



**1740 PARK  
AVE. PLOVER,  
WI. 54467**



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**2026**

**GROSS LEASABLE AREA:** 6,042 SF

**FLOORS:** 2

**YEAR BUILT:** 2006

**LOT SIZE:** 1.75 Acres

**ZONED:** Commercial

**TYPE OF OWNERSHIP:** Private



[CLICK TO VIEW ON GOOGLE MAPS](#)

OFFERING PRICE:

**\$995,000**



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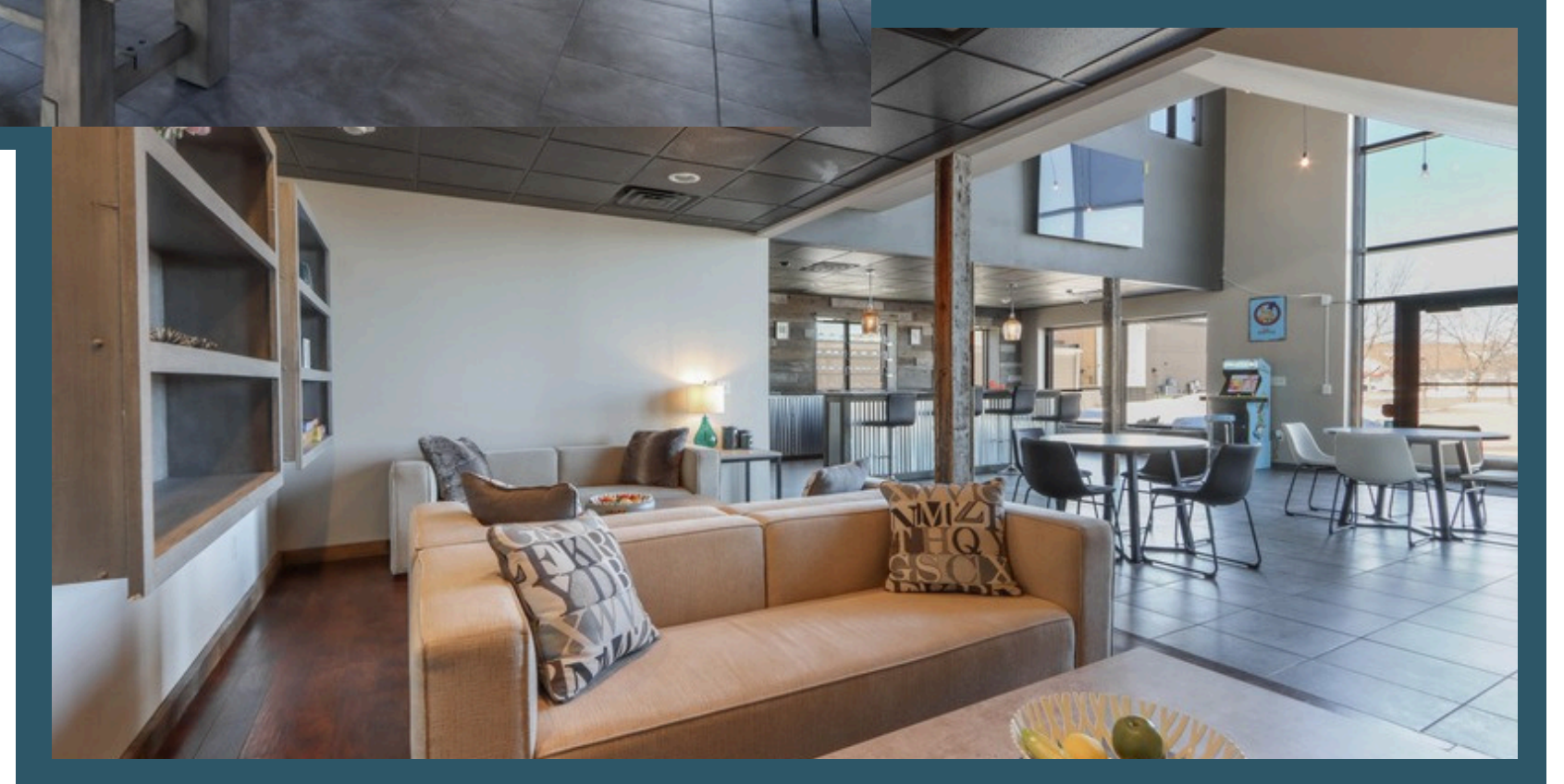
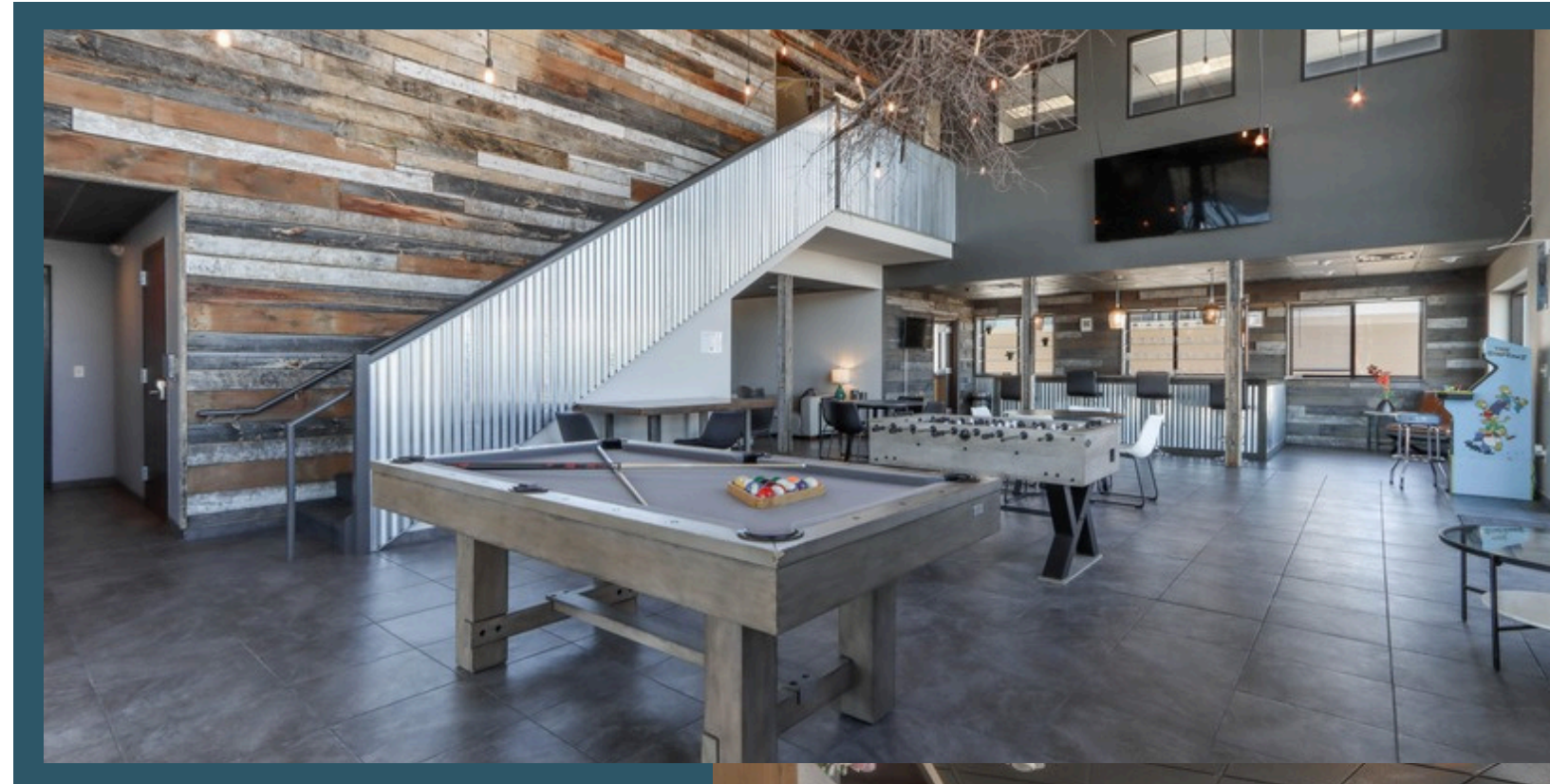
# OPEN LAYOUT AND UPSCALE AMENITIES IN THE HEART OF PLOVER'S BUSIEST CORRIDOR

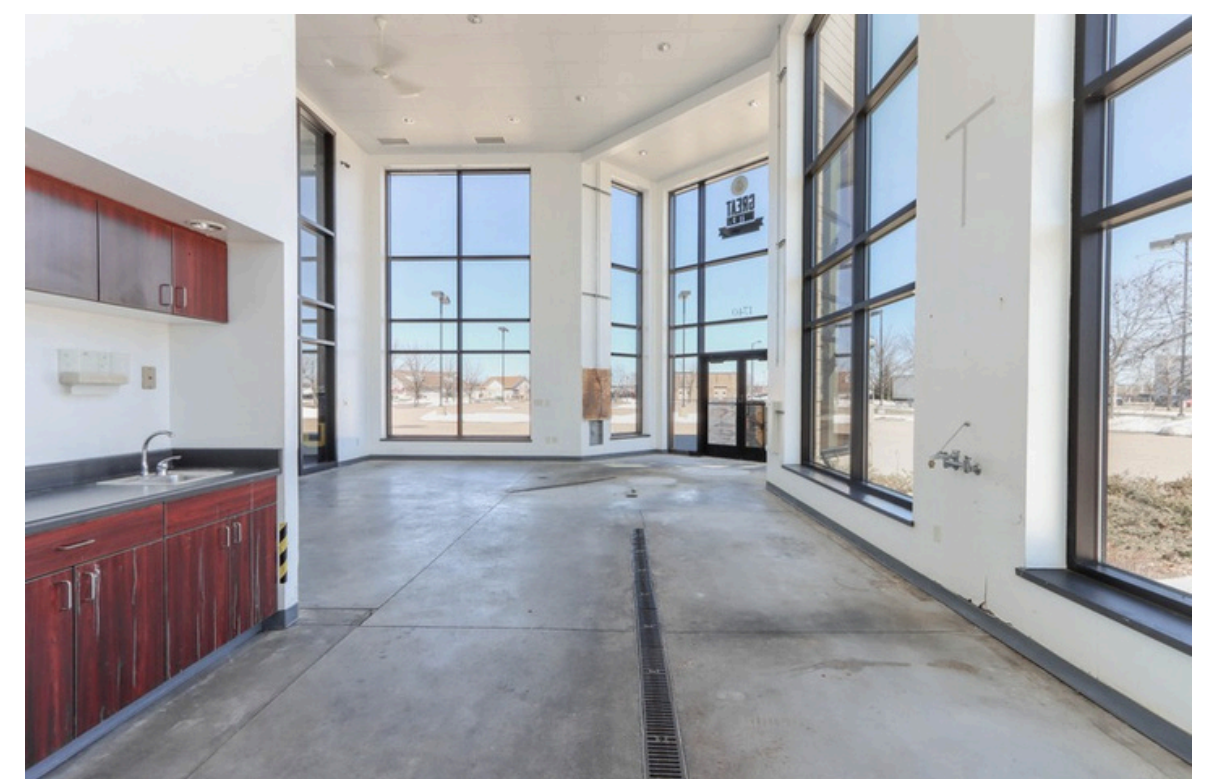
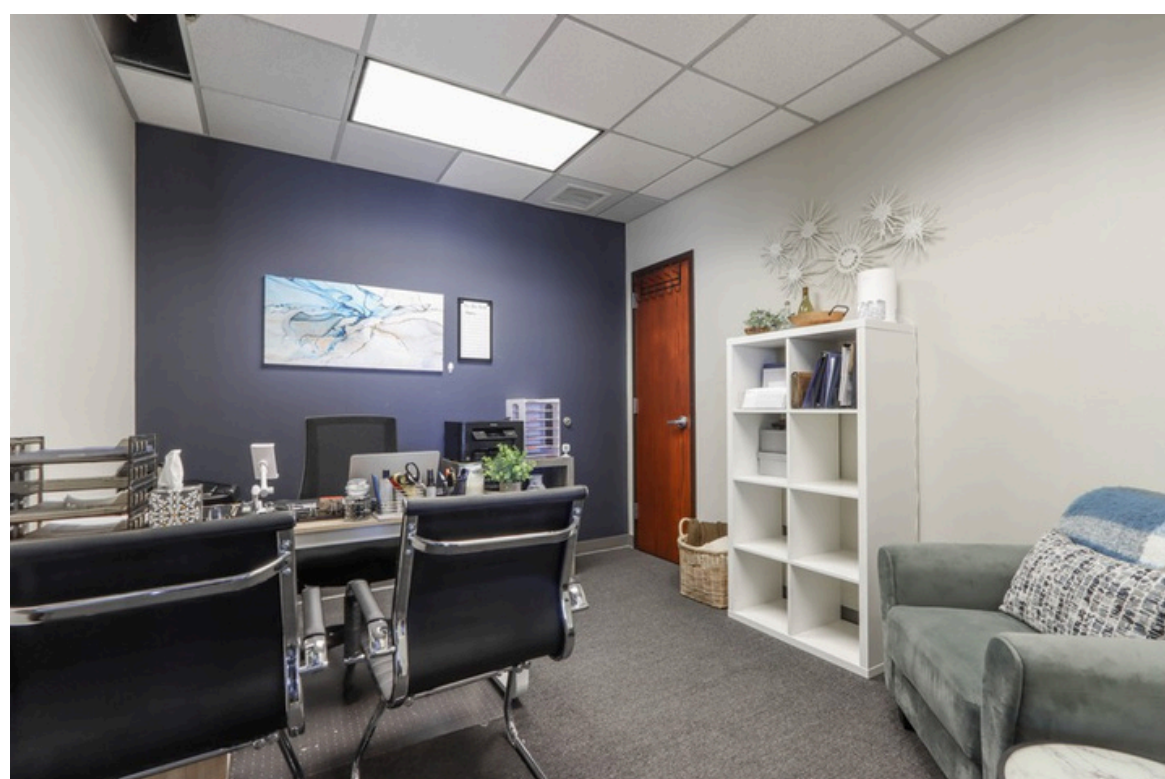
## PRIME LOCATION

- 18,000 CARS, DAILY
- 2 MINUTES FROM I-39

## MODERN FEATURES

- TOP TO BOTTOM WINDOWS
- 2 LEVELS
- MEZZANINE
- LARGE SQUARE FOOTAGE
- GARAGE DOORS
- KITCHEN / BREAK ROOM
- BAR WITH BAR STOOLS
- LOUNGE AREAS
- OFFICE





# VISIBLE FROM PLOVER'S BUSIEST ROADWAYS

22 MILE RADIUS POPULATION



DAILY CARS

18,000+



22 MILE RADIUS  
POPULATION

136,700



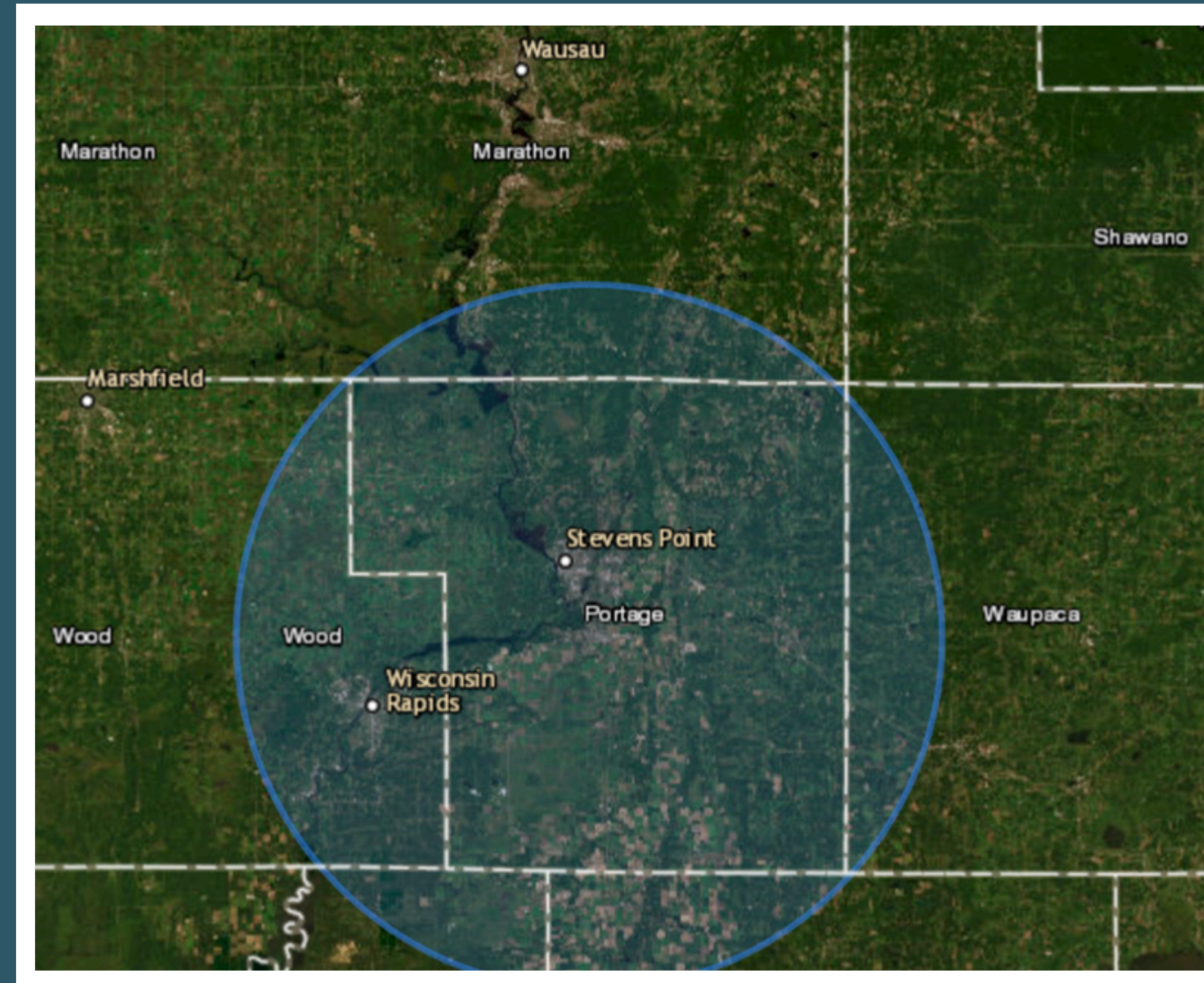
PORTAGE COUNTY  
HOUSEHOLDS

29,138



METRO AREA AVG.  
HOUSEHOLD INCOME

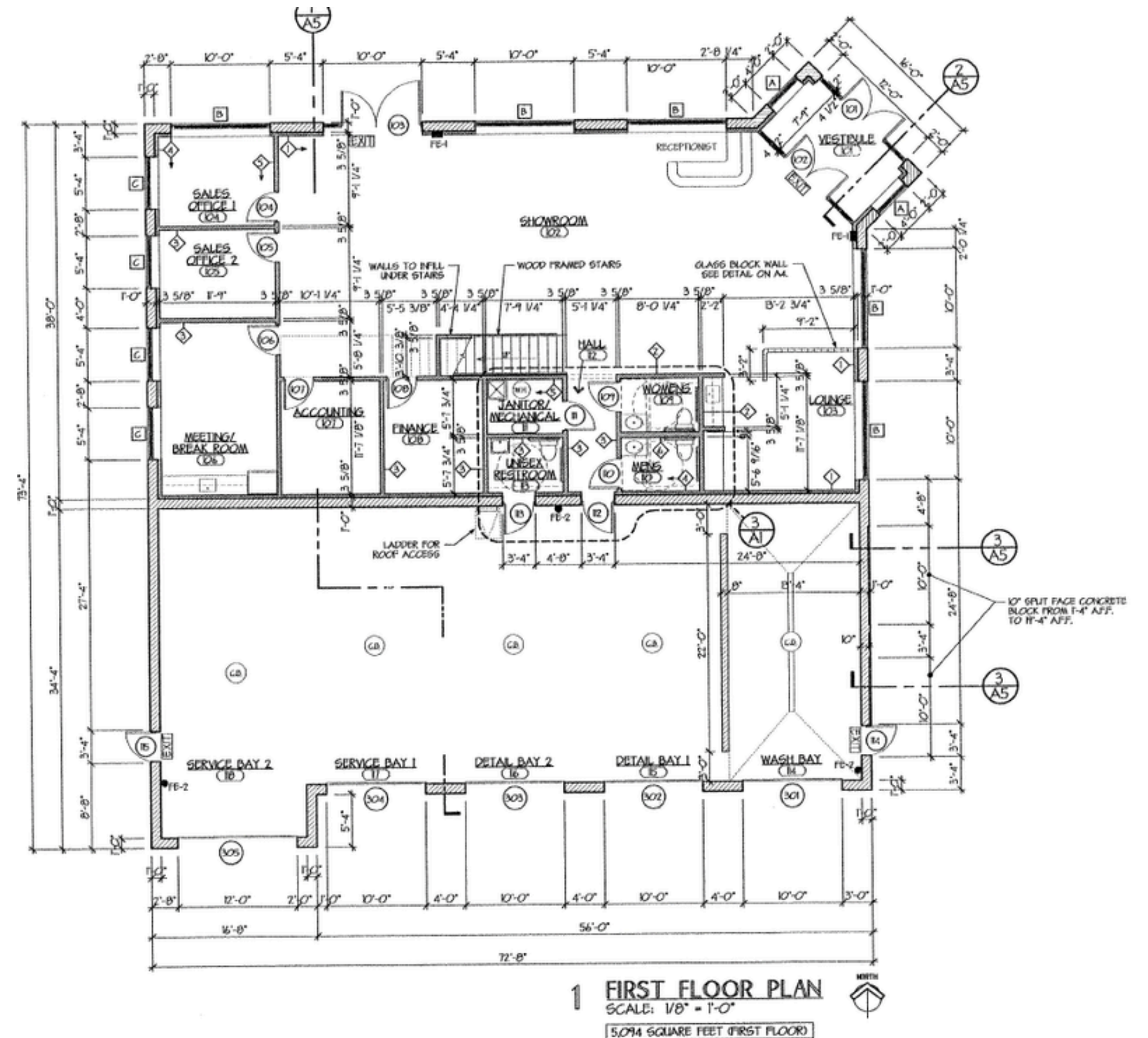
\$76,070



# FIRST FLOOR

## GENERAL NOTES

1. PROVIDE FIRE EXTINGUISHERS AS PER STATE OF WISCONSIN COMMERCIAL BUILDING CODE.
  2. PROVIDE FIRE DETECTION SYSTEM AS PER STATE OF WISCONSIN COMMERCIAL BUILDING CODE.
  3. ALL STATE OF WISCONSIN COMMERCIAL BUILDING CODE ACCESSIBILITY REQUIREMENTS TO BE MET, INCLUDING MOUNTING HEIGHTS OF ACCESSORIES, WATER CLOSETS & PARTITIONS, LAVATORY HEIGHTS, PARKING SPACES, DOOR WIDTHS, ETC.
  4. MEN & WOMEN TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. GREEN BOARD TO BE USED ON ALL WALLS TO RECEIVE DRYWALL.
- 
5. ALL WORK BY ALL TRADES TO BE PERFORMED PER APPLICABLE NATIONAL, STATE AND LOCAL CODES.
  6. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE BLOCK.
  7. PROVIDE SOUND BATT INSULATION FULL HEIGHT IN ALL INTERIOR WALLS AND ABOVE BATHROOM CEILINGS.



# SECOND FLOOR

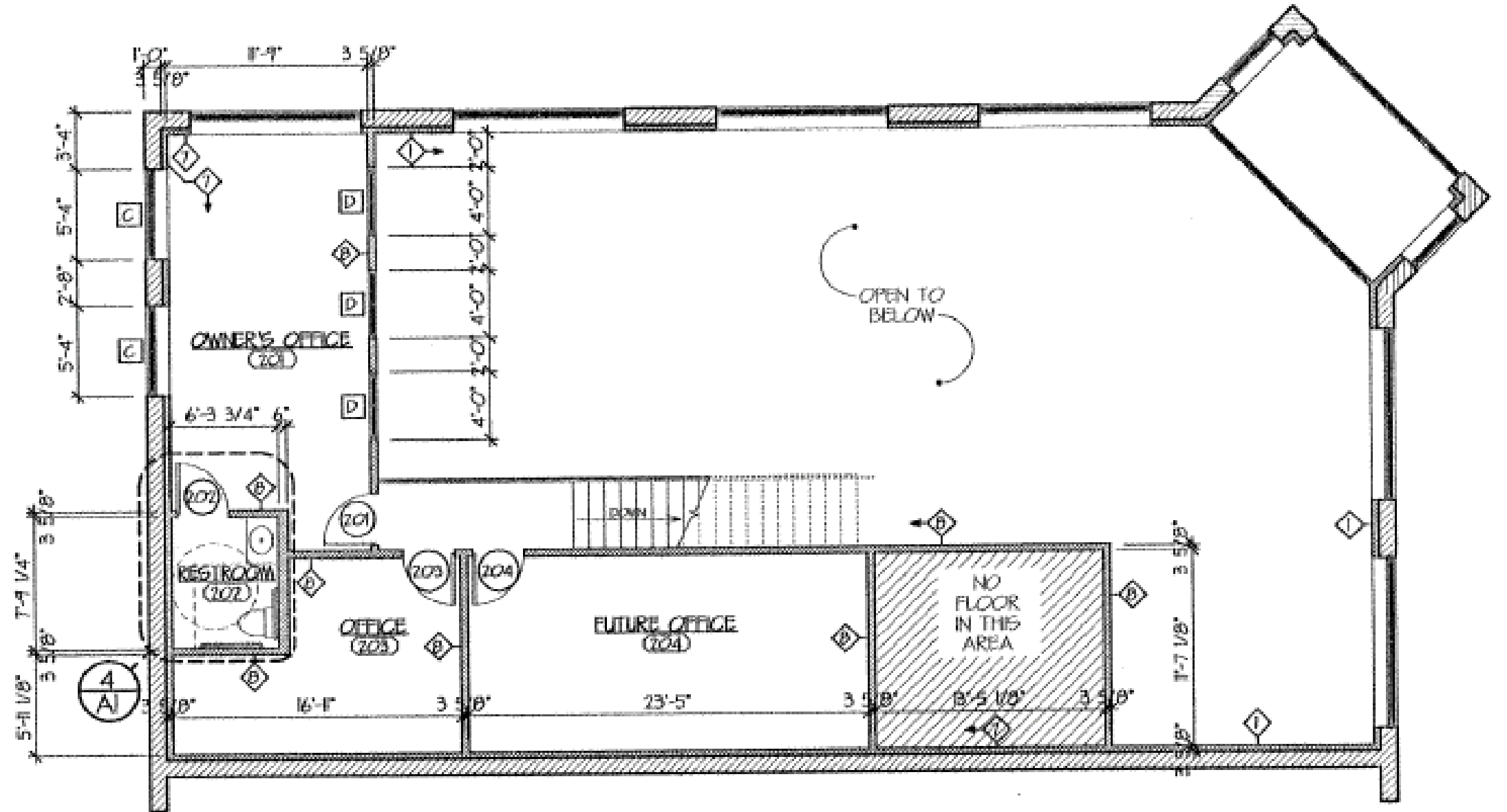
## STEEL STUD FRAMING

### WALL TYPES:

- ① 3 5/8" 20ga STEEL STUDS @ 16"o.c. FULL HEIGHT TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE W/ 6 MIL POLY VAPOR BARRIER.
- ② 3 5/8" 20ga STEEL STUDS @ 16"o.c. FULL HEIGHT TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE (SHOWROOM) OF WALL & TO 6" ABOVE CEILING ON OTHER SIDE.
- ③ 3 5/8" 25ga STEEL STUDS @ 16"o.c. TO UNDERSIDE OF FLOOR JOISTS (9'-7 1/4" AFF.) 5/8" DRYWALL FULL HEIGHT ON ONE SIDE OF WALL & TO 6" ABOVE CEILING ON OTHER SIDE.
- ④ 3 5/8" 25ga STEEL STUDS @ 16"o.c. TO UNDERSIDE OF FLOOR JOISTS (9'-7 1/4" AFF.) 5/8" DRYWALL FULL HEIGHT ON ONE SIDE OF WALL W/ 6 MIL POLY VAPOR BARRIER.
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- ⑥ 3 5/8" 25ga STEEL STUDS @ 16"o.c. TO 9'-0" AFF. W/ DRYWALL FULL HEIGHT BOTH SIDES.
- ⑦ 3 5/8" 20ga STEEL STUDS @ 16"o.c. FROM 11'-0" AFF. TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE OF WALL W/ 6 MIL POLY VAPOR BARRIER.
- ⑧ 3 5/8" 20ga STEEL STUDS @ 16"o.c. FROM 11'-0" AFF. TO UNDERSIDE OF ROOF DECK. 5/8" DRYWALL FULL HEIGHT ON ONE SIDE (SHOWROOM) OF WALL & 6" ABOVE CEILING ON OTHER SIDE.

### TYPICAL WALL FRAMING NOTES:

1. LATERAL BRACING CONSISTING OF 1 1/2" COLD-ROLLED CHANNEL @ 4'-0"o.c. WELDED TO EVERY STUD W/ 2"x2"x16ga CLIP ANGLES.
2. DRYWALL SHEETS TO BE LAID HORIZONTALLY.
3. CONTROL JOINTS IN ANY DRYWALLED WALL OR SOFFIT 30' LONG OR LONGER AND ABOVE & BELOW LARGE OPENINGS.
4. FIBERGLASS INSULATION IN ALL WALLS FULL HEIGHT OF STUDS.
5. SEE PLAN FOR LOCATION OF 6" STUD WALLS IN LIEU OF THE TYPICAL 3 5/8" STUDS.
6. 6 MIL POLY VAPOR BARRIER ON INTERIOR SIDE OF STUDS OVER ALL WALL FURRING AT CMU WALLS.
7. PROVIDE A 20ga STUD ON EACH SIDE OF A DOOR OPENING IN 25ga STUD WALLS.
8. METAL STUD FURRING WALLS TO BE ATTACHED TO CMU WALL W/ A CLIP ANGLE AT 4'-0"o.c. VERTICALLY.



2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



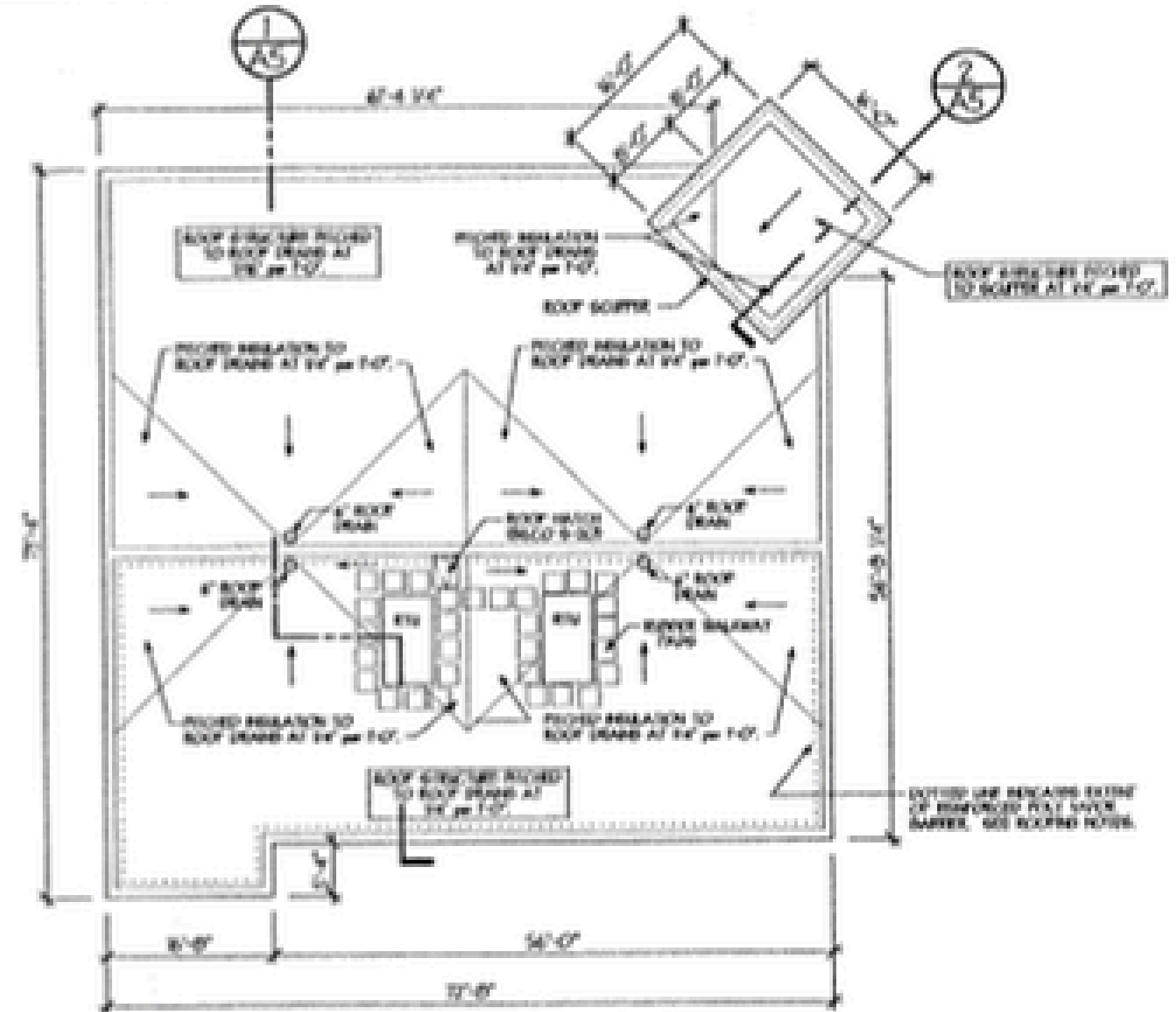
843 SQUARE FEET (SECOND FLOOR)

# ROOF NOTES

## ROOFING NOTES

1. ROOFING TO BE LOOSE-LAY 045" SINGLE-PLY EPDM MEMBRANE (CARLSLE or FRESTONE or APPROVED EQM COVER WITH NOMINAL 1-1/2" AGGREGATE (CLEAN, SMOOTH, RIVER BOTTOM STONE CONSISTING OF BALLAST GRADATION SIZE #4 EOR, ALTERNATIVELY, SIZE #3, #24, #2, OR #1) AS SPECIFIED IN ASTM D 449 "STANDARD SIZES OF COARSE AGGREGATE." THE BALLAST SHOULD CONSIST OF 3/4" TO 1-1/2" WASHED R1 STONE WITH A MINIMUM OF 85% RETAINED ON A 3/4" SCREEN.
2. STONE BALLAST IS TO BE APPLIED AT 12 PSF OVER THE FIELD OF THE ROOF, 5 PSF AT 10' WIDE CONTINUO AT THE ROOF PERIMETER, AND 10 PSF IN THE 15' x 15' CORNER AREAS OF THE ROOF.
3. INSULATION TO BE A MINIMUM OF 2 LAYERS, 4" UL RATED EPS - ALL JOINTS STAGGERED. MINIMUM OF R-31 EPS INSULATION WITH DEPT. OF COMMERCE MATERIAL APPROVAL FOR USE "DIRECT-TO-DECK" WITHOUT THERMAL/BROKE BARRIER. PROVIDE TAPERED INSULATION AS NECESSARY.
4. ROOFING CONTRACTOR TO PROVIDE SADDLES AND FLASHING AS REQD FOR EQPT., CURBS, PILES, ETC., WHETHER SHOWN OR NOT. SEE HVAC DRAWINGS FOR MORE INFORMATION.
5. METAL FLASHINGS TO BE 24ga. PRE-FINISHED KYNAR COATED GALVANIZED STEEL, WITH ALL CONNECTORS & ANCHORS.
6. PROVIDE ADHERED RUBBER WALKWAY PADS TO FORM 48" WIDE WORK AREAS AT THE ROOF HATCH & EQUIPMENT, AND 36" WIDE WALKWAYS BETWEEN WORK AREAS.
7. ROOFING CONTRACTOR TO PROVIDE 2x6" EPDM SLIP SHEETS UNDER WOOD BLOCKING SUPPORTS, CONDUIT SUPPORTS, ETC.
8. ROOF INSTALLATION TO COMPLY WITH FACTORY MUTUAL CLASS I FIRE RATING & CLASS I-10 WIND UPLIFT STANDARDS.
9. ROOF SYSTEM SHALL CARRY A WRITTEN TEN (10) YEAR MANUFACTURER'S WARRANTY AND TEN (10) YEAR WEATHERTIGHTNESS WARRANTY.
10. ROOFING CONTRACTOR TO PREPARE AND CLEAN SUBSTRATE AS NECY ROOF DECKING 22ga. TYPE B METAL DECK, OR PRECAST CONC.
11. ROOFING CONTRACTOR TO INSTALL REINFORCED POLY VAPOR BARRIER BETWEEN THE METAL ROOF DECK AND ROOF INSULATION IN AREAS INDICATED ON ROOF PLAN. TURN UP ALONG PERIMETER WALLS WITH PROPER EDGE TERMINATION.

\* LOCATION OF ROOFTOP HVAC EQUIPMENT, ROOF CURBS, PENETRATIONS, \* ETC. SHOWN OR NOT SHOWN ARE TO BE VERIFIED BEFORE ROOF INSTALLATION.



5 ROOF PLAN  
SCALE: 1/8" = 1'-0"

# SITE MAP

1740 Park Ave. Plover, WI  
54467



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