



**CHRIS GHIDORZI**  
 m: 715.302.8185 | chrisg@ghidorzi.com  
 2100 Stewart Ave., Suite 300  
 Wausau, WI 54401  
 www.ghidorzi.com

# Space Available

## Galleria II

**505 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-suite availability
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

1,479 - 1,786 rentable sq ft.

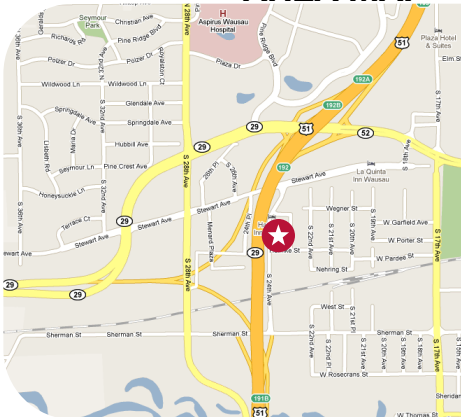
### LEASE DATA

- \$15.50 per sq. ft.
- CAM: \$4.20 per sq. ft.
- Tax: \$2.63 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



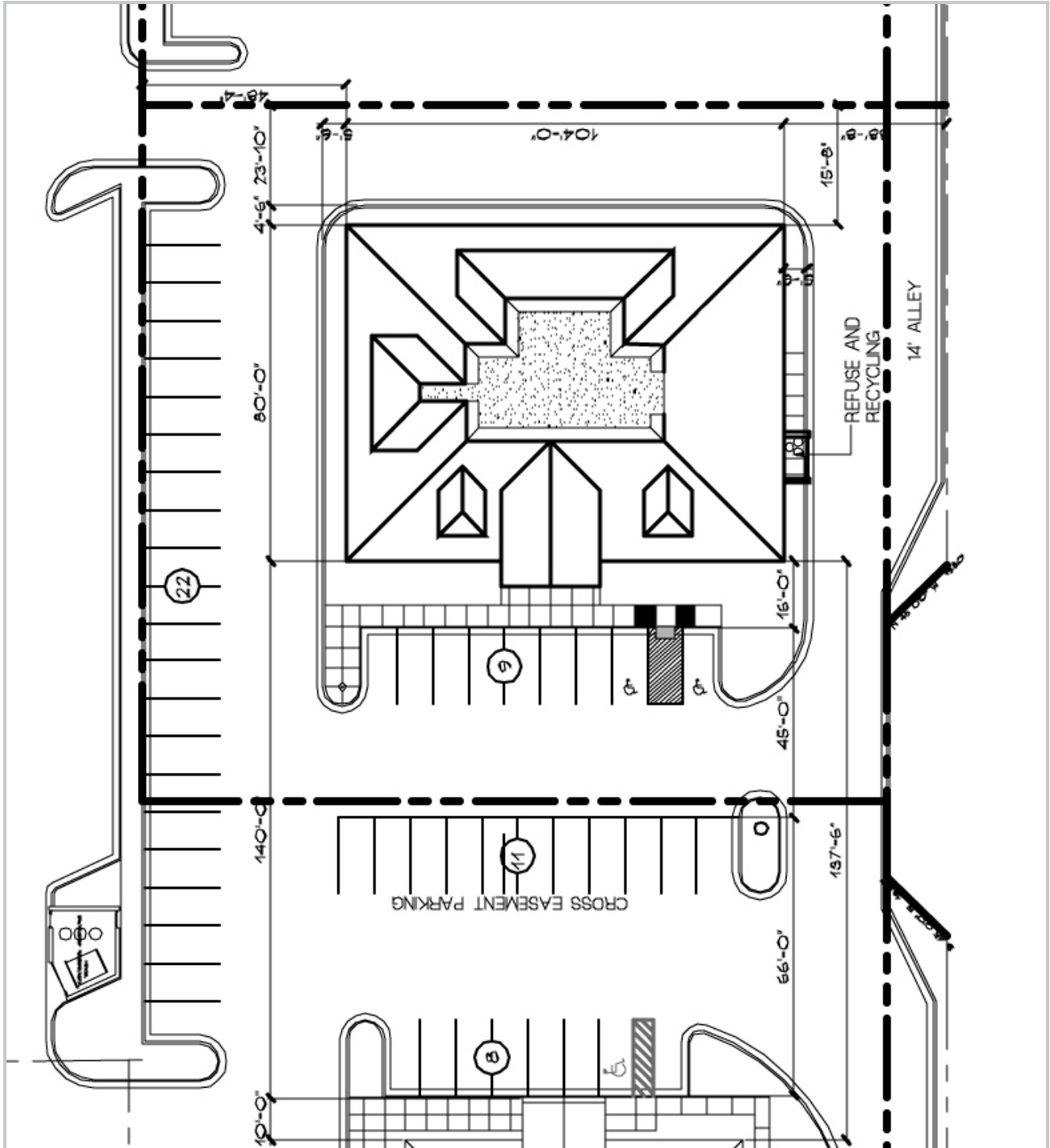
### ANCHOR TENANTS

Locknet, Regional Finance, Hupy and Abraham, S.C.

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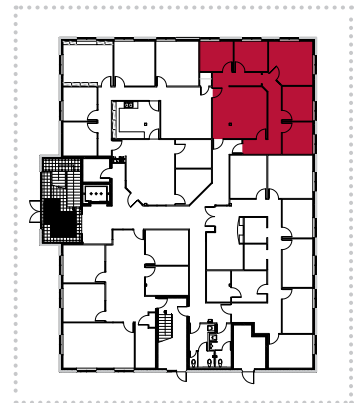
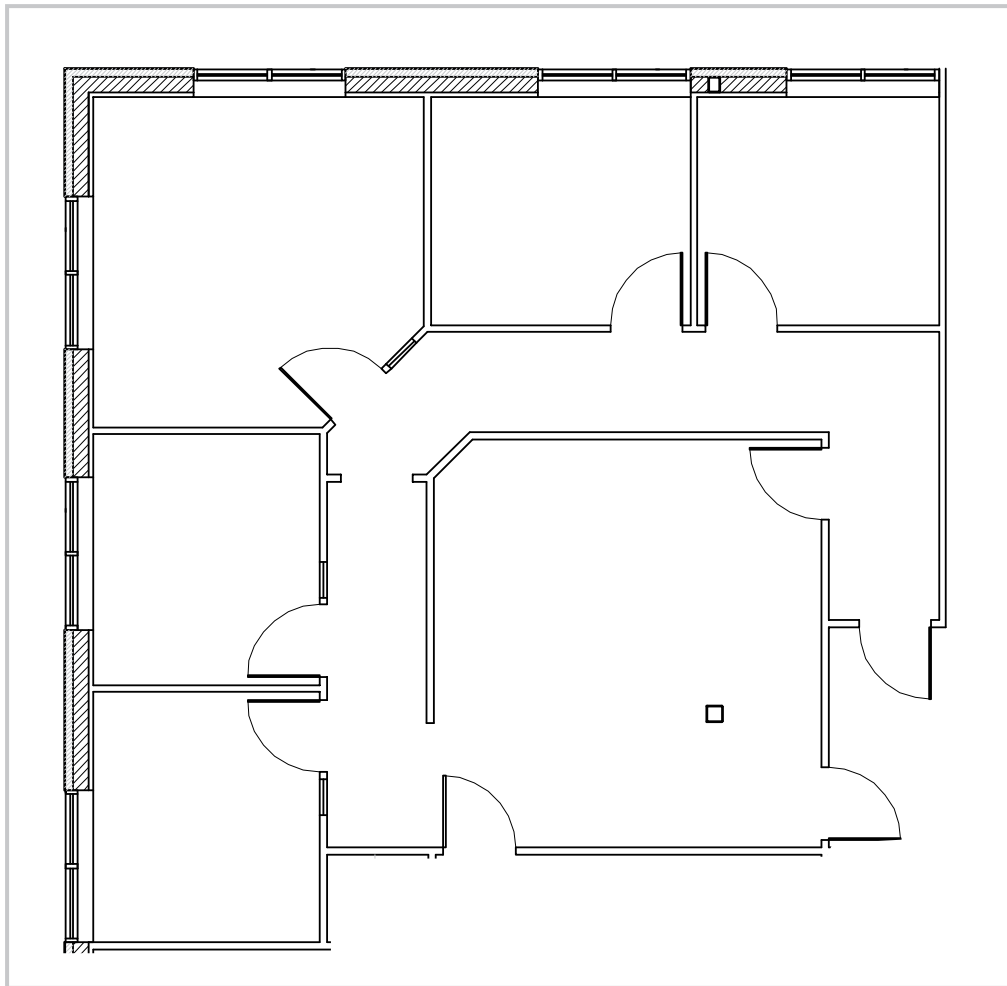
# Space Layouts

## Galleria II

505 24TH AVE., WAUSAU, WI 54401

### Suite 101

1,479 rentable sq ft.



SUITE LOCATION

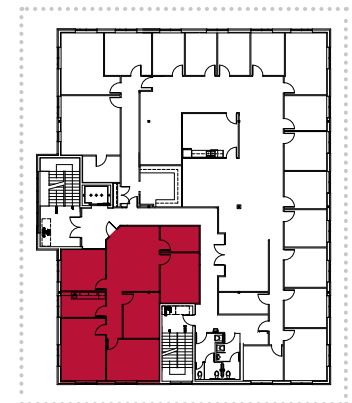
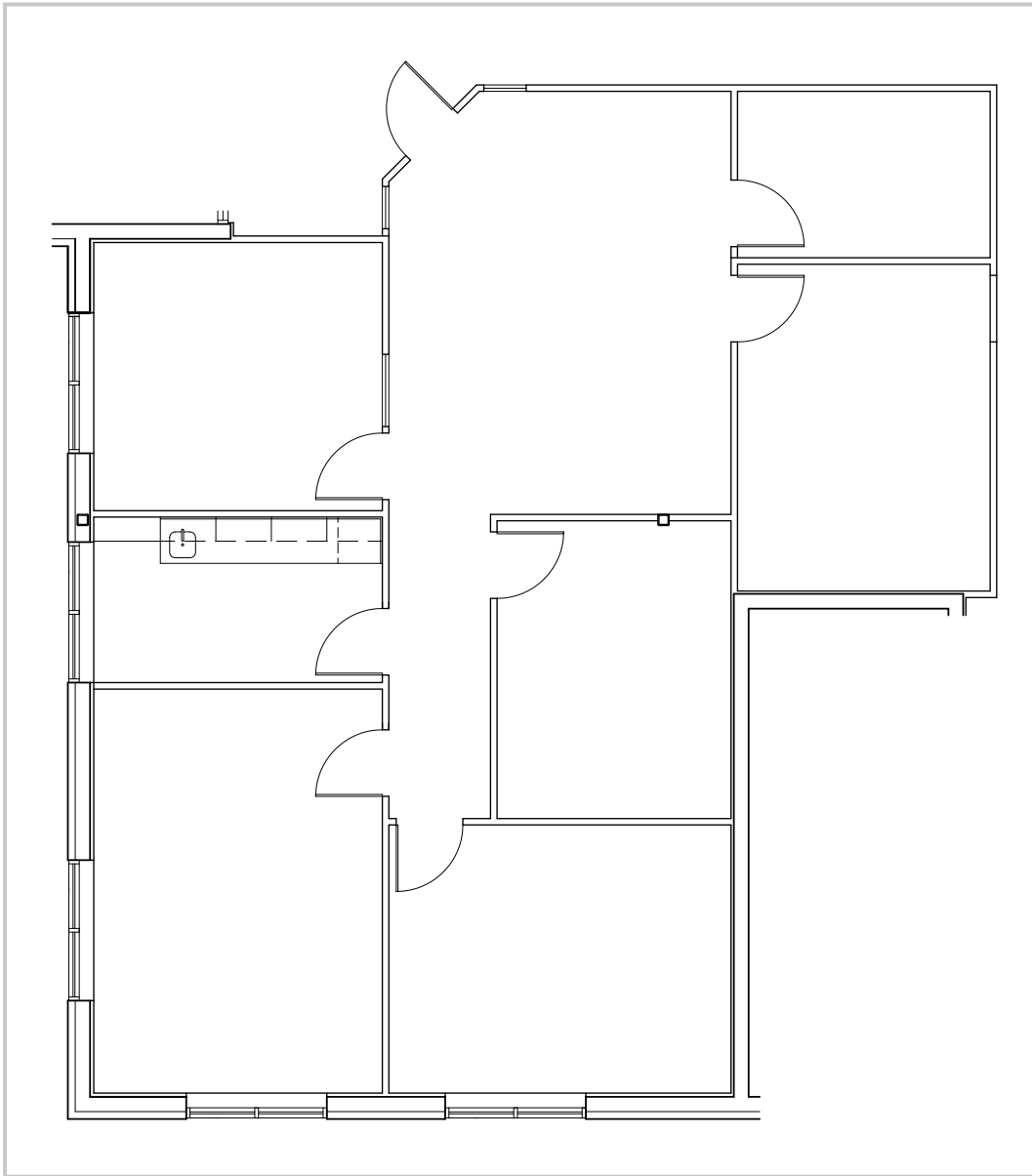


# Space Layouts

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**Galleria II**  
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**Suite 200**  
1,786 rentable sq ft.



**SUITE LOCATION**