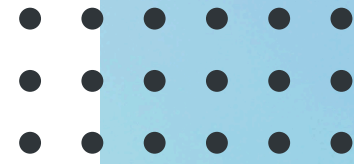




**1740 PARK
AVE. PLOVER,
WI. 54467**



WWW.LOKRE.COM



2026

WHERE BUSINESS MEETS COMMUNITY IN CENTRAL WISCONSIN!



A One-of-a-Kind Redevelopment Opportunity

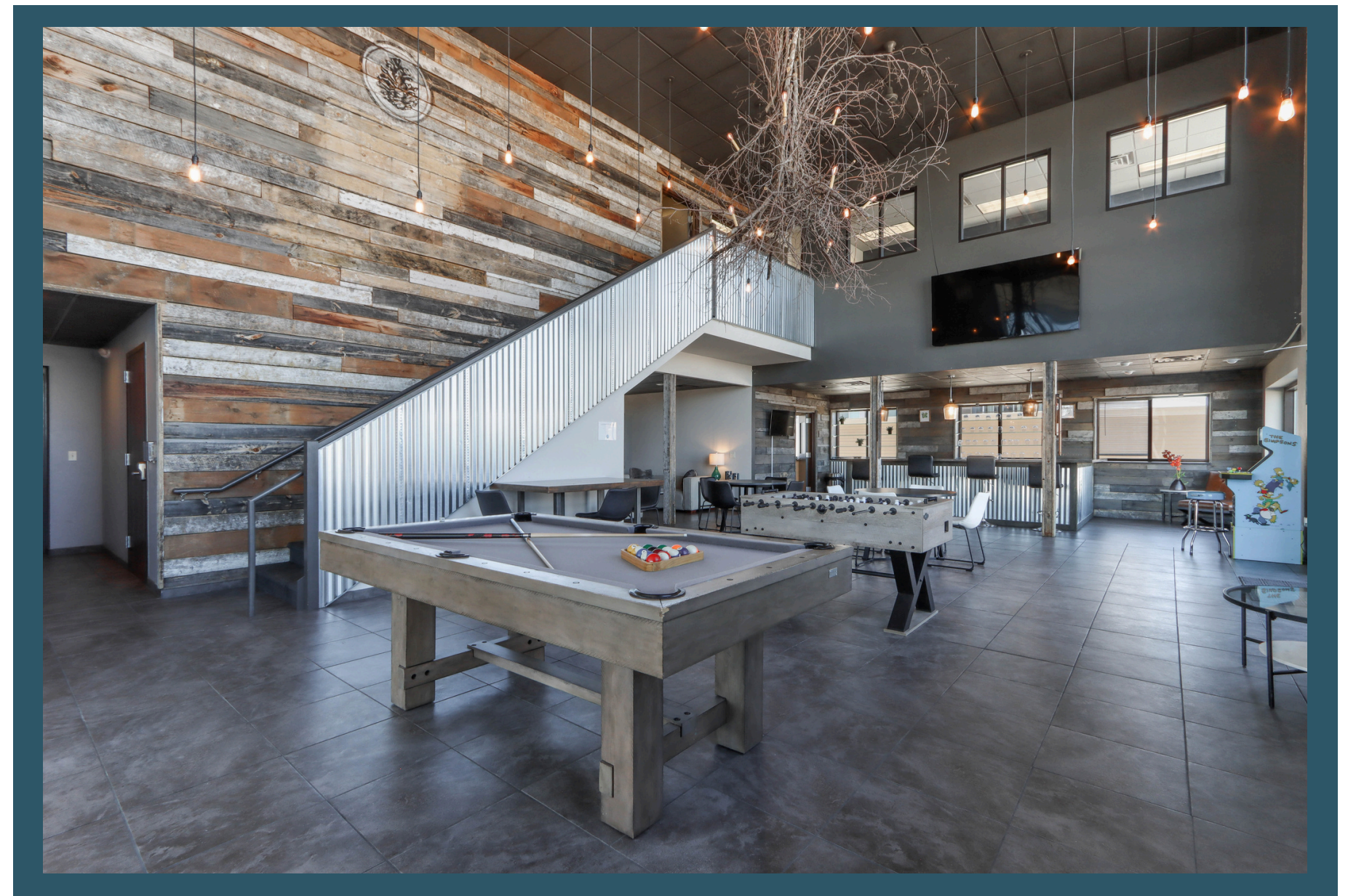
Previously a distillery, approximately 6,000 SF is available across two stories. The building features beautifully large windows, garage doors, and an open layout that creates a bright, inviting atmosphere for a variety of uses.

Prime Location with Strong Surrounding Traffic

Located just two minutes off Interstate 39, this property offers excellent accessibility and visibility. Surrounded by a 140-unit apartment complex, Lake Park, Starbucks, Jimmy John's, Menards, YMCA, and other high-traffic businesses, this location benefits from consistent daily exposure and built-in foot traffic.

Flexible Space in a Growing Area

Situated on 1.75 acres and set for completion in 2026, this property offers flexibility for a range of business types. The combination of historic character and modern design makes it ideal for retail, food & beverage, wellness, or service-based concepts looking to establish themselves in a rapidly growing area.



UP TO 6,000 SF – VISIBLE TO 18,000+ CARS DAILY, TWO MINUTES FROM I-39

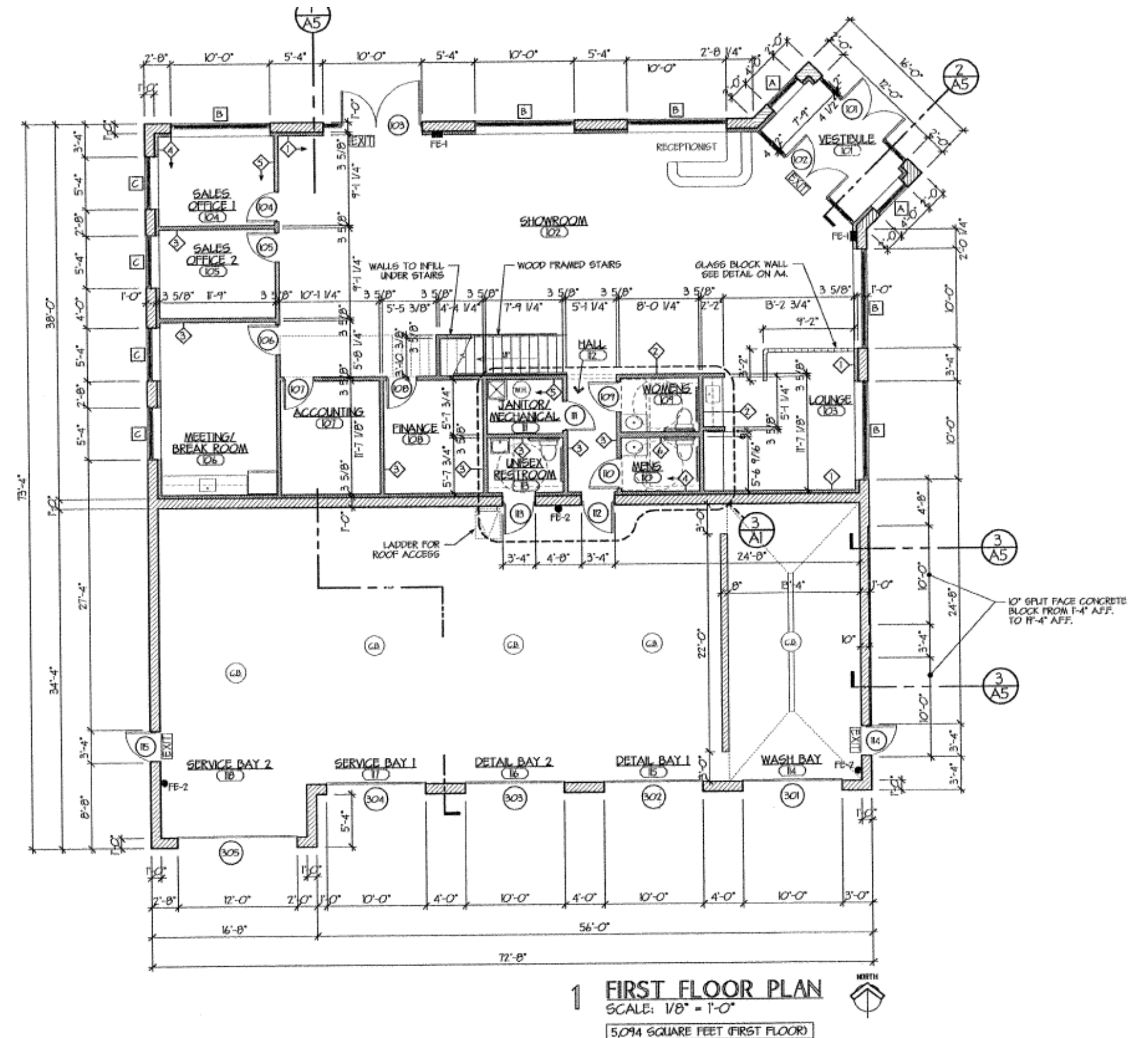
- **AVAILABILITY**
1,000-22,500 square feet
- **NNN expenses**
\$4.95/SF



FIRST FLOOR

GENERAL NOTES

1. PROVIDE FIRE EXTINGUISHERS AS PER STATE OF WISCONSIN COMMERCIAL BUILDING CODE.
2. PROVIDE FIRE DETECTION SYSTEM AS PER STATE OF WISCONSIN COMMERCIAL BUILDING CODE.
3. ALL STATE OF WISCONSIN COMMERCIAL BUILDING CODE ACCESSIBILITY REQUIREMENTS TO BE MET, INCLUDING MOUNTING HEIGHTS OF ACCESSORIES, WATER CLOSETS & PARTITIONS, LAVATORY HEIGHTS, PARKING SPACES, DOOR WIDTHS, ETC.
4. MEN & WOMEN TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. GREEN BOARD TO BE USED ON ALL WALLS TO RECEIVE DRYWALL.
5. ALL WORK BY ALL TRADES TO BE PERFORMED PER APPLICABLE NATIONAL, STATE AND LOCAL CODES.
6. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE BLOCK.
7. PROVIDE SOUND BATT INSULATION FULL HEIGHT IN ALL INTERIOR WALLS AND ABOVE BATHROOM CEILINGS.



SECOND FLOOR

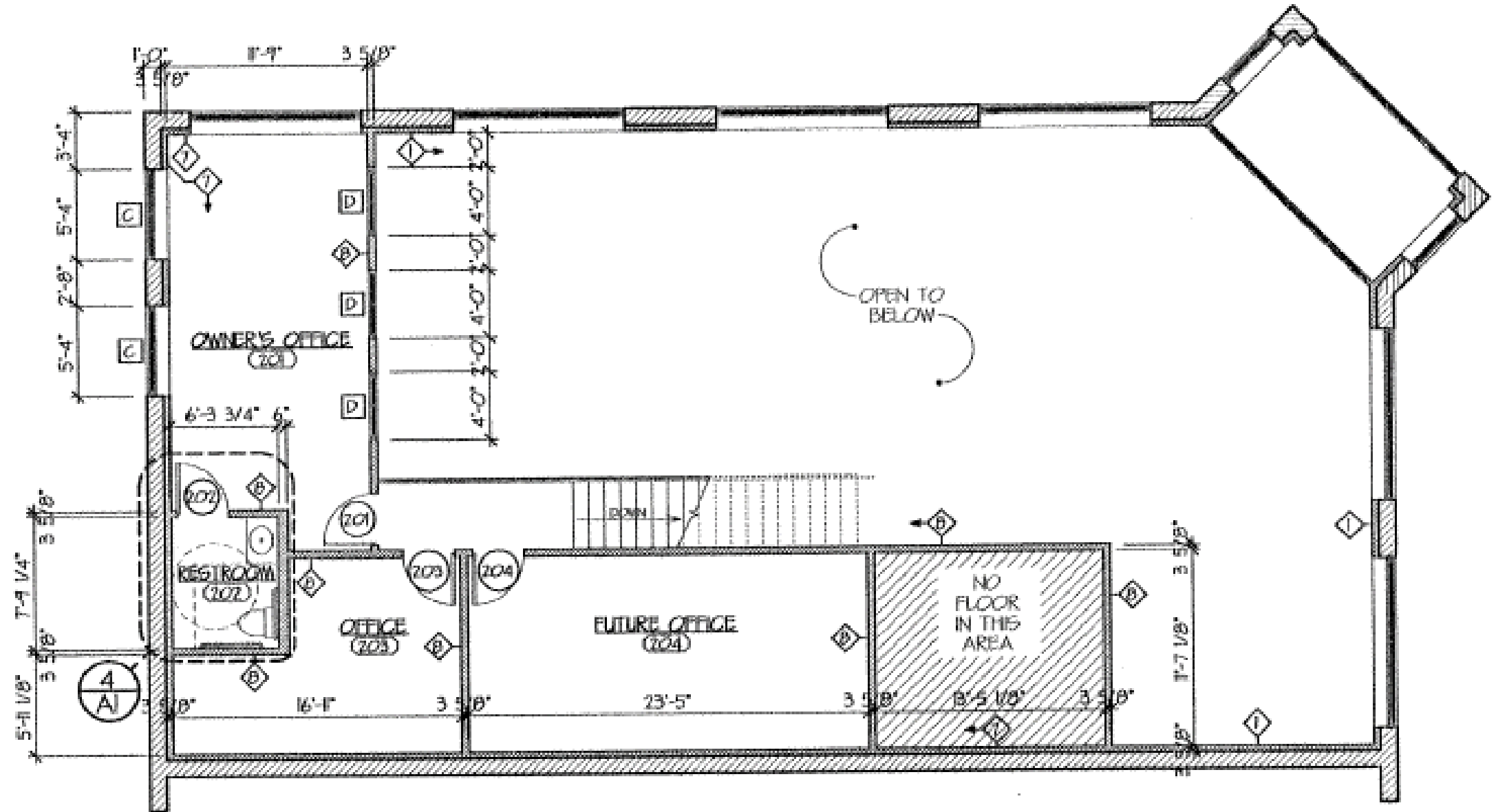
STEEL STUD FRAMING

WALL TYPES:

- ① 3 5/8" 20ga STEEL STUDS @ 16"o.c. FULL HEIGHT TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE W/ 6 MIL POLY VAPOR BARRIER.
- ② 3 5/8" 20ga STEEL STUDS @ 16"o.c. FULL HEIGHT TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE (SHOWROOM) OF WALL & TO 6" ABOVE CEILING ON OTHER SIDE.
- ③ 3 5/8" 25ga STEEL STUDS @ 16"o.c. TO UNDERSIDE OF FLOOR JOISTS (9'-7 1/4" AFF.) 5/8" DRYWALL FULL HEIGHT ON ONE SIDE OF WALL & TO 6" ABOVE CEILING ON OTHER SIDE.
- ④ 3 5/8" 25ga STEEL STUDS @ 16"o.c. TO UNDERSIDE OF FLOOR JOISTS (9'-7 1/4" AFF.) 5/8" DRYWALL FULL HEIGHT ON ONE SIDE OF WALL W/ 6 MIL POLY VAPOR BARRIER.
- ⑤ 3 5/8" 20ga STEEL STUDS @ 16"o.c. TO UNDERSIDE OF FLOOR JOISTS (9'-7 1/4" AFF.) 5/8" DRYWALL FULL HEIGHT ON ONE SIDE OF WALL & TO 6" ABOVE CEILING ON OTHER SIDE.
- ⑥ 3 5/8" 25ga STEEL STUDS @ 16"o.c. TO 9'-0" AFF. W/ DRYWALL FULL HEIGHT BOTH SIDES.
- ⑦ 3 5/8" 20ga STEEL STUDS @ 16"o.c. FROM 11'-0" AFF. TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE OF WALL W/ 6 MIL POLY VAPOR BARRIER.
- ⑧ 3 5/8" 20ga STEEL STUDS @ 16"o.c. FROM 11'-0" AFF. TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE (SHOWROOM) OF WALL & 6" ABOVE CEILING ON OTHER SIDE.

TYPICAL WALL FRAMING NOTES:

1. LATERAL BRACING CONSISTING OF 1 1/2" COLD-ROLLED CHANNEL @ 4'-0"o.c. WELDED TO EVERY STUD W/ 2"x2"x16ga CLIP ANGLES.
2. DRYWALL SHEETS TO BE LAID HORIZONTALLY.
3. CONTROL JOINTS IN ANY DRYWALLED WALL OR SOFFIT 30' LONG OR LONGER AND ABOVE & BELOW LARGE OPENINGS.
4. FIBERGLASS INSULATION IN ALL WALLS FULL HEIGHT OF STUDS.
5. SEE PLAN FOR LOCATION OF 6" STUD WALLS IN LIEU OF THE TYPICAL 3 5/8" STUDS.
6. 6 MIL POLY VAPOR BARRIER ON INTERIOR SIDE OF STUDS OVER ALL WALL FURRING AT CMU WALLS.
7. PROVIDE A 20ga STUD ON EACH SIDE OF A DOOR OPENING IN 25ga STUD WALLS.
8. METAL STUD FURRING WALLS TO BE ATTACHED TO CMU WALL W/ A CLIP ANGLE AT 4'-0"o.c. VERTICALLY.



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



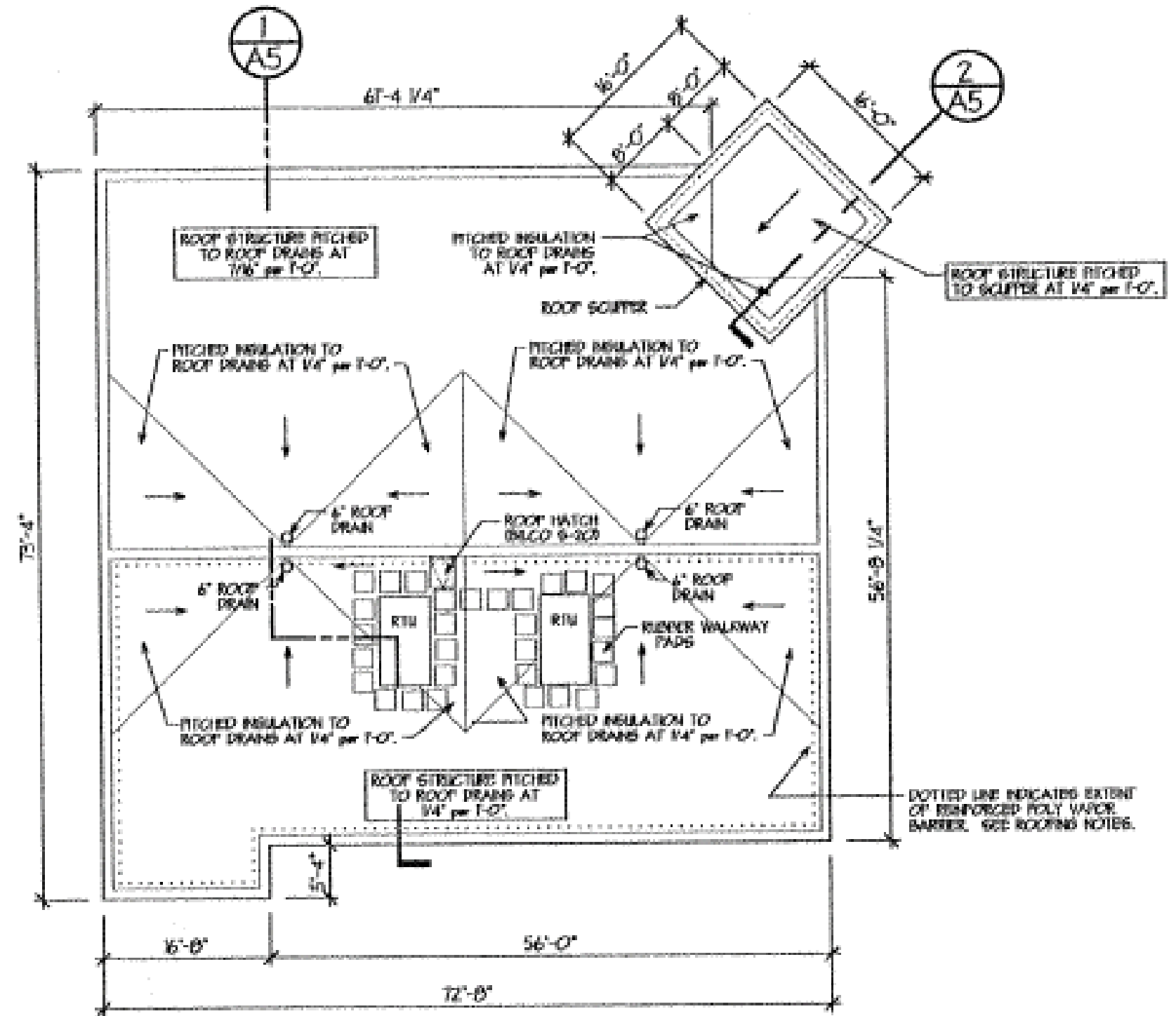
843 SQUARE FEET (SECOND FLOOR)

ROOF NOTES

ROOFING NOTES

1. ROOFING TO BE LOOSE-LAID D45" SINGLE-PLY EPDM MEMBRANE (CARLISLE or FIRESTONE or APPROVED EQUIV COVER WITH NOMINAL 1/2" AGGREGATE (CLEAN, SMOOTH, RIVER BOTTOM STONE CONSISTING OF BALLAST GRADATION SIZE #4 OR, ALTERNATIVELY, SIZE #3, #24, #2, OR #1) AS SPECIFIED IN ASTM D 448 "STANDARD SIZES OF COARSE AGGREGATE." THE BALLAST SHOULD CONSIST OF 3/4" TO 1/2" WASHED RI STONE WITH A MINIMUM OF 85% RETAINED ON A 3/4" SCREEN.
2. STONE BALLAST IS TO BE APPLIED AT 12 PSF OVER THE FIELD OF THE ROOF, 15 PSF AT 10' WIDE CONTINUOUS AT THE ROOF PERIMETER, AND 18 PSF IN THE 15' x 15' CORNER AREAS OF THE ROOF.
3. INSULATION TO BE A MINIMUM OF 2 LAYERS, 4" UL RATED EPS - ALL JOINTS STAGGERED. MINIMUM OF R-33 EPS INSULATION WITH DEPT. OF COMMERCE MATERIAL APPROVAL FOR USE "DIRECT-TO-DECK" WITHOUT THERMAL/SMOKE BARRIER. PROVIDE TAPERED INSULATION AS NECESSARY.
4. ROOFING CONTRACTOR TO PROVIDE SADDLES AND FLASHING AS REQ'D FOR EQPT., CURBS, PIPES, ETC., WHETHER SHOWN OR NOT. SEE HVAC DRAWINGS FOR MORE INFORMATION.
5. METAL FLASHINGS TO BE 24ga PRE-FINISHED KYNAR COATED GALVANIZED STEEL, WITH ALL CONNECTORS & ANCHORS.
6. PROVIDE ADHERED RUBBER WALKWAY PADS TO FORM 48" WIDE WORK AREAS AT THE ROOF HATCH & EQUIPMENT, AND 36" WIDE WALKWAYS BETWEEN WORK AREAS.
7. ROOFING CONTRACTOR TO PROVIDE D60" EPDM SLIP SHEETS UNDER WOOD BLOCKING SUPPORTS, CONDUIT SUPPORTS, ETC.
8. ROOF INSTALLATION TO COMPLY WITH FACTORY MUTUAL CLASS I FIRE RATING & CLASS 1-10 WIND UPLIFT STANDARDS.
9. ROOF SYSTEM SHALL CARRY A WRITTEN TEN (10) YEAR MANUFACTURER'S WARRANTY AND TEN (10) YEAR WEATHERTIGHTNESS WARRANTY.
10. ROOFING CONTRACTOR TO PREPARE AND CLEAN SUBSTRATE AS NECY ROOF DECKING 22ga TYPE B METAL DECK, OR PRECAST CONC.
11. ROOFING CONTRACTOR TO INSTALL REINFORCED POLY VAPOR BARRIER BETWEEN THE METAL ROOF DECK AND ROOF INSULATION IN AREAS INDICATED ON ROOF PLAN. TURN UP ALONG PERIMETER WALLS WITH PROPER EDGE TERMINATION.

* LOCATION OF ROOFTOP HVAC EQUIPMENT, ROOF CURBS, PENETRATIONS, * ETC. SHOWN OR NOT SHOWN ARE TO BE VERIFIED BEFORE ROOF INSTALLATION.



5 ROOF PLAN
SCALE: 1/4" = 1'-0"

VISIBLE FROM PLOVER'S BUSIEST ROADWAYS

22 MILE RADIUS POPULATION



DAILY CARS

18,000+



22 MILE RADIUS
POPULATION

136,700



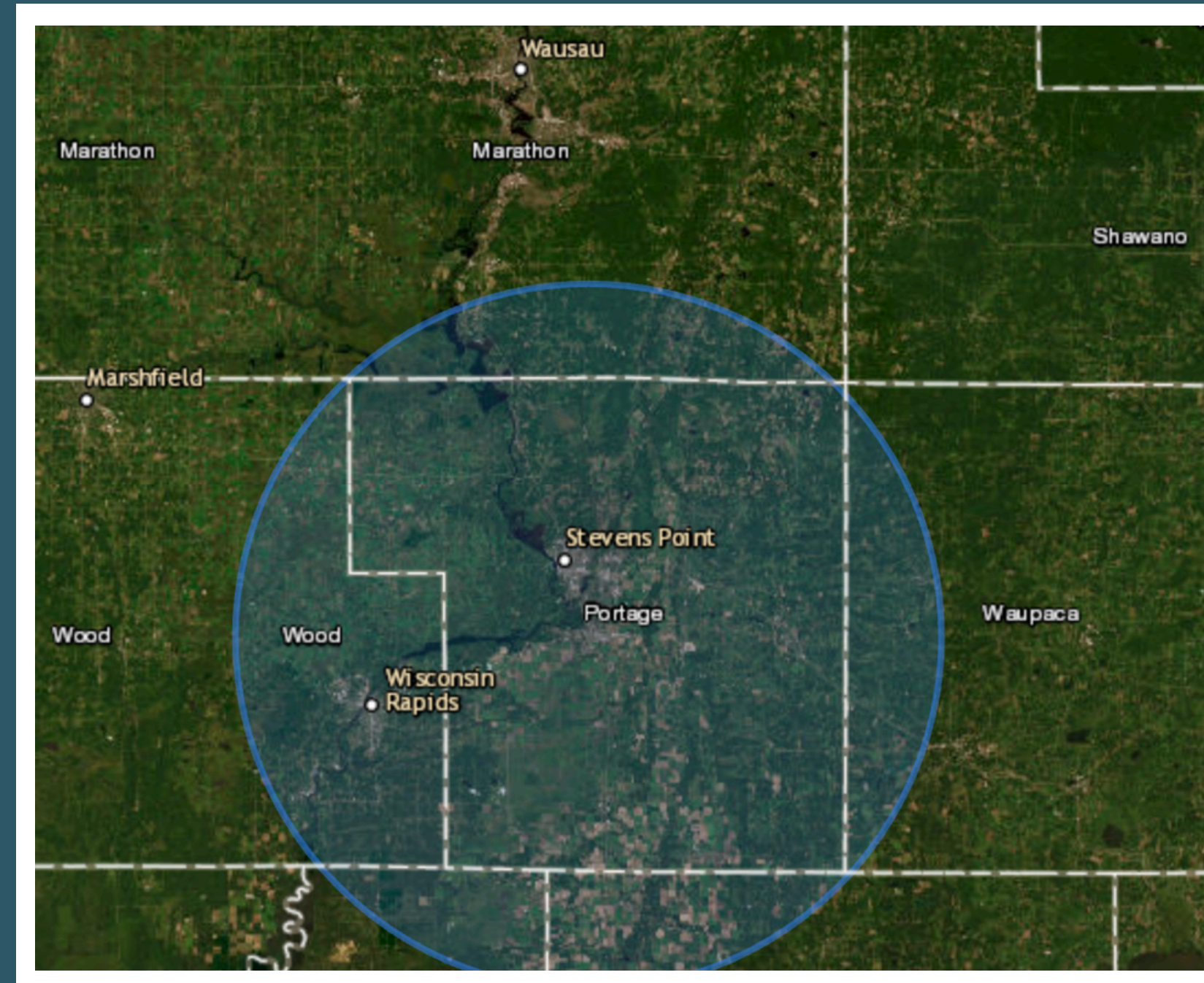
PORTAGE COUNTY
HOUSEHOLDS

29,138



METRO AREA AVG.
HOUSEHOLD INCOME

\$76,070



SITE MAP

1740 Park Ave. Plover, WI
54467





**THANK
YOU**

CONTACT US

VICTOR ANDERSON

📞 1.715.574.1677

🌐 www.lokre.com

📍 Wausau, WI.