

## RETAIL FOR LEASE

# 421 2ND ST

Hudson, WI 54016



### PROPERTY DESCRIPTION

The space is located in a classic brick building in historic downtown Hudson, Wisconsin, and features large storefront windows in a highly sought-after, walkable shopping district. The property consists of approximately 800 square feet of retail space and an additional 800 square feet of storage space. We are offering a lease rate of \$2,850 per month for a three-year term, with tenant improvements remaining negotiable.

### PROPERTY HIGHLIGHTS

- For More Information Contact:
- John Dusek III / jdiii@kw.com / 612-867-8285

### OFFERING SUMMARY

Lease Rate:	\$2,850 per month (NNN)
Available SF:	1,600 SF
Lot Size:	1,079 SF
Building Size:	1,848 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,157	16,639	60,155
Total Population	4,964	42,397	157,528
Average HH Income	\$103,594	\$144,395	\$160,165

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JAMES HALBUR

Director  
O: 507.317.2353  
jhalbur@kwcommercial.com

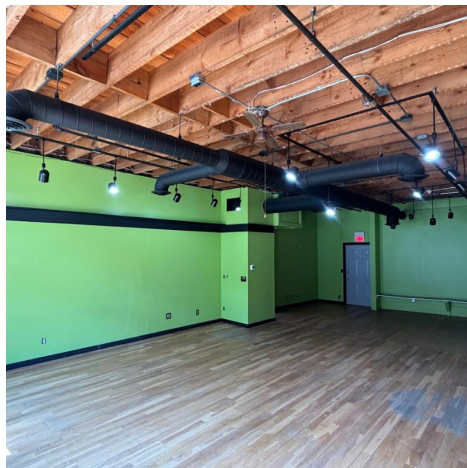
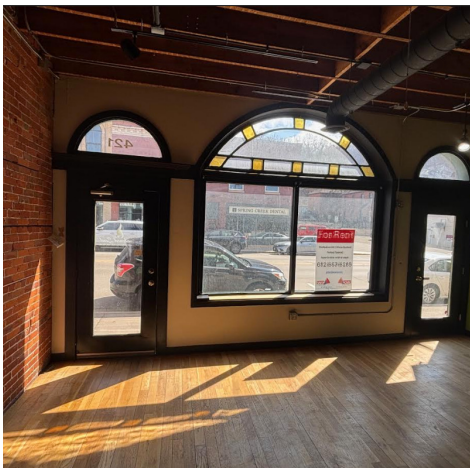
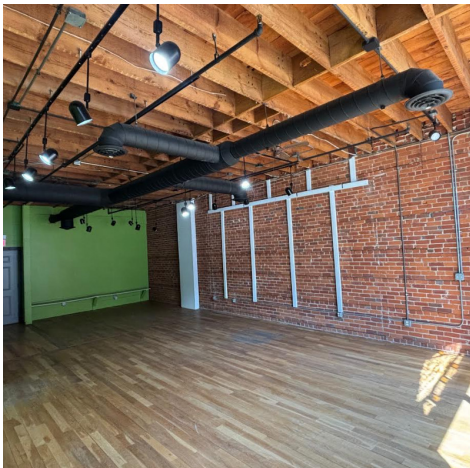
**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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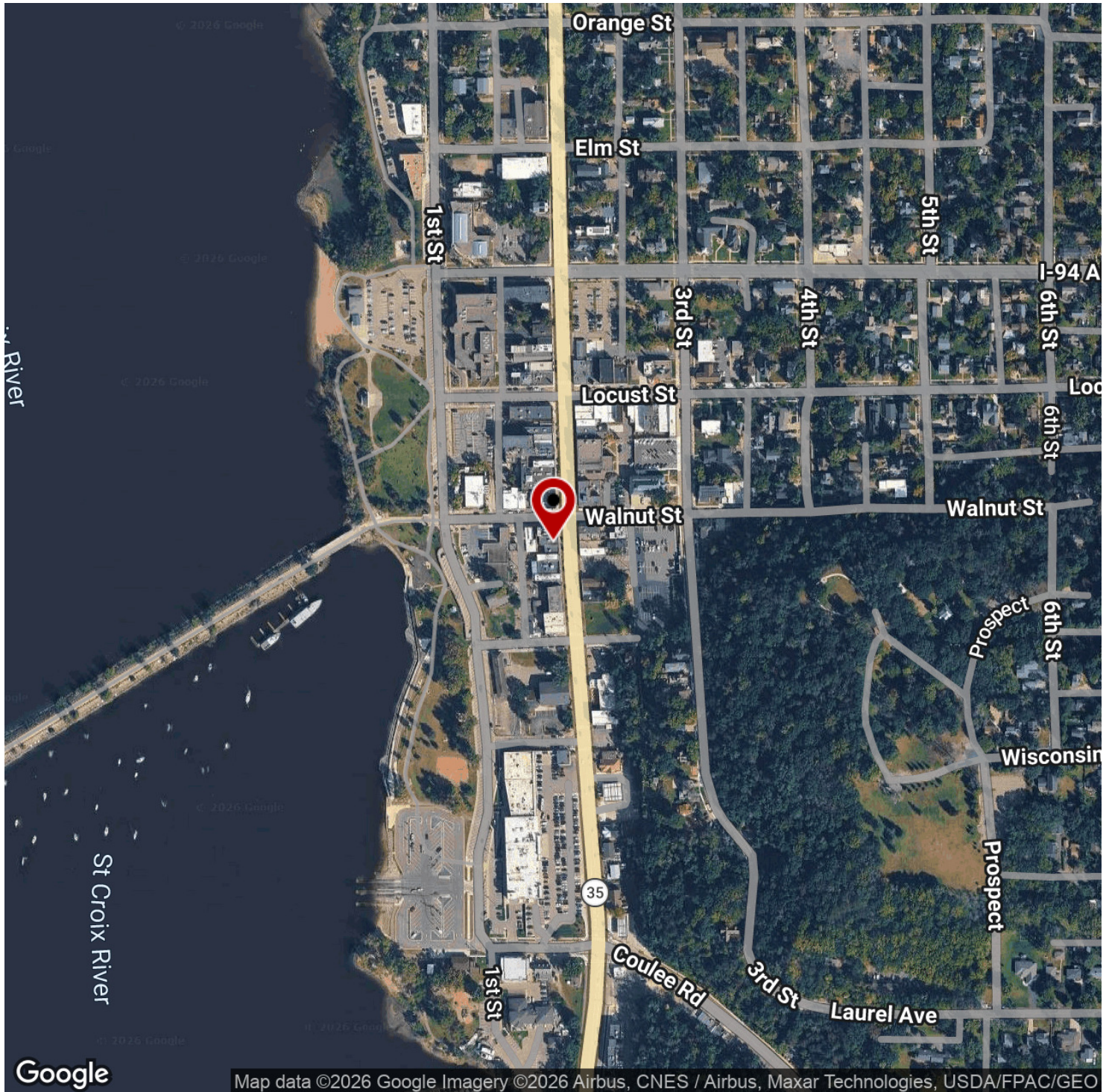
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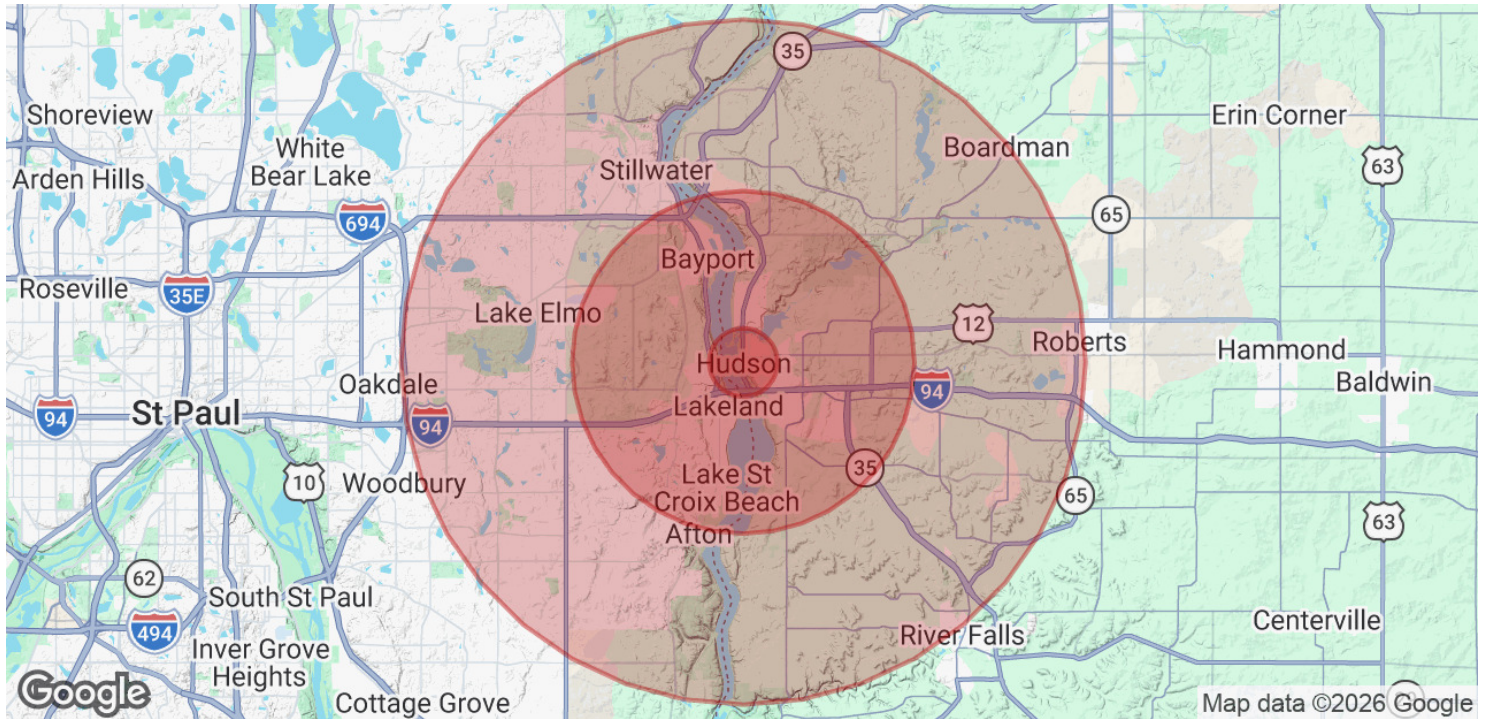
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,964	42,397	157,528
Average Age	39.6	43.7	42.5
Average Age (Male)	39.1	41.5	40.9
Average Age (Female)	39.0	43.3	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,157	16,639	60,155
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$103,594	\$144,395	\$160,165
Average House Value	\$396,892	\$464,507	\$477,275

2023 American Community Survey (ACS)

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