

# FOUNDERS SQUARE

112-146 N. Central Avenue, Marshfield, WI 54449



## Available for Lease

Office Space

Retail Space



715-849-8480

[leasing@compassproperties.com](mailto:leasing@compassproperties.com)

[www.compassproperties.com](http://www.compassproperties.com)

# Property Summary

Located in Marshfield just off Highway 13 in the heart of Marshfield's Business District, Founders Square offers premier retail and office space with great visibility and ample on-site parking.

**Building Description:** Two building, multi-tenant retail and office complex

**Space Availability:** Suite I-120      1,052 SF      (office/retail)

**Lease Rate:** \$12.00/SF/YR NNN

**Occupancy:** Immediate

**Improvements:** Negotiable

**Parking:** Ample surface spaces on site

**Amenities:**

- Located in downtown Marshfield, business district
- Building signage available
- Excellent street visibility
- Beautiful landscaping with decorative lighting
- Walk Score: 76 (Very Walkable)
- Diverse tenant mix including Anytime Fitness and Aspirus Clinic
- Professionally managed by Compass Properties



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# Property Photographs



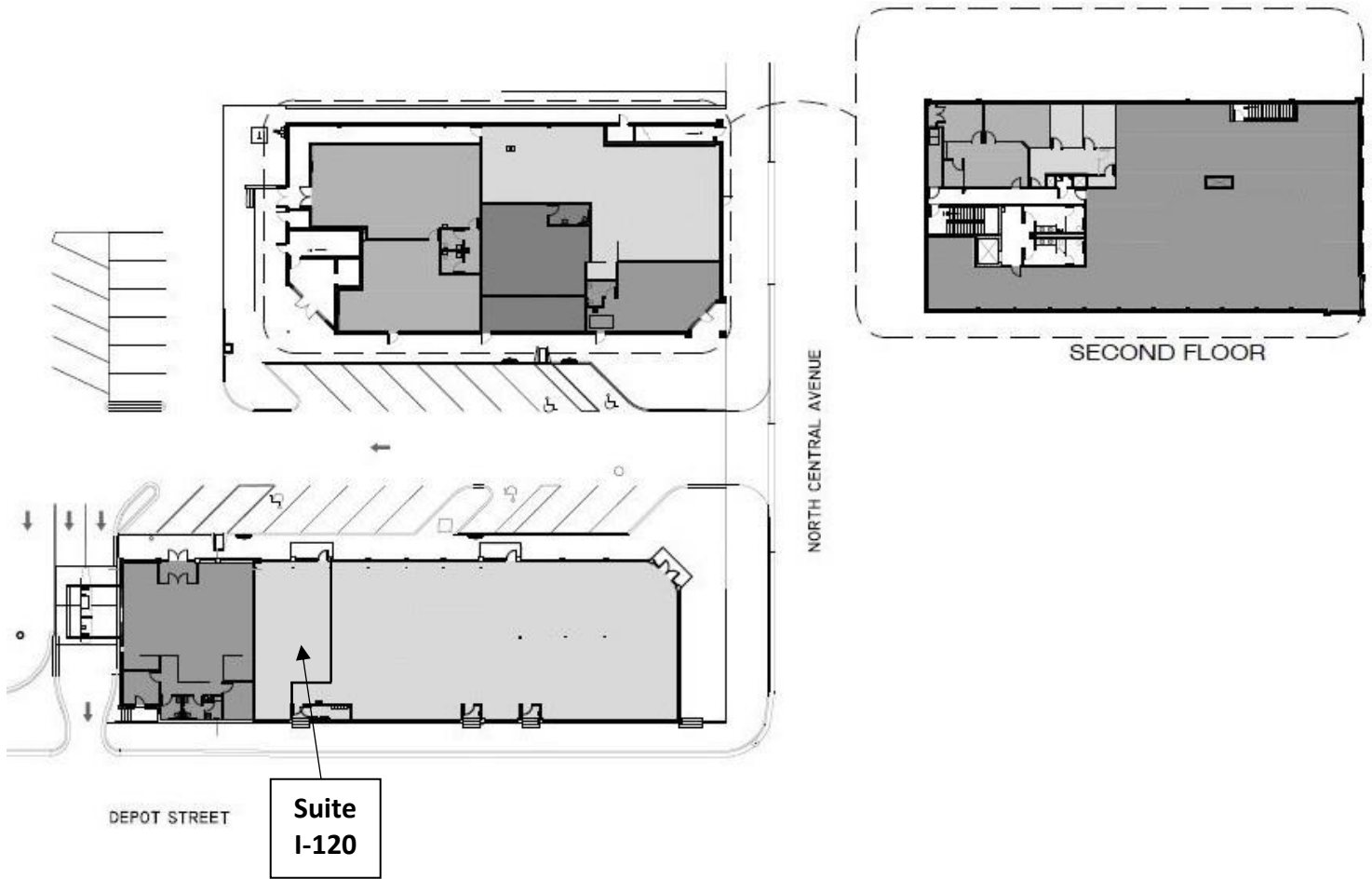
# Aerial View and Demographics



## 2020 Demographics

Total Population		Households		Average Household Income	
1 Mile	9,298	1 Mile	4,547	1 Mile	\$59,519
3 Miles	20,480	3 Miles	9,552	3 Miles	\$65,910
5 Miles	24,257	5 Miles	10,974	5 Miles	\$70,672
10 Miles	32,949	10 Miles	14,353	10 Miles	\$70,670

# Floor Plans



# Location

Founders Square has great linkages to major roadways in the area. Hwy 13/E Veterans Pkwy, which runs directly past the property, intersects with Hwy 29, which runs between Minneapolis and Wausau. Head south on Hwy 13 to meet Hwy 39, which connects Madison and Wausau. The site is within walking distance of the residential neighborhoods, retail and restaurant destinations, schools, churches, and parks. Marshfield Municipal Airport is located just 2.5 miles south of the site.

