

# 1031 W. CLAIREMONT AVE

📍 EAU CLAIRE, WI 54701

REFER A BUYER IN 2024 AND GET \$20K (STANDARD BUYERS AGENT FEE)

## ABOUT 1031 W. CLAIREMONT AVE

Located near the intersection of Hwy 37 and Hwy 12, this site offers great visibility, easy access and high traffic counts. Property is situated near UWEC and Chippewa Valley Tech College. New 250+ unit apartments 200 yards away. New Panera and Five Guys just finishing construction.

## PROPERTY FEATURES

Building Size:

**33,000 SF**

Asking Price:

**\$2,850,000**

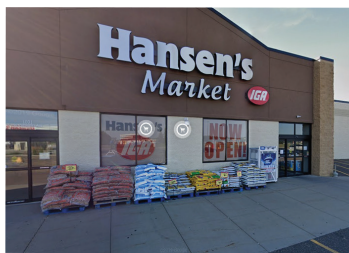
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	52,760	84,661	107,605
Average HH Income	\$78,929	\$85,827	\$90,701
Median HH Income	\$59,035	\$65,793	\$70,090
Daytime Population	34,673	60,979	76,293

TRAFFIC

Hwy 12 (Clairemont)

VPD

22,600



# Other Photographs



**PROPERTY VIEW  
FACING NORTHWEST**



**FRONT FACING  
SOUTHEAST**



**REAR FACING  
NORTH**



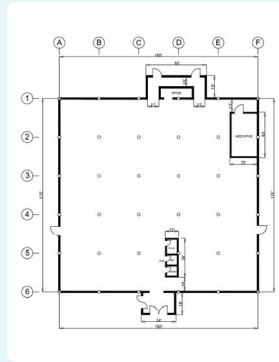
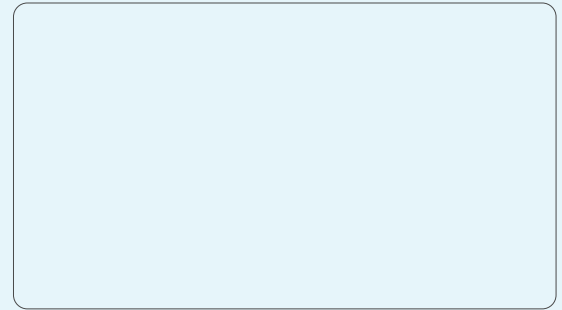
**ELECTRIC  
SERVICE**



**OPEN  
WAREHOUSE**



**ENTRY  
AREA**



- Concrete Block Construction
- High Ceilings:
  - 15 FT to HVAC
  - 17 FT to 2 Low Trusses
  - 19 FT to Main Trusses
  - 21 FT to Decking
- Loading Dock
- Lease for 11k SF pending
- Wet Fire Protection sprinklers
- Interior doorway connected to adjacent strip mall
- Dual entry sliding doors

**FOR  
SALE**



**Steve Dye**



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