

# Waterford Galleria

401 Pinnacle Way  
Eau Claire, WI 54701  
Eau Claire County



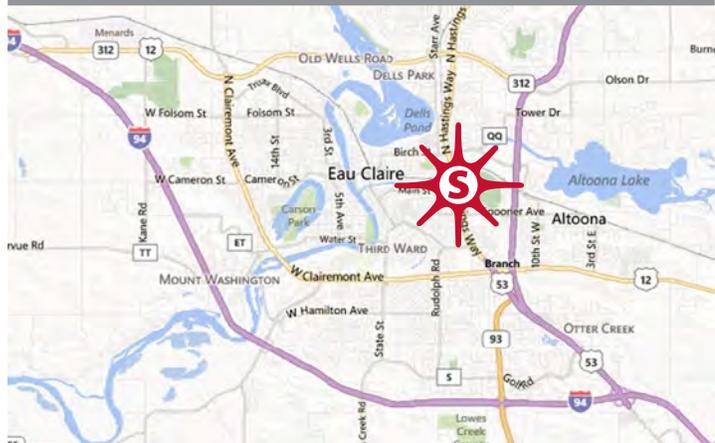
## key features

- beautifully designed and constructed buildings provide a sophisticated appeal
- ample parking
- up to 12,945 contiguous sf available
- anchor pad and outlots available
- signage opportunities capture the attention of 21,700 motorists on Hastings Way each day
- easy access from signalized intersection at Main Street and Hastings Way
- 38 upscale residential units located just steps away from storefronts

## demographics

	1 mile	3 miles	5 miles
population	8,250	65,475	90,238
households	3,852	27,711	38,152
avg. household income	\$85,052	\$93,987	\$99,454
daytime population	7,091	49,108	73,441

2025 estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography



**retail space for lease** 1,347 – 12,945 sf

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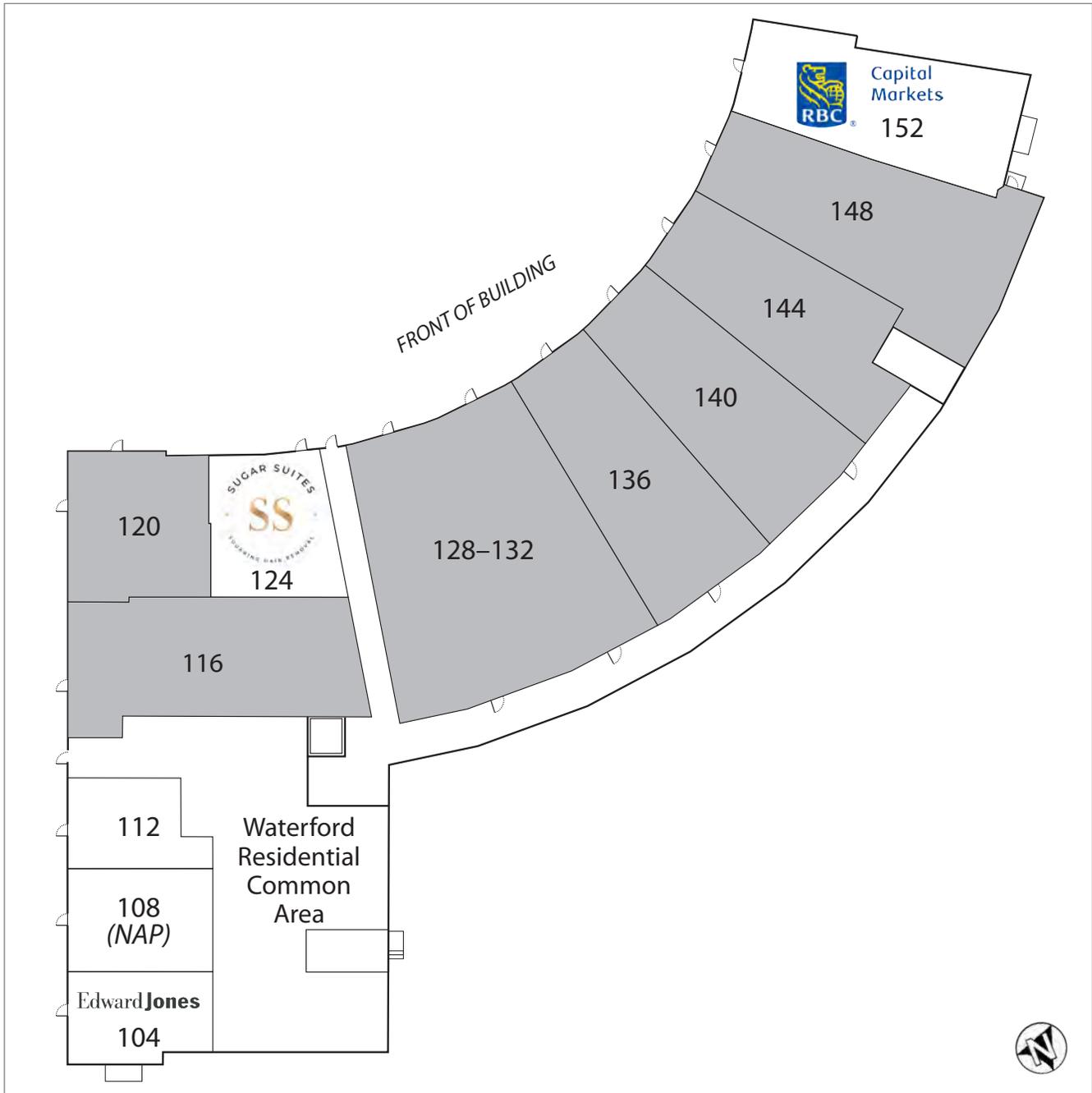
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UNIT	TENANT	DIMS.	S.F.
104	EDWARD JONES	23 x 37 IRR	819
108	MAYHEW & WALTERS (NAP)	25 x 37 IRR	977
112	WATERFORD SALES OFFICE	24.5 x 37 IRR	737
116	AVAILABLE	35 x 80 IRR	2,322
120	AVAILABLE	38 x 35 IRR	1,347
124	SUGAR SUITES	27.5 x 38 IRR	1,154

UNIT	TENANT	DIMS.	S.F.
128-132	AVAILABLE - CAN BE DIVIDED	46 x 73 IRR	4,194
136	AVAILABLE	23 x 73 IRR	2,104
140	AVAILABLE	23 x 73 IRR	2,102
144	AVAILABLE - CAN BE COMBINED	23 x 73 IRR	2,272
148	AVAILABLE - CAN BE COMBINED	23 x 82 IRR	2,273
152	RBC CAPITAL MARKETS	21 x 72 IRR	1,929



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