

PROPERTY SUMMARY

301 RIVER STREET, OSCEOLA, WI

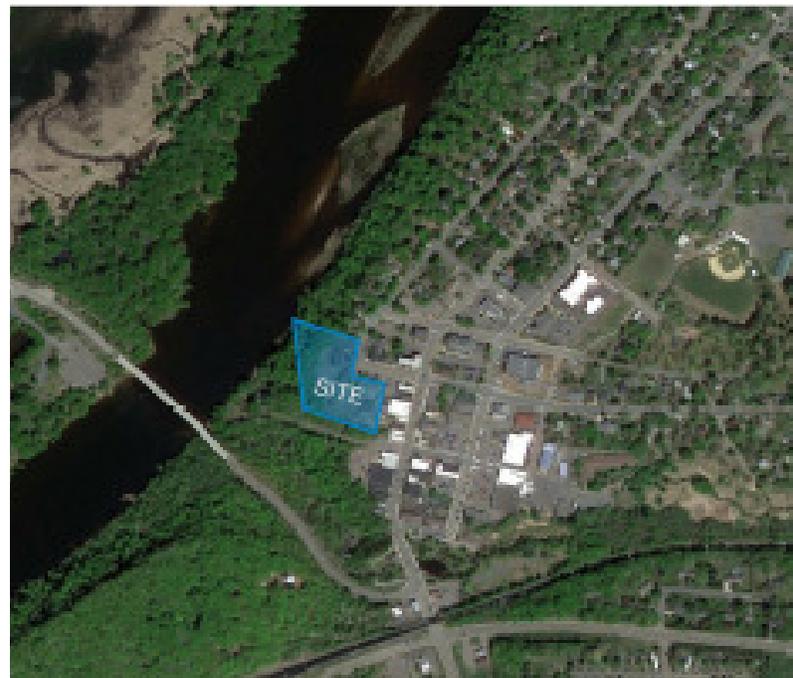


PROPERTY DESCRIPTION

- 2,750sf
- Deck 730sf
- Mixed Use 99-unit market rate luxury apartment project
- Full liquor license available
- Located on the scenic St. Croix River
- Project completion date, Spring 2027

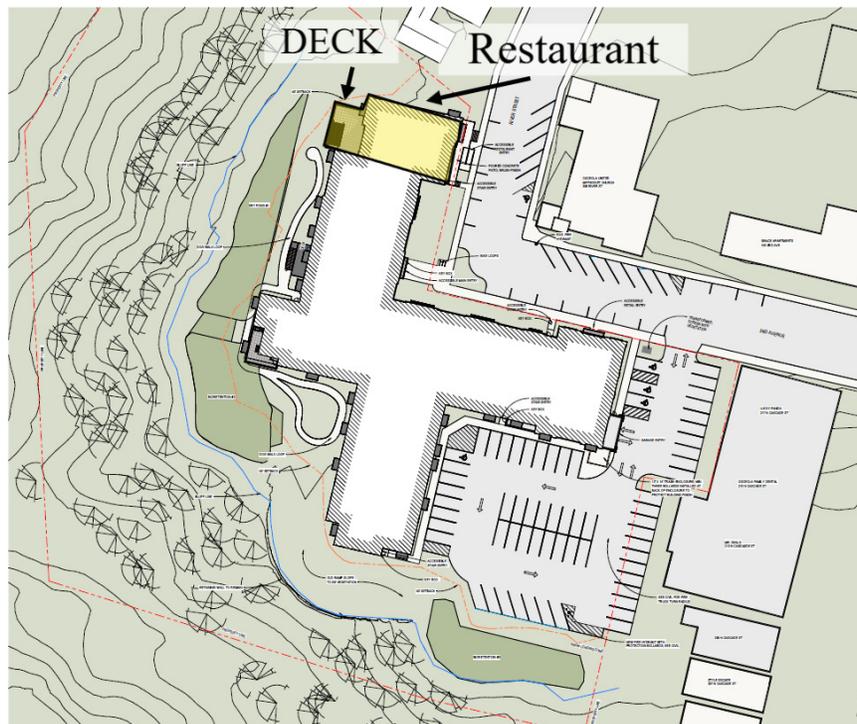
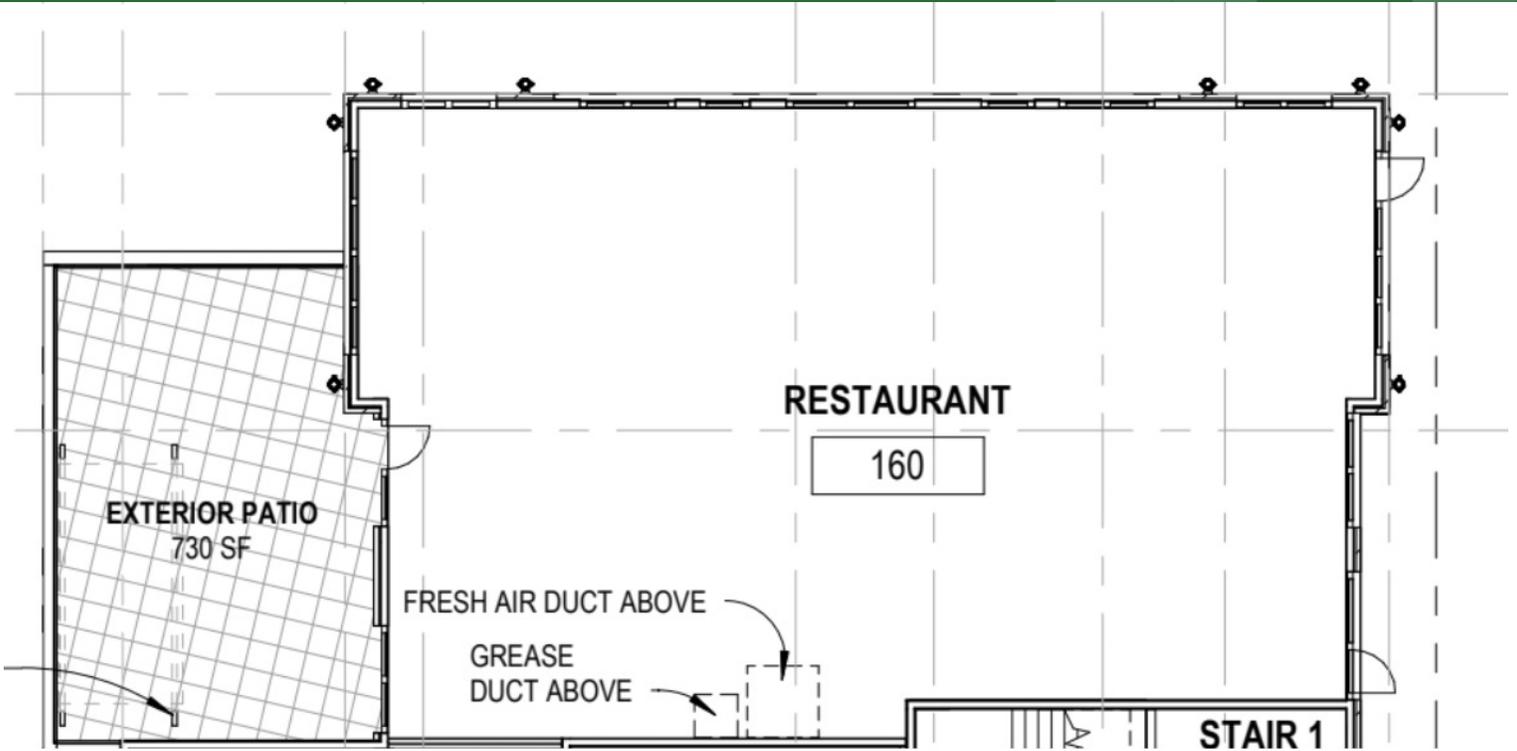
PROPERTY HIGHLIGHTS

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	392	868
Total Population	366	885	1,955
Average HH Income	\$82,241	\$82,847	\$84,149



DECK/PATIO 28' X 20' APPROX. 2,750 SF

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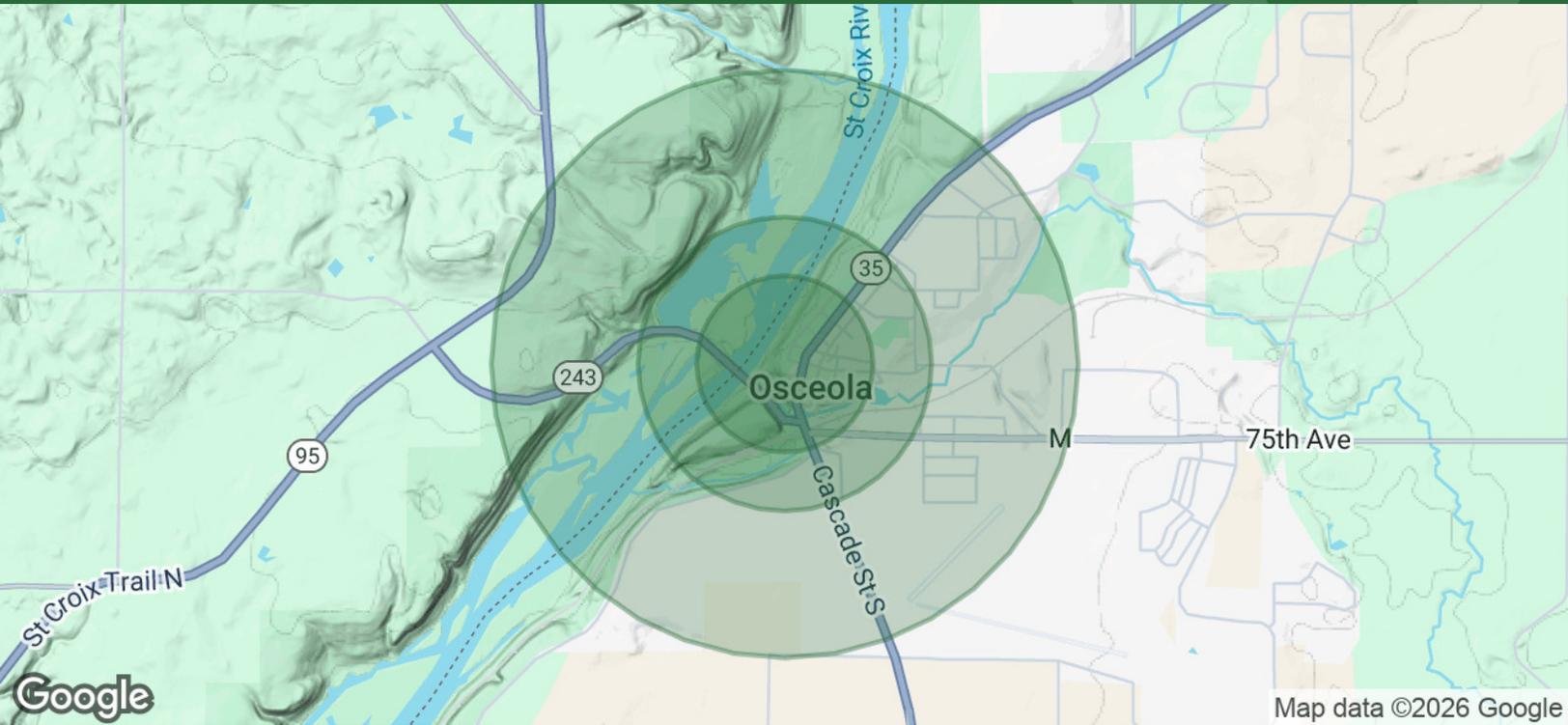


301 RIVER STREET , OSCEOLA , WI 54020



DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	366	885	1,955
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	392	868
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$82,241	\$82,847	\$84,149
Average House Value	\$288,537	\$294,930	\$303,151

Demographics data derived from AlphaMap