

FOR SALE

2517 MAYFIELD WAY
POLK, WI 53076

ShoreWEST
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Specifications

List Price: \$599,000

Parcel: T9 106600E

Zoning: B-1

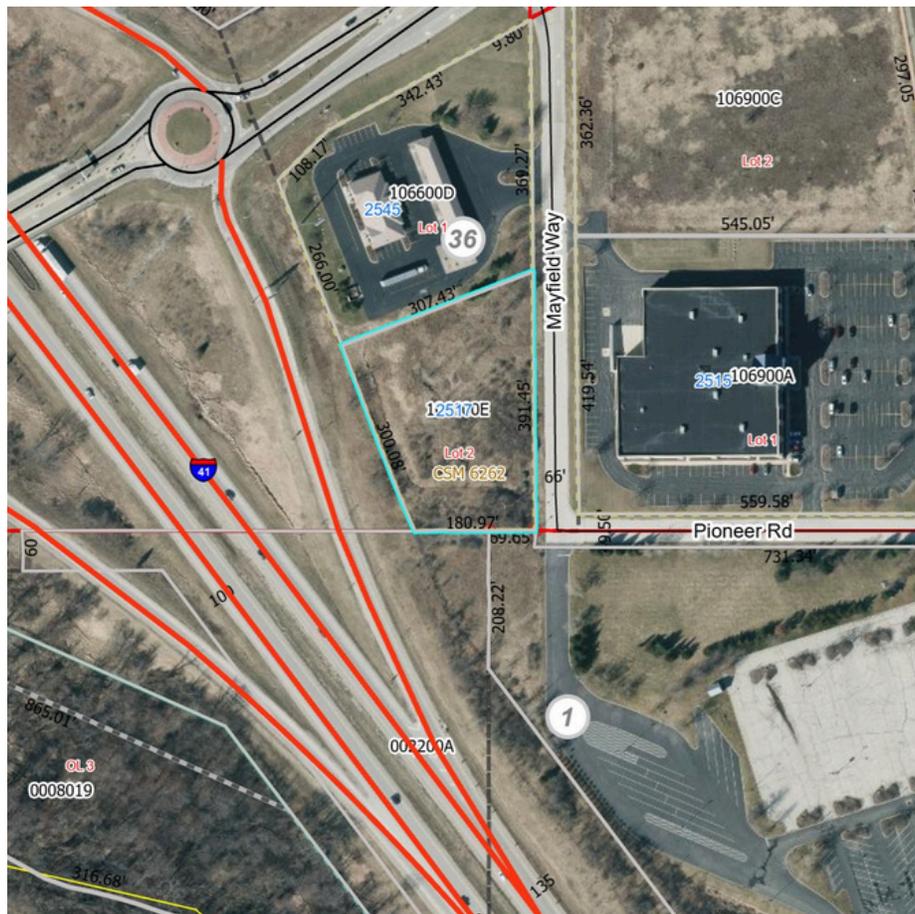
Land Acres: 1.87

Contact

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Prime 1.87-acre commercial parcel located at the split of State Hwy 45 and Interstate 41, immediately adjacent to Cabela's. Highly visible site with frontage along Interstate 41, offering exceptional exposure for highway-oriented businesses. Zoned B-1, allowing a wide range of commercial uses suited for retail, service, hospitality, and other interstate-oriented development. Strategic location within a strong commercial corridor with excellent regional access. Ideal opportunity for investors or owner-users seeking a high traffic, landmark location.

Daily Traffic Count

Collection Street	Cross Street	Traffic Vol.	Last Measured
US HWY 41	HWY 45 SE	45,657	2025
I 41; US 41	Cabela Way N	43,254	2024
State HWY 145	Shadow Ln E	6,634	2025
County HWY FD	Cabela Way E	5,000	2025

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