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Available

Weston Crossing Outlot
4103 BARBICAN AVENUE | WESTON WI, 54476



FEATURES

Join the momentum of Central Wisconsin's fastest growing community, Weston. This out lot is perfectly positioned at the Camp Phillips intersection of WI-29, which captures 60% of the busy traffic flow entering and exiting at this interchange. The campus is appointed with 100' road right-of-ways, beautifully landscaped boulevards, all utilities and strict building covenants to ensure the quality of your business investment.

1.73 acres

DEMOGRAPHICS

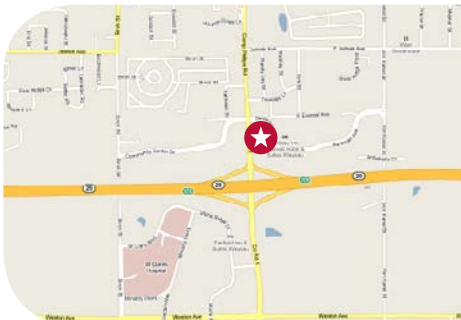
ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2010 (vehicles)
Camp Phillips	16,600
US 29	25,500
CITY	POPULATION PER 2010 CENSUS
Weston	14,868
Wausau Metropolitan Statistical Area (MSA)	134,063

NEIGHBORING BUSINESSES

The area is thriving with cutting edge medical facilities, including one of Wisconsin's most technologically advanced hospitals, the Weston Regional Medical Center - a \$140 million partnership between Ministry Health Care & the Marshfield Clinic, in addition to the Aspirus Weston Clinic, First Impressions Pediatric Dentistry and Stine Eye Center.

This parcel is adjacent to Weston Crossing, home to a branch of the area's largest community bank, River Valley Bank, as well as Weston Health Club, Brews Brothers Pub and the Marshfield Clinic Oral & Maxillofacial Surgery Center. Three hotels, including the Fairfield Inn & Suites, Holiday Inn Express and AmericInn, support the area's commerce.

AREA MAP



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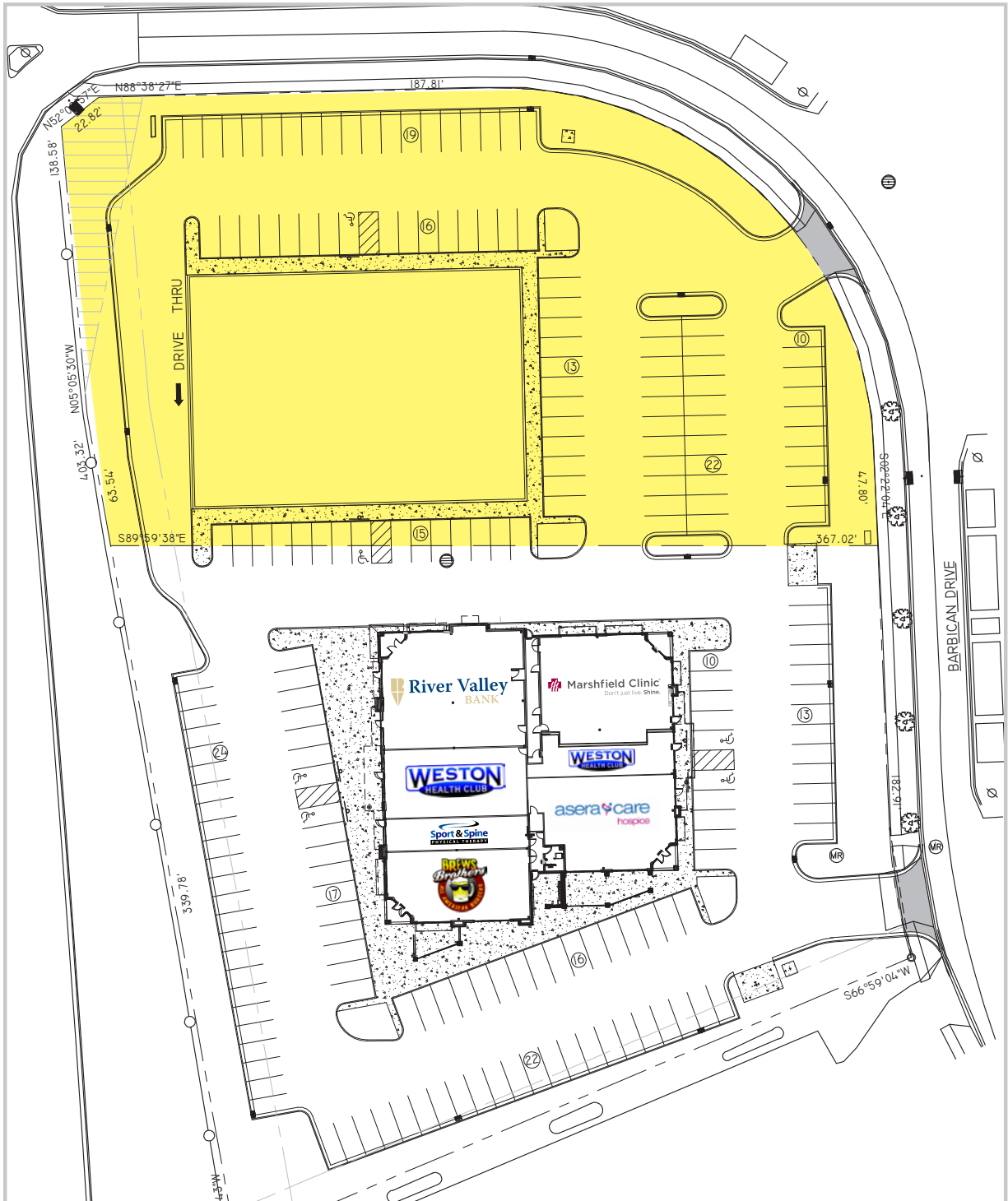


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