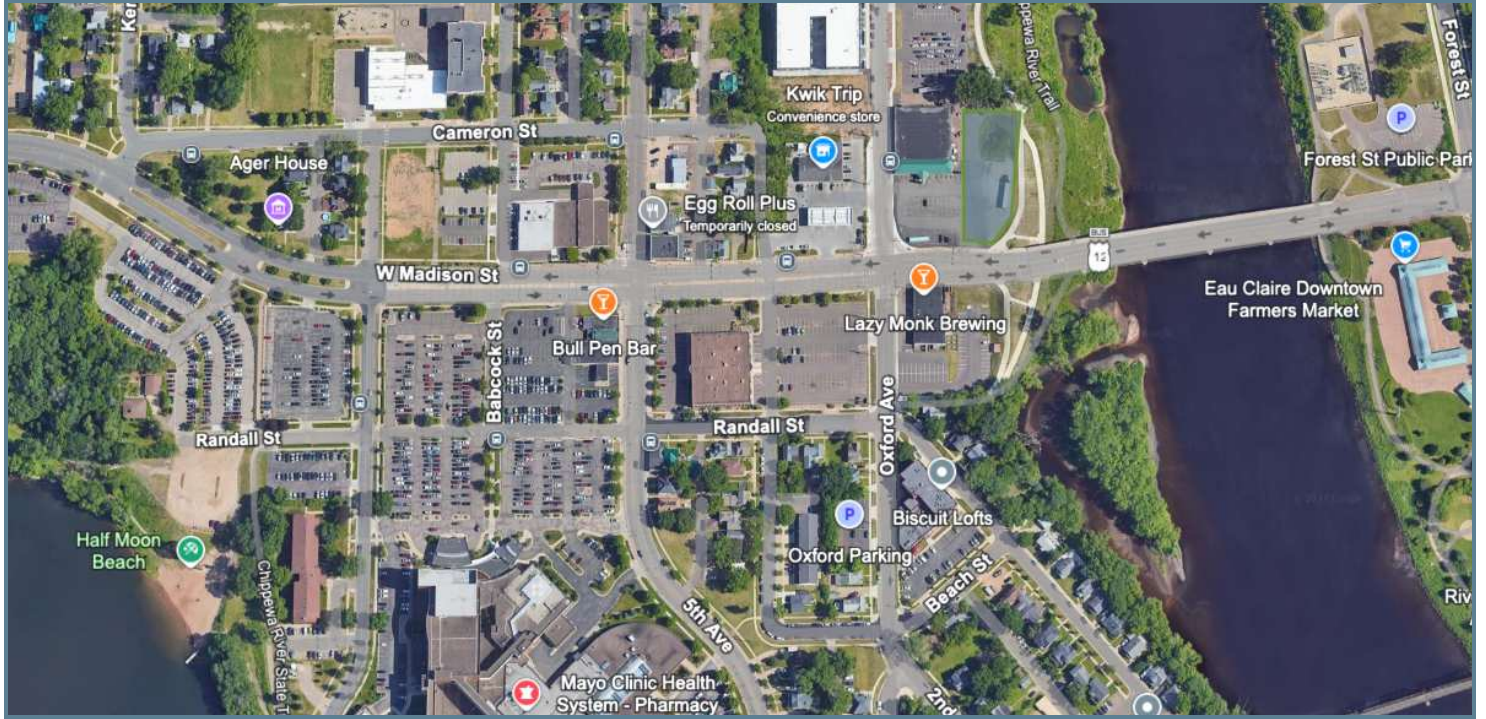


# 1715 OXFORD AVENUE

1715 OXFORD AVENUE, EAU CLAIRE, WI 54703

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

In Eau Claire, WI, the area around the property is alive with a mix of work and play. Just a stone's throw away, the vibrant downtown area offers diverse dining options like The Informalist and The Lakely, catering to a range of tastes for professionals and clients. Nearby, Phoenix Park and the scenic Chippewa River provide peaceful spots for relaxation and outdoor activities. With its proximity to the bustling business district and cultural attractions like the Pablo Center at the Confluence, this area sets the stage for an inspiring office space for businesses.

### PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	0.56 Acres
Lot Size:	0.56 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,621	24,073	36,334
Total Population	12,320	58,256	87,342
Average HH Income	\$65,623	\$83,114	\$88,798

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
http://legacypro.com

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ADDITIONAL PHOTOS



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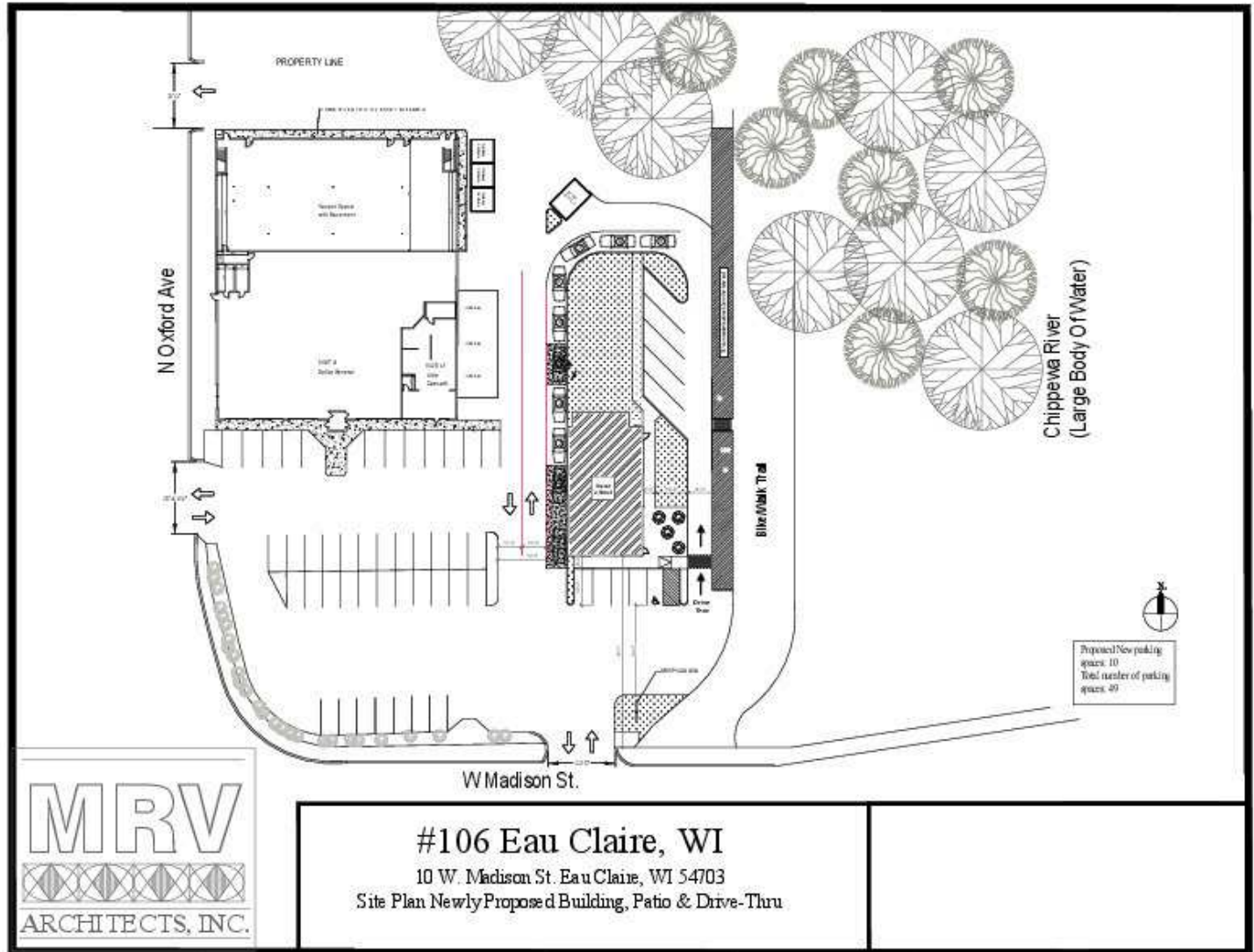
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SITE PLANS



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info@legacypro.com



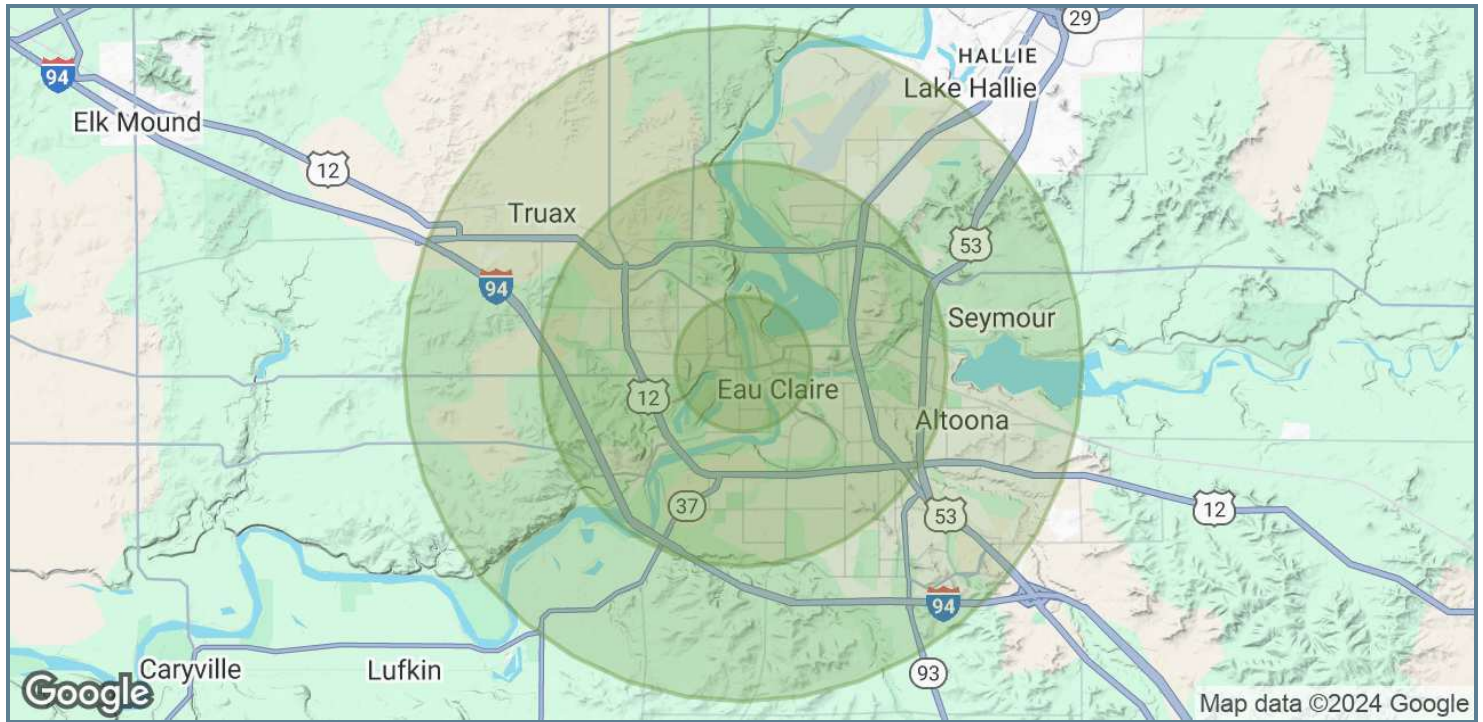
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# 1715 OXFORD AVENUE

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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,320	58,256	87,342
Average Age	34	37	39
Average Age (Male)	34	36	38
Average Age (Female)	33	38	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,621	24,073	36,334
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$65,623	\$83,114	\$88,798
Average House Value	\$209,181	\$277,453	\$290,183

Demographics data derived from AlphaMap

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