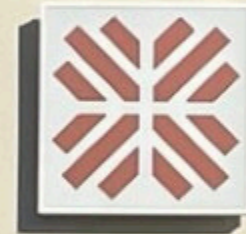


FOR LEASE



LL Flooring

Lendmark

4061

4065

4061 COMMONWEALTH AVENUE
EAU CLAIRE, WI 54701



RETAIL SPACE SUMMARY

4061 Commonwealth Avenue,
Eau Claire, WI 54701

- Market Rent: \$8,690.00/ mo
 - \$15/sf/yr
- Building Sqft: 6,952
 - Retail Space: 1,420 sqft
 - Warehouse Space: 4,975 sqft
- Build-to-Suit Options
- Triple Net (NNN) Lease
- Prime Location in Eau Claire

MARKETING SUMMARY

Discover an exceptional leasing opportunity in the heart of Eau Claire's premier retail district! This versatile space offers 6,952 sq ft, including 4,975 sq ft of warehouse space and 1,420 sq ft of showroom/retail area, with build-to-suit options available to customize the space to your business needs.

Location Highlights:

- Nestled near Oakwood Mall, the largest regional shopping center in west-central Wisconsin, boasting over 60 retailers, including Best Buy, Boot Barn, and TJ Maxx.
- High visibility along Highway 53 with a daily traffic count of 16,210 vehicles.
- Easy access to Interstate 94, with a traffic count of 21,812 vehicles daily, ensuring seamless connectivity.

Lease Details:

- Triple Net (NNN) Lease with rates starting at \$15.00/SF/YR.
- Flexible lease terms and build-to-suit options are designed to create the perfect space for your business.

Position your business for success with this strategically located property, surrounded by prominent retailers and offering excellent exposure to a high-traffic area.

Contact us today to schedule a showing or for more information!

Map Location

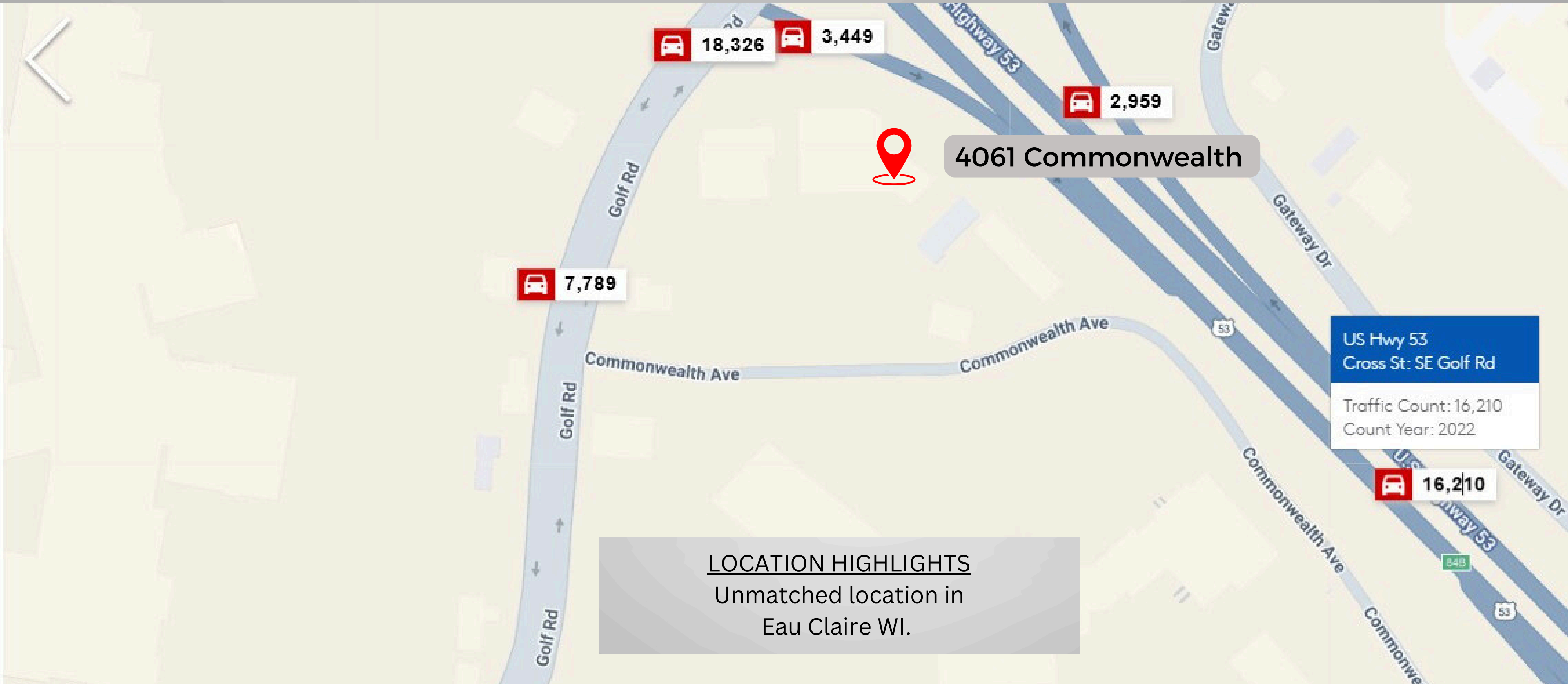


4061 Commonwealth

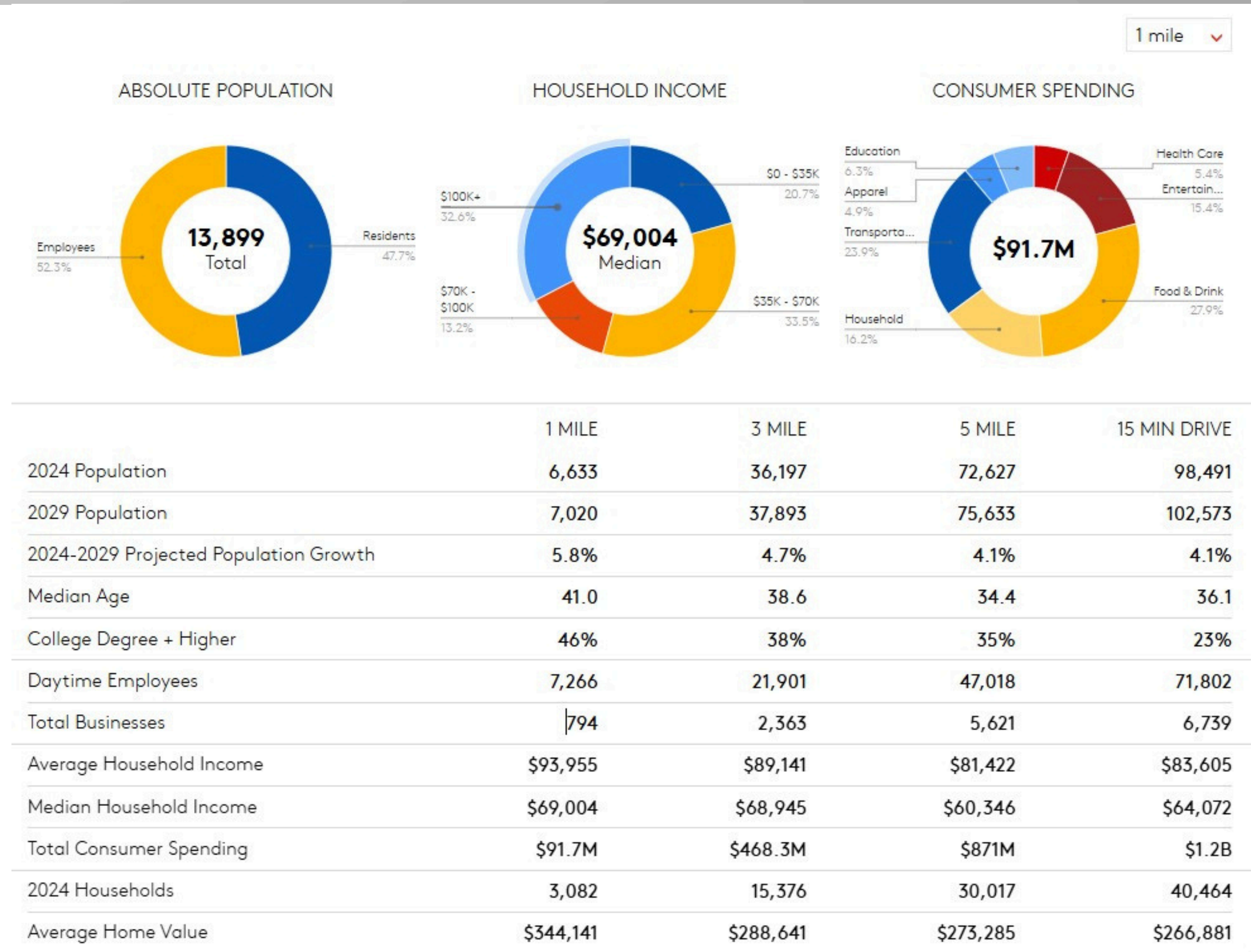
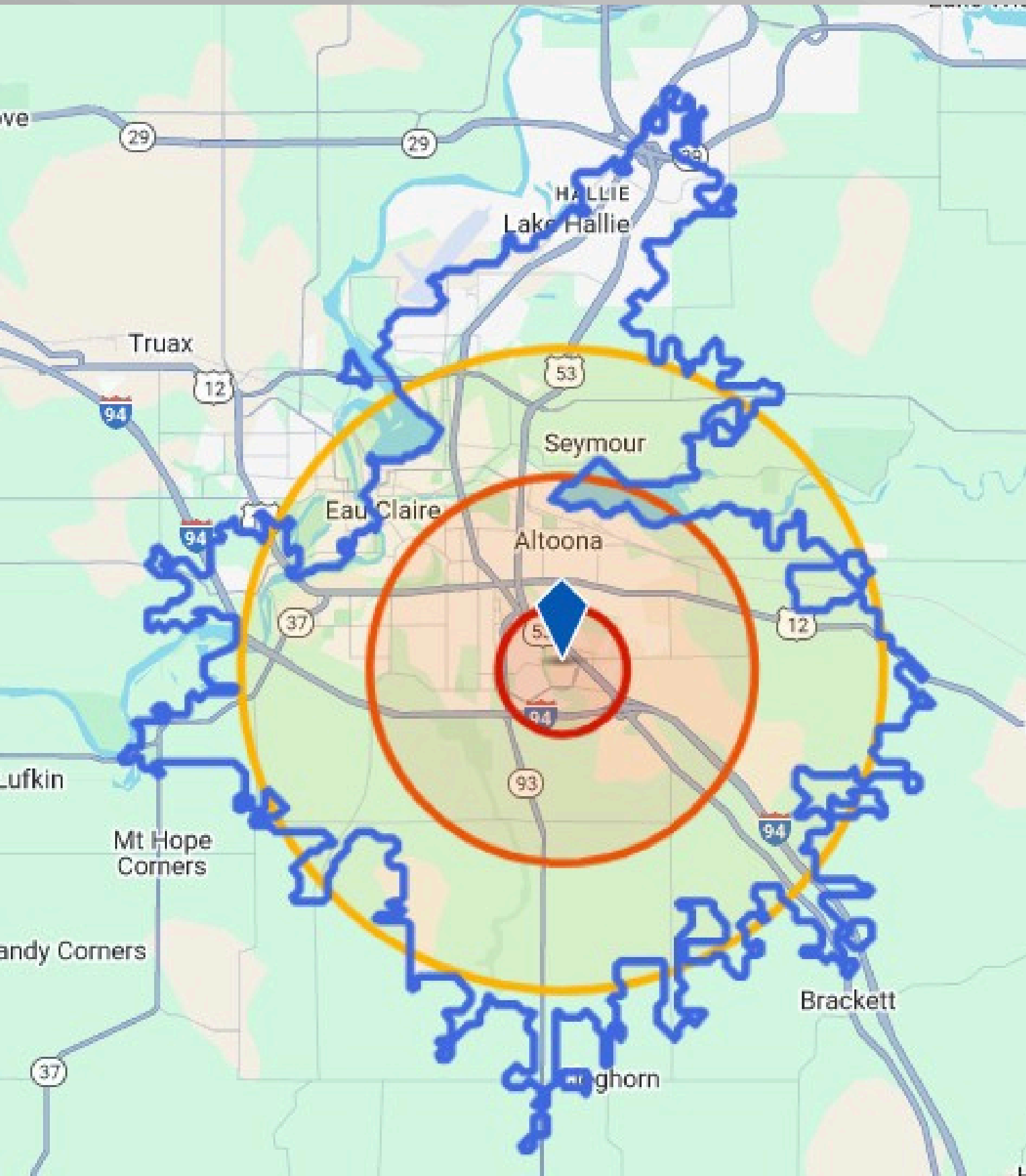
LOCATION HIGHLIGHTS

Unmatched location in Eau Claire WI. Located near Oakwood Mall, Boot Barn, TJ Maxx, Bestbuy and more!

Map Location- Traffic Counts

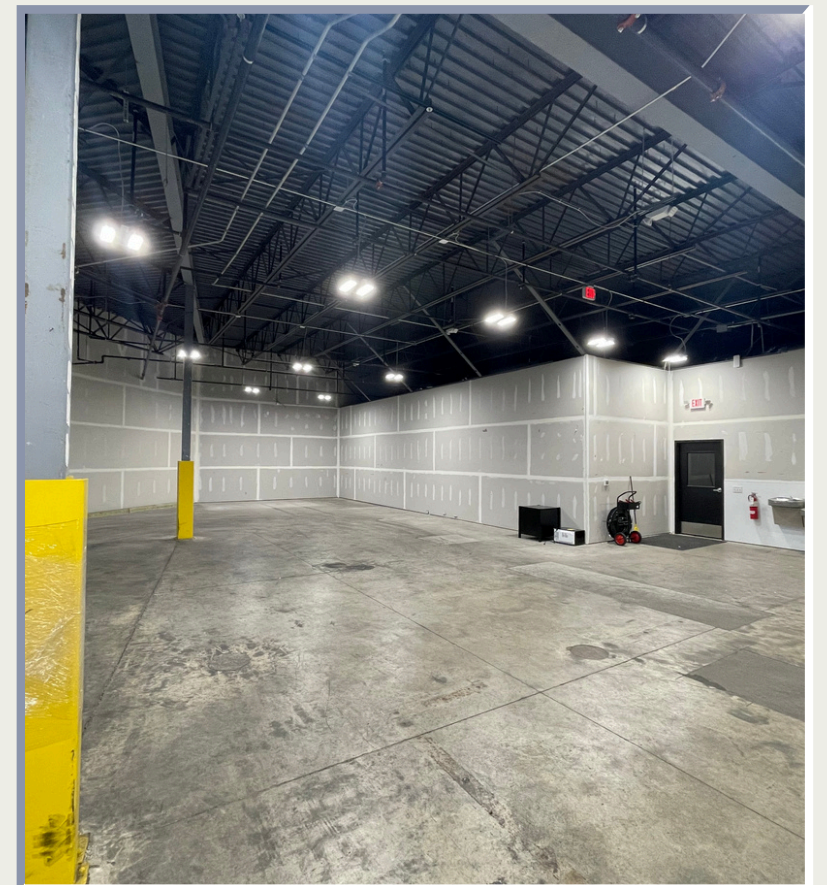
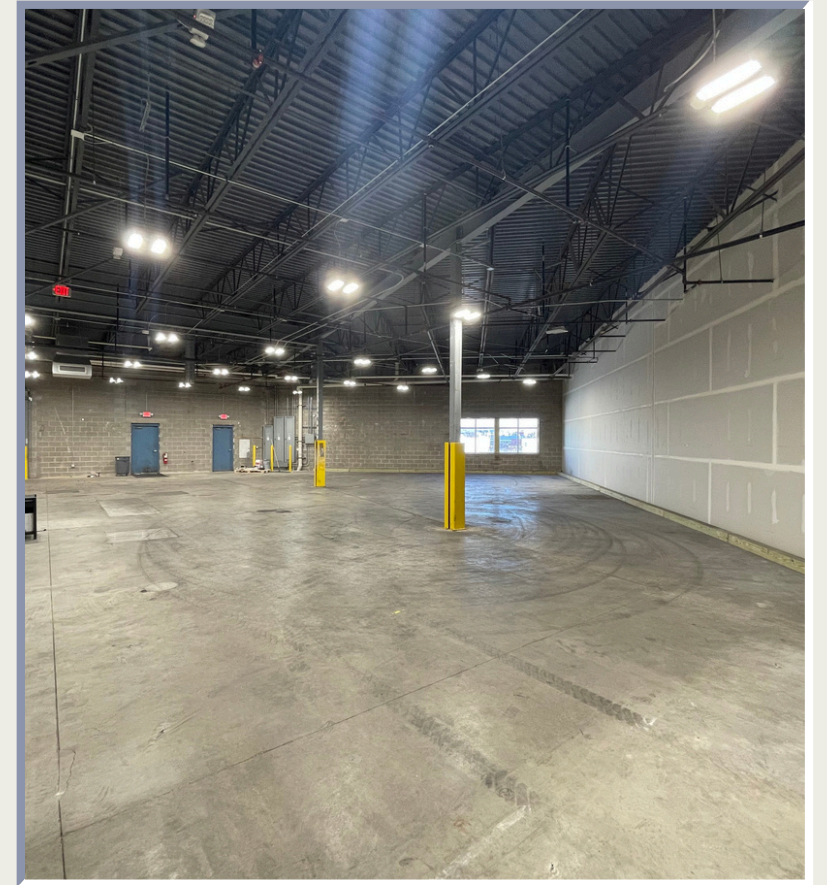


Location Demographics



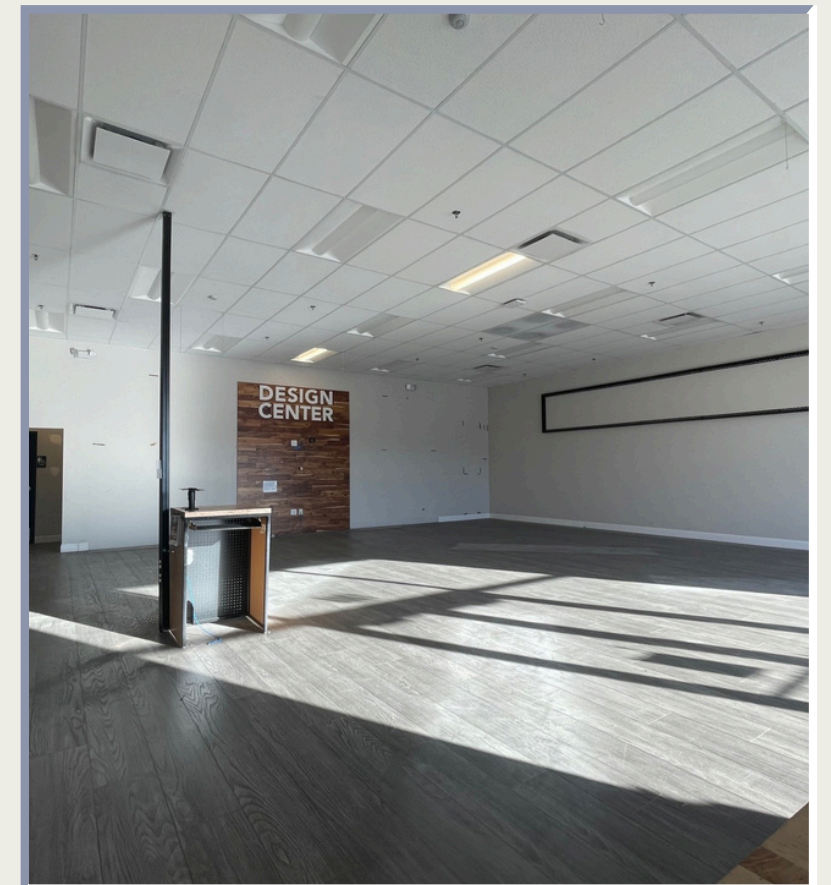
Warehouse Space Photos

4,975 sqft



Retail Space Photos

1,420 sq ft



EXCLUSIVELY PRESENTED BY



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