



**CHRIS GHIDORZI**  
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# Space Available

**Galleria I**  
**605 24TH AVE., WAUSAU, WI 54401**



## FEATURES

- Part of the Galleria campus, comprising 90,000 sq ft of mixed use space
- Immediate occupancy or build-to-suit options
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Located in Wausau's hotel district – 1,000 rooms within one mile radius
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

1,829 rentable sq ft.

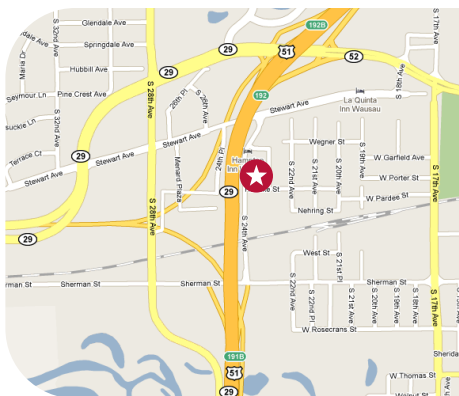
## LEASE DATA

- \$13.50 per sq. ft.
- CAM: \$2.09 per sq. ft.
- Tax: \$2.71 per sq. ft.

## DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Avenue	8,900
US 51/I-39	34,100
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

## AREA MAP



## ANCHOR TENANTS

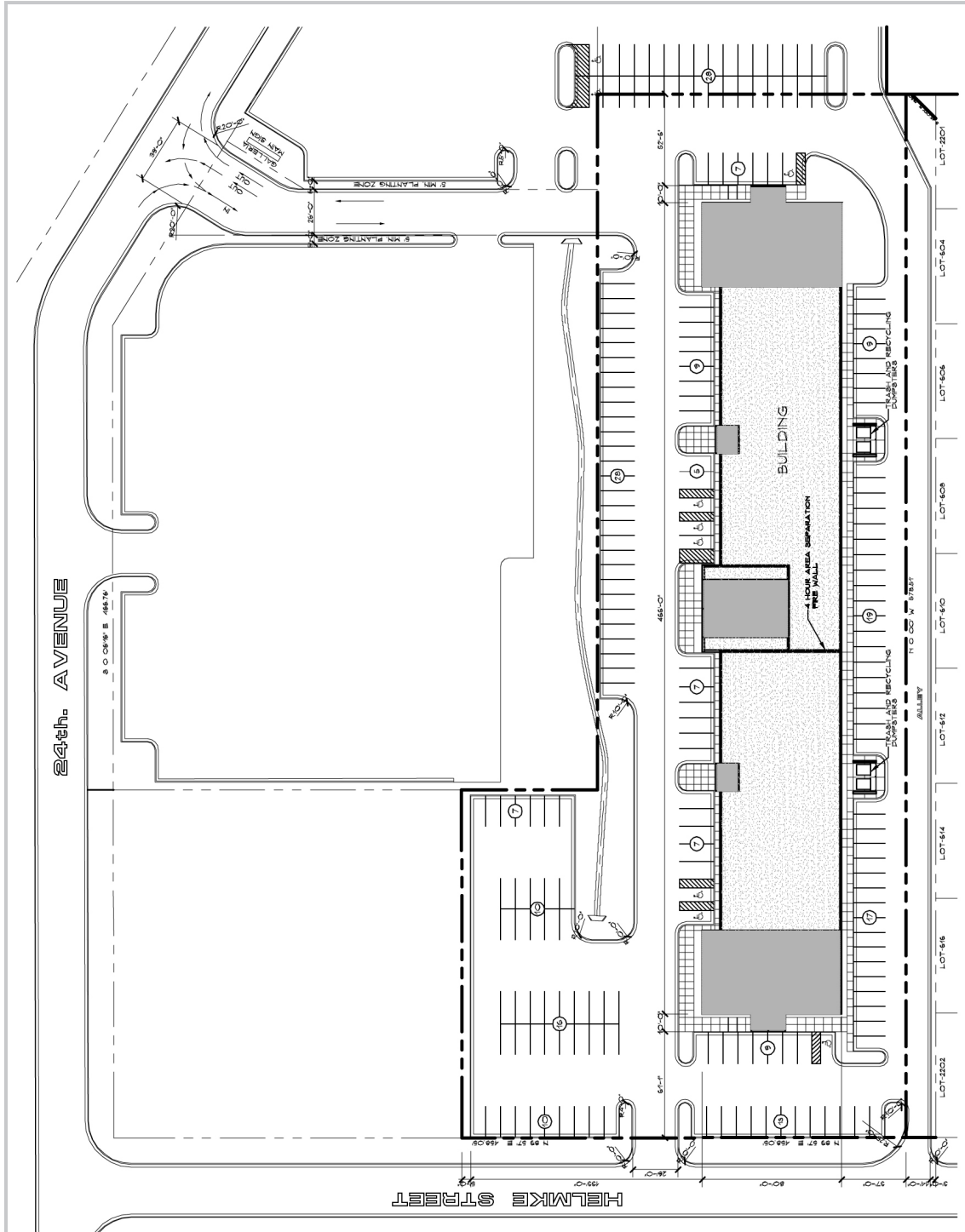
Midwest Dental, Wausau Vet Center, Kasha Salon

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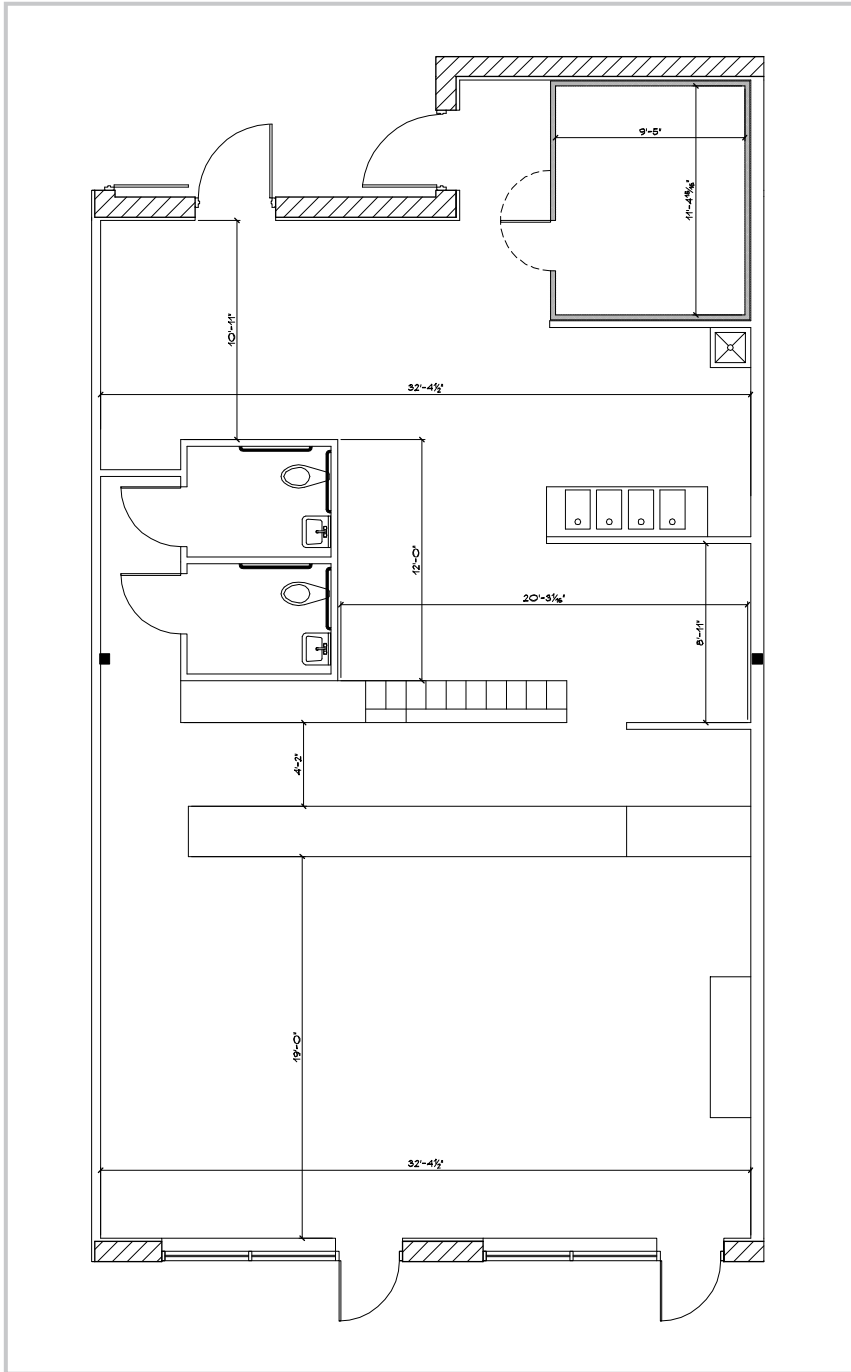


# Space Layouts

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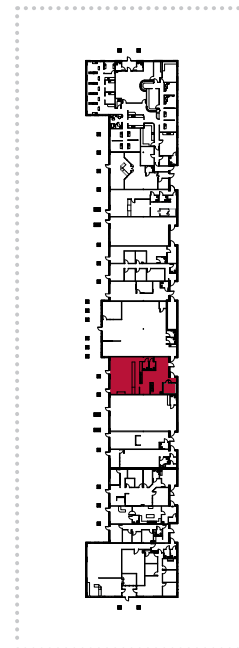
## Galleria I

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## Suite 26

1,829 rentable  
sq ft.



SUITE LOCATION