

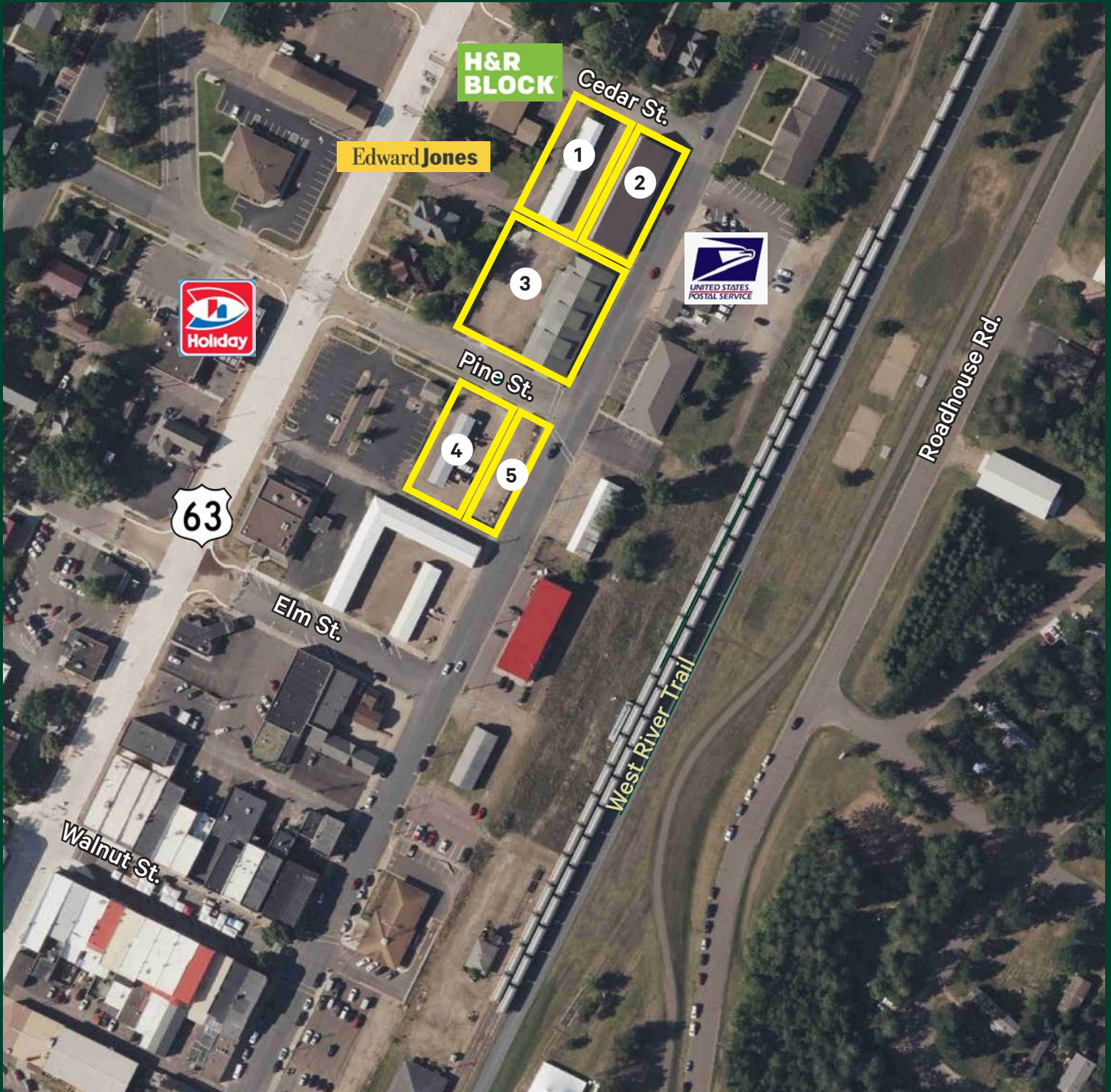
Buildings and Land | For Sale - \$399,000

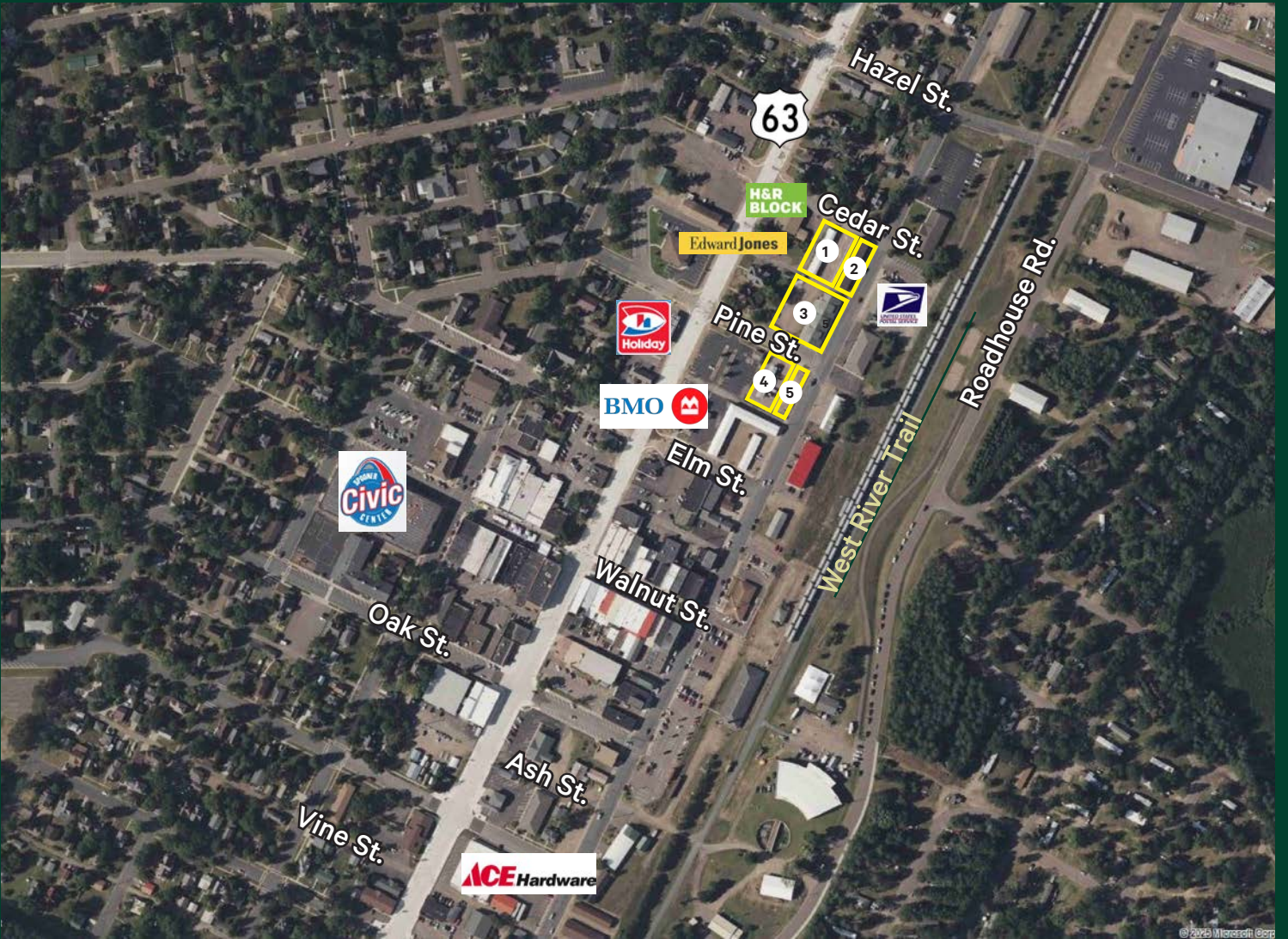
CBRE

Former Lumber Yard Commercial Land

±15,236 SF on ±1.47 Acres

102 Pine St
Spooner, WI 54801





Property Highlights

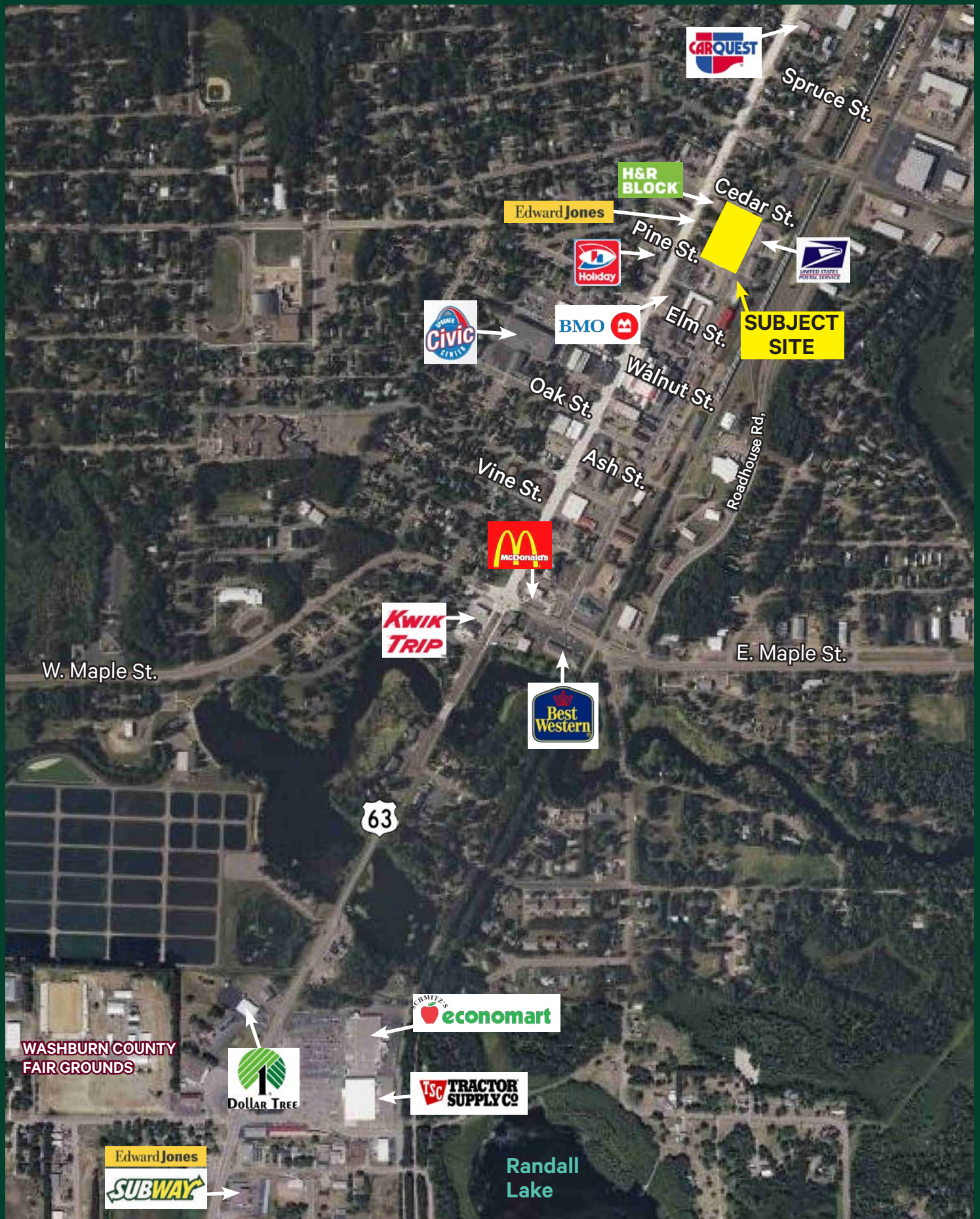
- 4 buildings totaling ±15,236 SF which includes enclosed and open buildings
- Quick access to Hwy 63
- Zoned Commercial District - C-1
- Spooner Area School District
- Located in an Opportunity Zone
- **BUYER TO CONFIRM ALL DETAILS AND INFORMATION**

Traffic Counts

Pine Street	3,400 VPD
HWY 63	6,900 VPD
Elm Street	1,600 VPD

#	PID	Address	Acres	2025 Taxes
1	65-281-2-39-12-31-5 15-040-704000	102 Pine St Spooner, WI 54801	.26	\$469.69
2	65-281-2-39-12-31-5 15-040-703000	102 Pine St Spooner, WI 54801	.26	\$3,173.68
3	65-281-2-39-12-31-5 15-040-701500	102 Pine St Spooner, WI 54801	.52	\$3,400.14
4	65-281-2-39-12-31-5 15-527-539500	102 Pine St Spooner, WI 54801	.26	\$1,259.67
5	65-281-2-39-12-31-5 15-527-539000	102 Pine St Spooner, WI 54801	.17	\$246.25

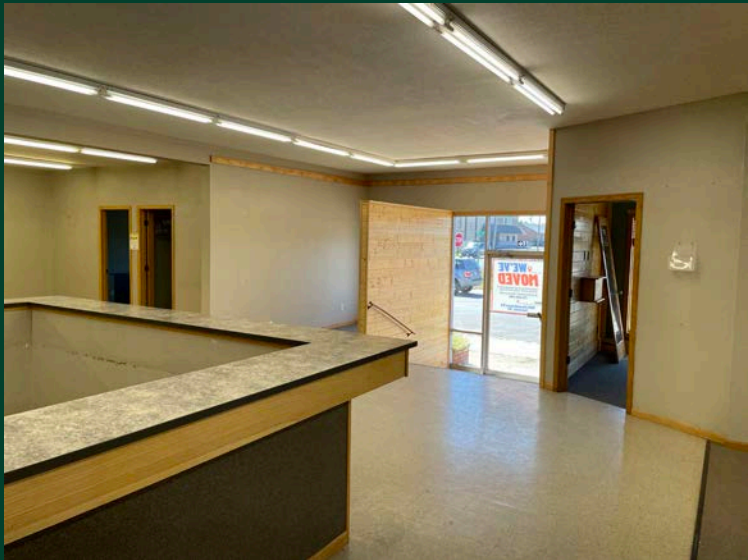
Area Map



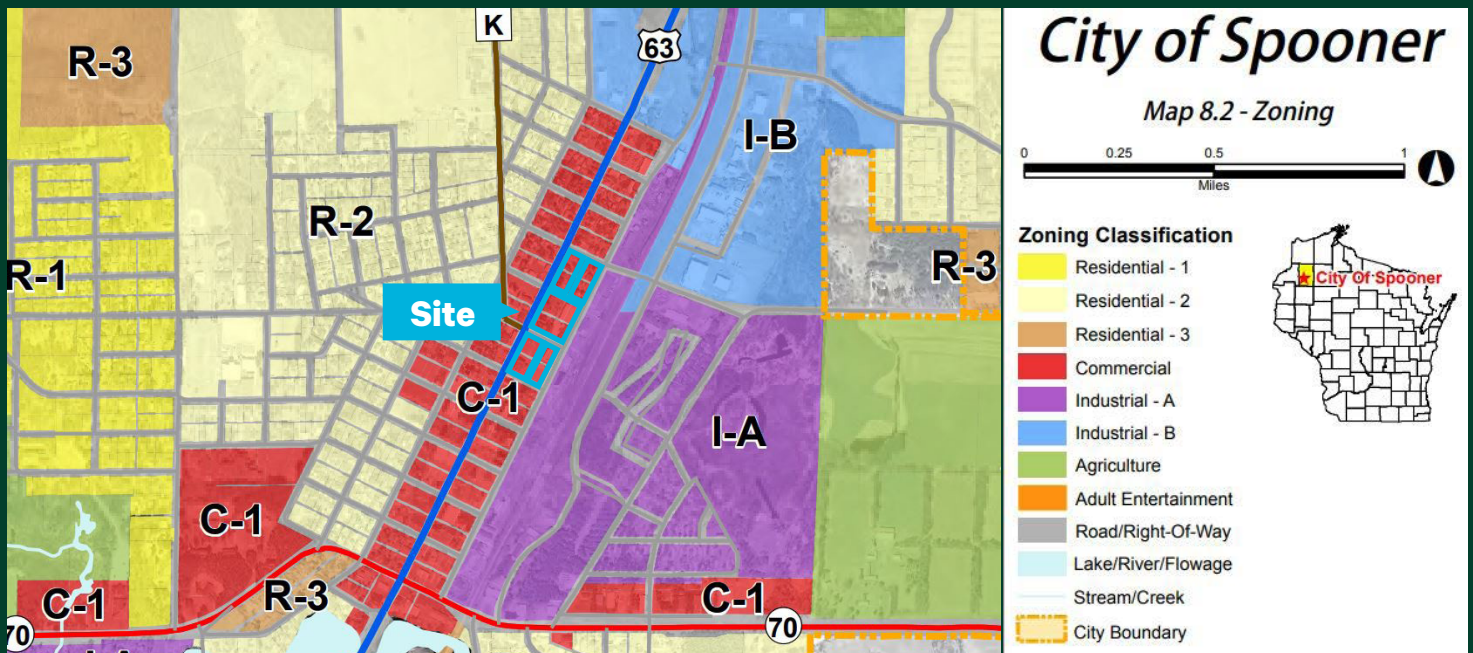
Property Photos



Property Photos



Zoning



Commercial District - C-1

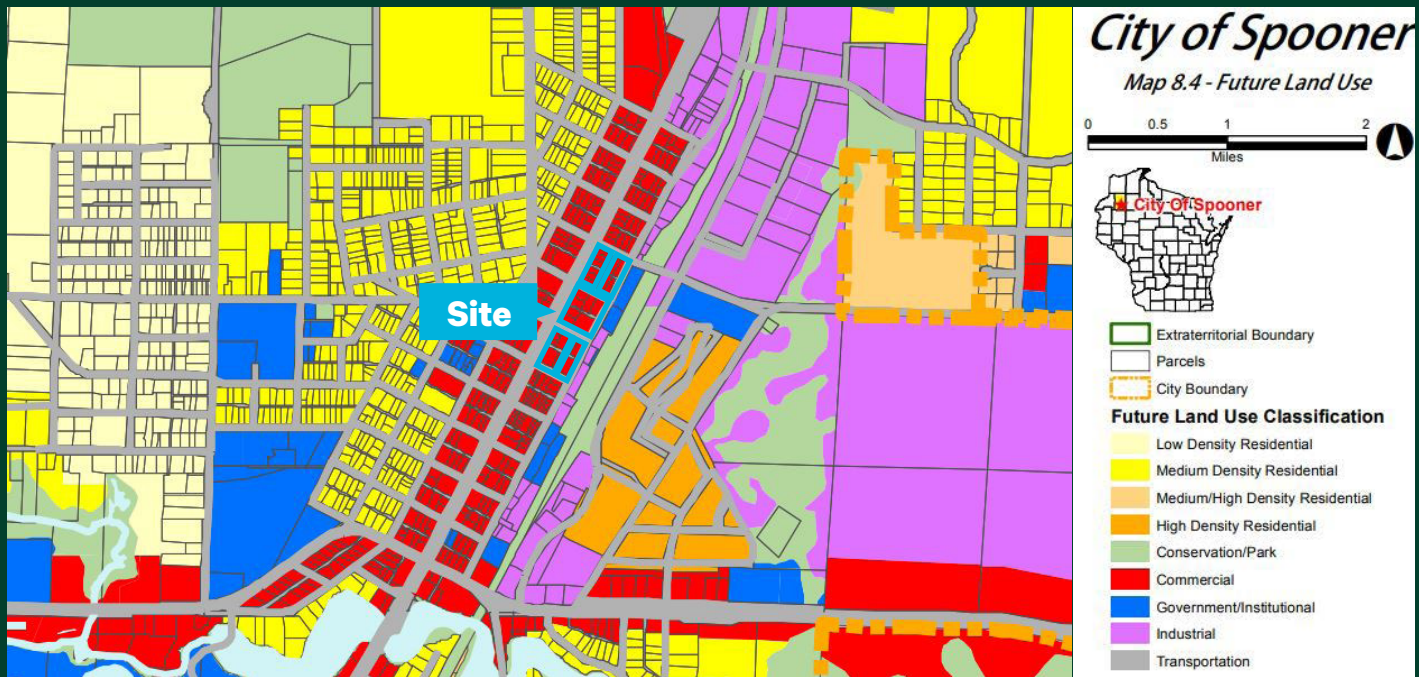
Purpose

The C-1 commercial district is established to provide for businesses and limited wholesale and other compatible noncommercial uses.

Permitted uses in the C-1 district are as follows:

1. Animal hospital and pet shop.
2. Art shop, gift shop, jewelry store, optical, antique, gun, toy, craft store.
3. Automobile sales and service establishment, public garage and parking lot, auto parts store, equipment sales and service, equipment rental.
4. Bank and financial institution, brokerage and pawnbroker.
5. Bakery (retail).
6. Barbershop and beauty parlor.
7. Bed and breakfast.
8. Bookstore and stationery store.
9. Bowling alley, pool and billiard room, gymnasium, dancing school, dancehall, skating rink, mini-golf, theater except drive-in theater.
10. Candy store, confectionery store, ice cream store, soda fountain, soft drink stand.
11. Clinic, medical, dental, specialty.
12. Convention and exhibition hall.
13. Cleaning and dyeing establishment.
14. Dress shop, clothing store, dry goods store, notion shop, hosiery shop, tailor shop, shoe store.
15. Department store.
16. Drugstore, pharmacy.
17. Filling station.
18. Food products (retail), grocery store (retail), delicatessen, meat and fish market, fruit and vegetable store, tea and coffee store, feed store, catering, bait.
19. Florist shop.
20. Hardware and paint store.
21. Household appliance store, furniture store, plumbing, heating and electrical supplies; crockery store.
22. Hotel.
23. Microwave radio relay structures.
24. Music store, radio store, radio broadcast studio.
25. Newsstand.
26. Photograph studio, photographer's supplies.
27. Railroad and bus depot.
28. Restaurant, cafeteria, lunchroom, refreshment stand, caterer, tavern.
29. Telephone and other communications office.
30. Temporary structure.
31. Tobacco and pipe store.
32. Undertaking establishment.
33. Professional and other offices.
34. Licensed day care.
35. Brew pub, winery.
36. Community based residential facility.
37. Nursing home.
38. Amusement arcade.
39. Any other businesses similar in character and the processing or treatment of products clearly incidental to the conduct of a retail business on the premises.
40. Such accessory uses as are customary in connection with the foregoing uses and are incidental thereto.

Future Land Use



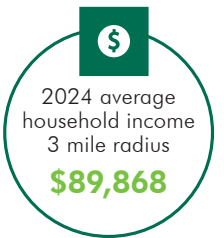
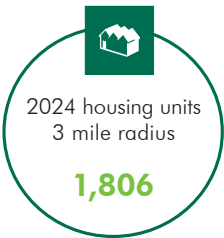
Commercial

Areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide commercial/retail use activities. Also includes currently undeveloped areas which would be well suited for commercial use activities.

Intended Uses:

- General retail
- Restaurants
- Grocery
- Professional offices
- Medical offices
- Service and repair businesses

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	2,556	4,074	5,251
2029 Population - Five Year Projection	2,594	4,120	5,299
2020 Population - Census	2,449	3,958	5,130
2010 Population - Census	2,563	4,038	5,142
2020-2024 Annual Population Growth Rate	1.01%	0.68%	0.55%
2024-2029 Annual Population Growth Rate	0.30%	0.22%	0.18%
HOUSEHOLDS			
2024 Households - Current Year Estimate	1,178	1,806	2,305
2029 Households - Five Year Projection	1,216	1,856	2,366
2020 Households - Census	1,132	1,741	2,222
2010 Households - Census	1,146	1,727	2,174
2020-2024 Compound Annual Household Growth Rate	0.94%	0.87%	0.87%
2024-2029 Annual Household Growth Rate	0.64%	0.55%	0.52%
2024 Average Household Size	2.12	2.21	2.23
HOUSEHOLD INCOME			
2024 Average Household Income	\$67,363	\$69,868	\$72,137
2029 Average Household Income	\$76,192	\$78,697	\$81,067
2024 Median Household Income	\$54,960	\$56,338	\$56,955
2029 Median Household Income	\$62,753	\$64,047	\$64,266
2024 Per Capita Income	\$30,771	\$31,585	\$32,075
2029 Per Capita Income	\$35,412	\$36,176	\$36,647
HOUSING UNITS			
2024 Housing Units	1,327	2,085	2,798
2024 Vacant Housing Units	149 11.2%	279 13.4%	493 17.6%
2024 Occupied Housing Units	1,178 88.8%	1,806 86.6%	2,305 82.4%
2024 Owner Occupied Housing Units	751 56.6%	1,230 59.0%	1,647 58.9%
2024 Renter Occupied Housing Units	427 32.2%	576 27.6%	658 23.5%
EDUCATION			
2024 Population 25 and Over	1,846	2,959	3,820
HS and Associates Degrees	1,216 65.9%	2,000 67.6%	2,610 68.3%
Bachelor's Degree or Higher	450 24.4%	715 24.2%	922 24.1%
PLACE OF WORK			
2024 Businesses	249	358	390
2024 Employees	2,020	2,908	3,068

102 Pine St
Spooner, WI 54801

For Sale



Contact Us

Brian Pankratz
Senior Vice President
952 924 4665
brian.pankratz@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE