

**FOR LEASE | OFFICE / RETAIL**

## **Evergreen Plaza**

2547 State Hwy 35 | Luck, Wisconsin 54853



Conveniently located on State Highway 35 and State Highway 48, Evergreen Plaza is a retail and office space with high visibility and ample parking. It offers flexible office and retail space.

### **Property Features**

- Highly visible location along State Highway 35
- 1,700 square feet available for retail and / or offices

### **Contact Us**

ERIC DUEHOLM  
Partner

651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

Full Property Information at:  
[evergreen35.com](http://evergreen35.com)

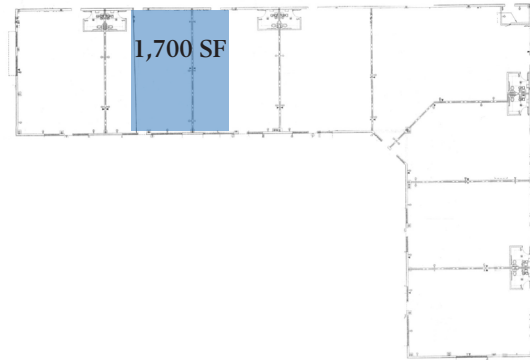


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## Property Overview

- 1,700 SF Retail / Potential office
- Ample parking
- \$12.00 PSF Net Rental Rate
- \$1.85 PSF Tax and CAM



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**Retail or Potential Office Space - 1,700 SF - Initial estimated monthly rent of \$1,963**



Plenty of natural light and storefront presence



Preexisting shelf walls



Storage room with wide door to back parking lot



Outside view

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