



2205-2221 Grand Avenue Wausau, WI 54403

Property Features

- Retail/office space available for lease in large Grand Avenue shopping center
- Located on one of the busiest streets in the Greater Wausau area with high visibility and ample parking

Details

2205 Grand: 8,200 SF total: Subdividable to 3,000 SF retail suite with LED lighting; 5,200 SF retail suite with LED lighting, restrooms with hall access and a rear back stock area along with a rear entry door

2215 Grand: 11,000 SF total: Subdividable to 5,500 SF retail/office suite with one locker room and a loading dock; 5,500 SF retail/office suite with one locker room

2221 Grand: 3,000 SF retail/office end cap suite includes six offices, two conference rooms and a kitchen

LEASE RATE

\$7.50-\$13/SF NNN

ESTIMATED CAM/NNN CHARGES

\$2.20/SF (UTILITIES WOULD BE TENANTS ADDITIONAL RESPONSIBILITY)

AVAILABLE SPACE
2205 GRAND AVENUE

8,200 SF (SUBDIVIDABLE TO 3,000 SF, & 5,200 SF)

AVAILABLE SPACE
2215 GRAND AVENUE

11,000 SF (SUBDIVIDABLE TO 5,500 SF & 5,500 SF)

AVAILABLE SPACE
2221 GRAND AVENUE

3,000 SF (FRONT OF BUILDING)

BUILDING SIZE

35,000 SF

ZONING

COMMERCIAL

PARKING

50 PAVED SPACES

For more information:

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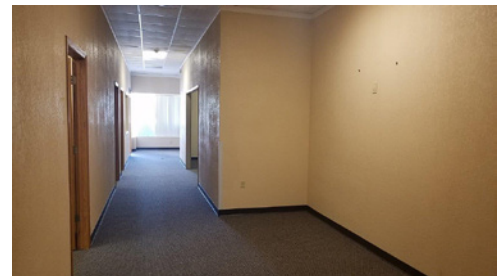
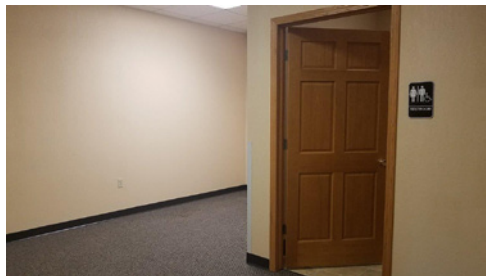
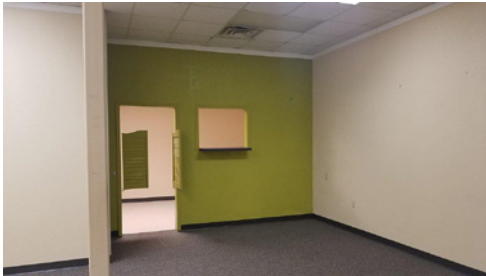
2205 Grand Avenue - Interior Photos



2215 Grand Avenue - Interior Photos



2221 Grand Avenue - Interior Photos



Site Plan



Available Suites Rates - Approximations/Negotiated

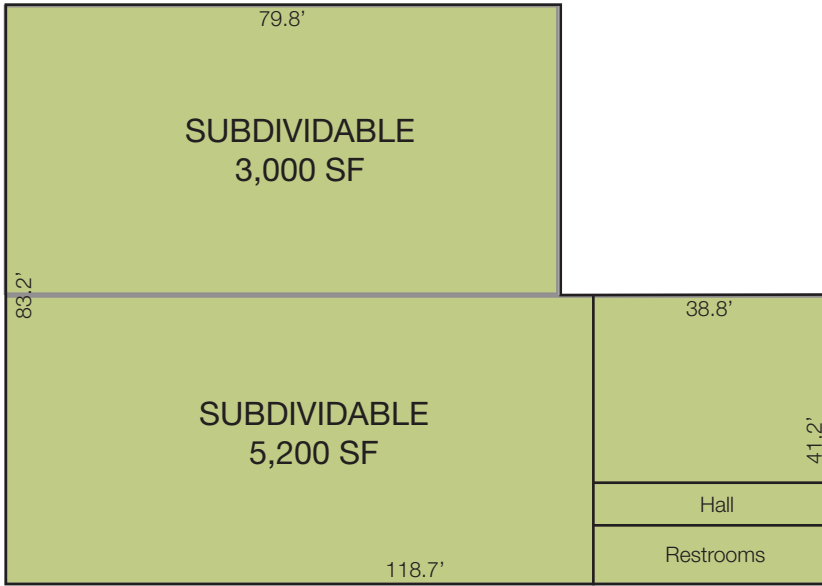
SUITE	SQUARE FEET	LOW SF ANNUAL RATE	HIGH SF ANNUAL RATE	LOW MONTHLY BASE RATE	HIGHER MONTHLY BASE RATE
1 & 2	8,200	\$7.50	\$11.00	\$5,125.00	\$7,516.67
1	3,000	\$8.50	\$13.00	\$2,125.00	\$3,250.00
2	5,200	\$8.50	\$13.00	\$3,683.33	\$5,633.33
3 & 4	11,000	\$7.50	\$11.00	\$6,875.00	\$10,083.33
3	5,500	\$8.50	\$13.00	\$3,895.83	\$5,958.33
4	5,500	\$8.50	\$13.00	\$3,895.83	\$5,958.33
5	3,000	\$7.50	\$12.00	\$1,875.00	\$3,000.00

NOTE: Each suite negotiated price may vary depending on term length, tenant improvements negotiated and tenant credit history. Modified net lease would have estimated \$2.20/SF for CAM/NNN with only additional expense being utilities paid by the tenant.

Floor Plans

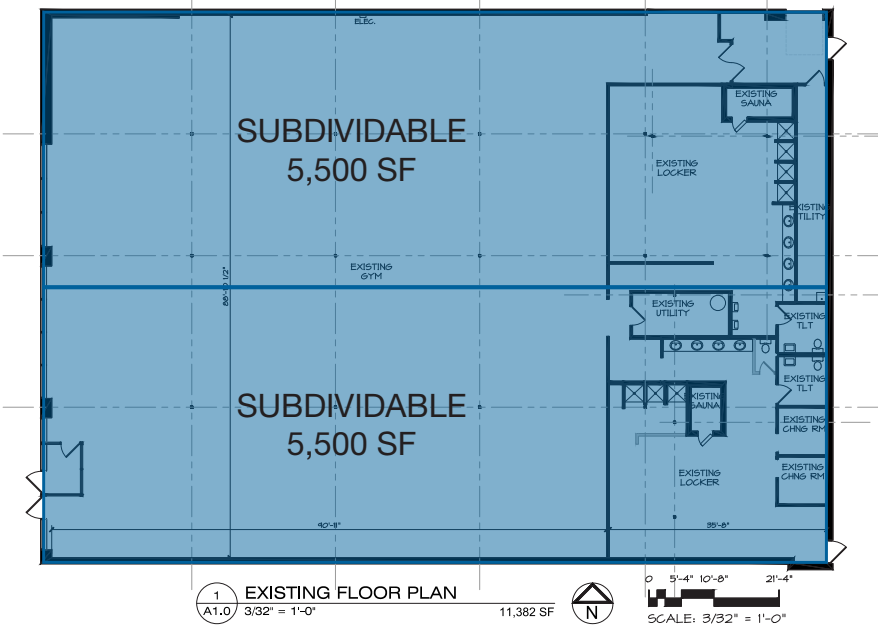
2205 Grand Avenue

Suites 1 & 2 - 8,200 SF Total (Subdividable to 3,000 SF & 5,200 SF)



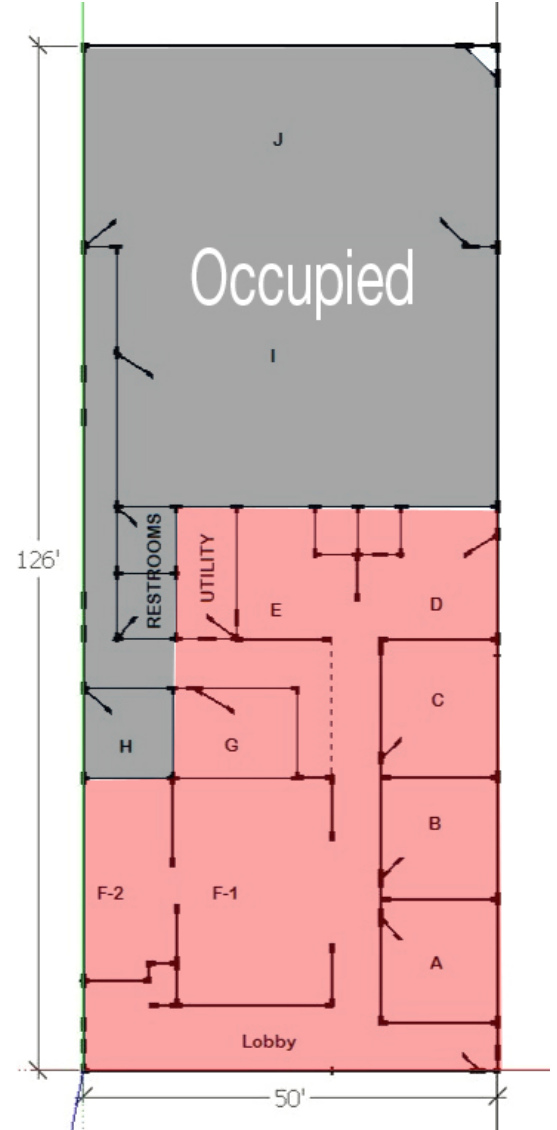
2215 Grand Avenue

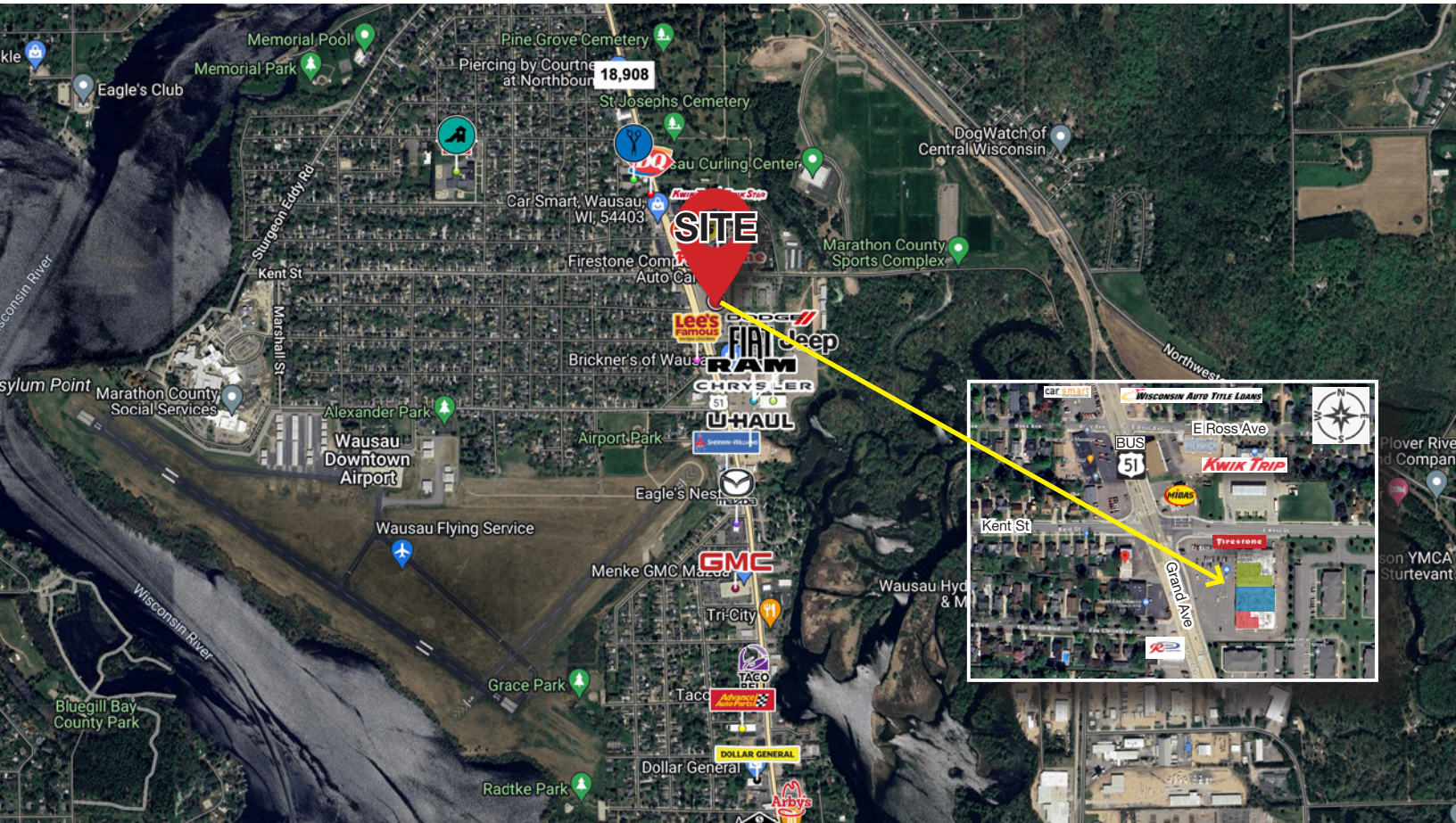
Suites 3 & 4 - 11,000 SF Total (5,500 SF Subdividable)



2221 Grand Avenue

Suite 5 - 3,000 SF (front of building)





POPULATION



1 MILE:	5,188
3 MILES:	38,635
5 MILES:	69,750



EMPLOYEES

1 MILE:	109
3 MILES:	1,623
5 MILES:	2,428

AVERAGE INCOME



1 MILE:	\$95,304
3 MILES:	\$101,964
5 MILES:	\$107,411



BUSINESSES

1 MILE:	109
3 MILES:	1,623
5 MILES:	2,428

AVERAGE HOUSEHOLDS



1 MILE:	2,210
3 MILES:	16,370
5 MILES:	29,170



TRAFFIC COUNT

GRAND AVE/BUS 51	18,908
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STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A “Material Adverse Fact” is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.