

Waterford Pads

120-505 Pinnacle Way
Eau Claire, WI 54701
Eau Claire County



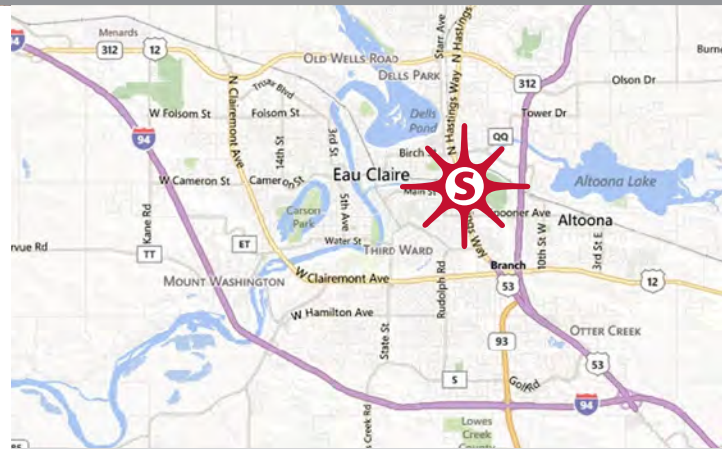
key features

- Waterford complex includes office, retail, and mixed-use
- anchor pad and outlots available for sale/lease/build-to-suit
- signage opportunities capture the attention of 50,000 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	7,832	64,968	88,873
households	3,660	27,292	37,248
avg. household income	\$88,015	\$89,566	\$93,010
daytime population	7,207	49,949	73,531

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



lots available ±0.26 – 6.58 ac

Nick Orozco 480.385.1316 norozco@sandordev.com

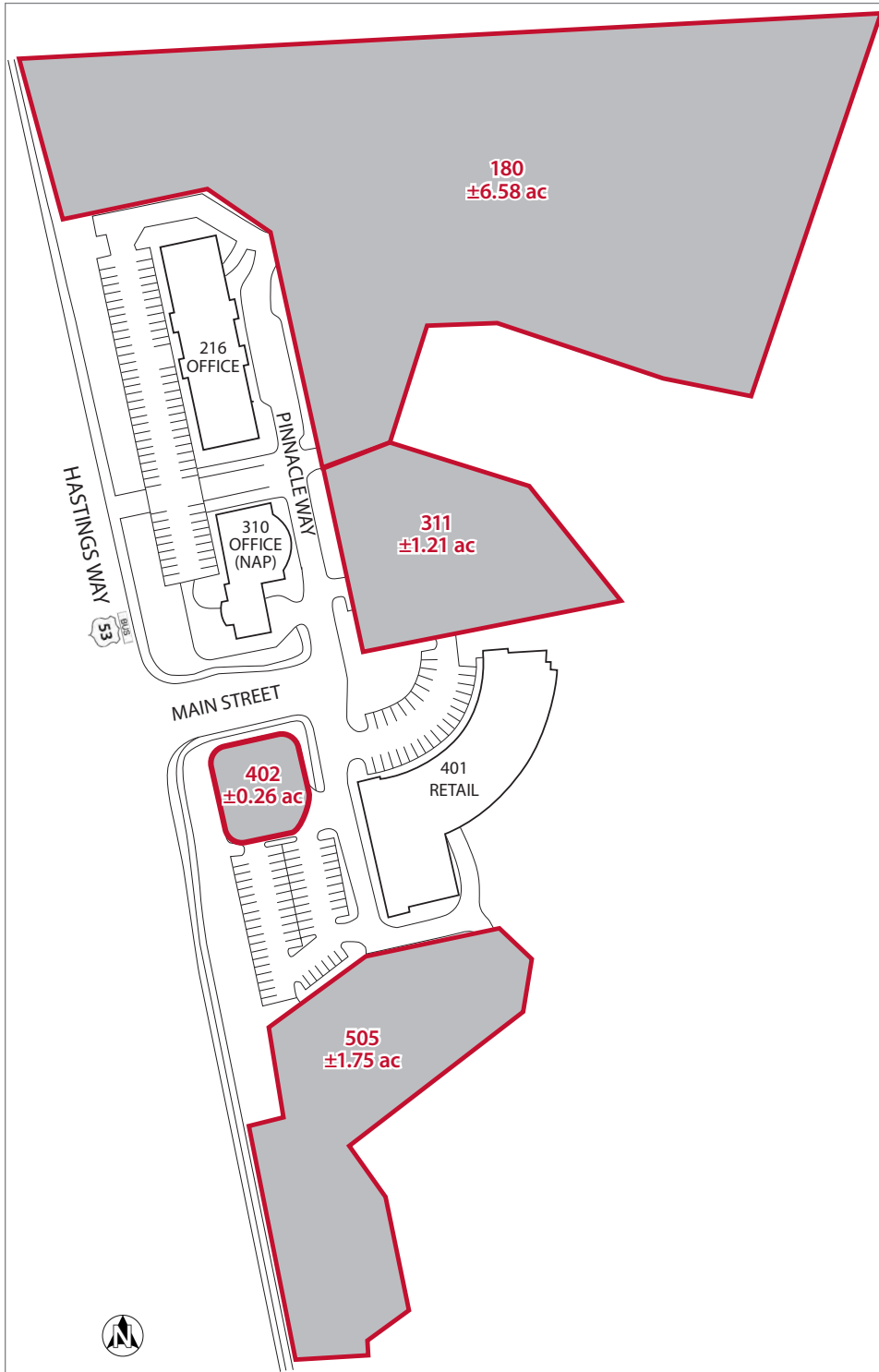
5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

www.sandordev.com

sandor

Waterford Pads

120-505 Pinnacle Way
Eau Claire, WI 54701
Eau Claire County



waterford pads

UNIT	TENANT	AC.
180	AVAILABLE	±6.58
311	AVAILABLE	±1.21
402	AVAILABLE	±0.26
505	AVAILABLE	±1.75

waterford professional office bldg. 216 pinnacle way

UNIT	TENANT	S.F.
100	FDIC	5,566
120	AVAILABLE	1,750
150	AVAILABLE	7,213
190	AVAILABLE	435
200	AVAILABLE	7,512
210	RISK PLACEMENT SERVICES	2,496
212	AVAILABLE	2,281
250	TRUEJOURNEY	1,247
260	ANTHEM	1,495
300	UNITED STATES GSA	3,744
320	AVAILABLE	2,063
350	AVAILABLE	4,290
360	AVAILABLE	2,371

waterford galleria retail building 401 pinnacle way

UNIT	TENANT	S.F.
104	EDWARD JONES	819
108	MAYHEW & WALTERS (NAP)	977
112	WATERFORD SALES OFFICE	737
116	AVAILABLE	2,322
120	REJOICE CHIROPRACTIC	1,347
124	SUGAR SUITES	1,154
128-132	AVAILABLE - CAN BE DIVIDED	4,194
136	AVAILABLE	2,104
140	AVAILABLE	2,102
144	AVAILABLE - CAN BE COMBINED	2,272
148	AVAILABLE - CAN BE COMBINED	2,273
152	RBC CAPITAL MARKETS	1,929