

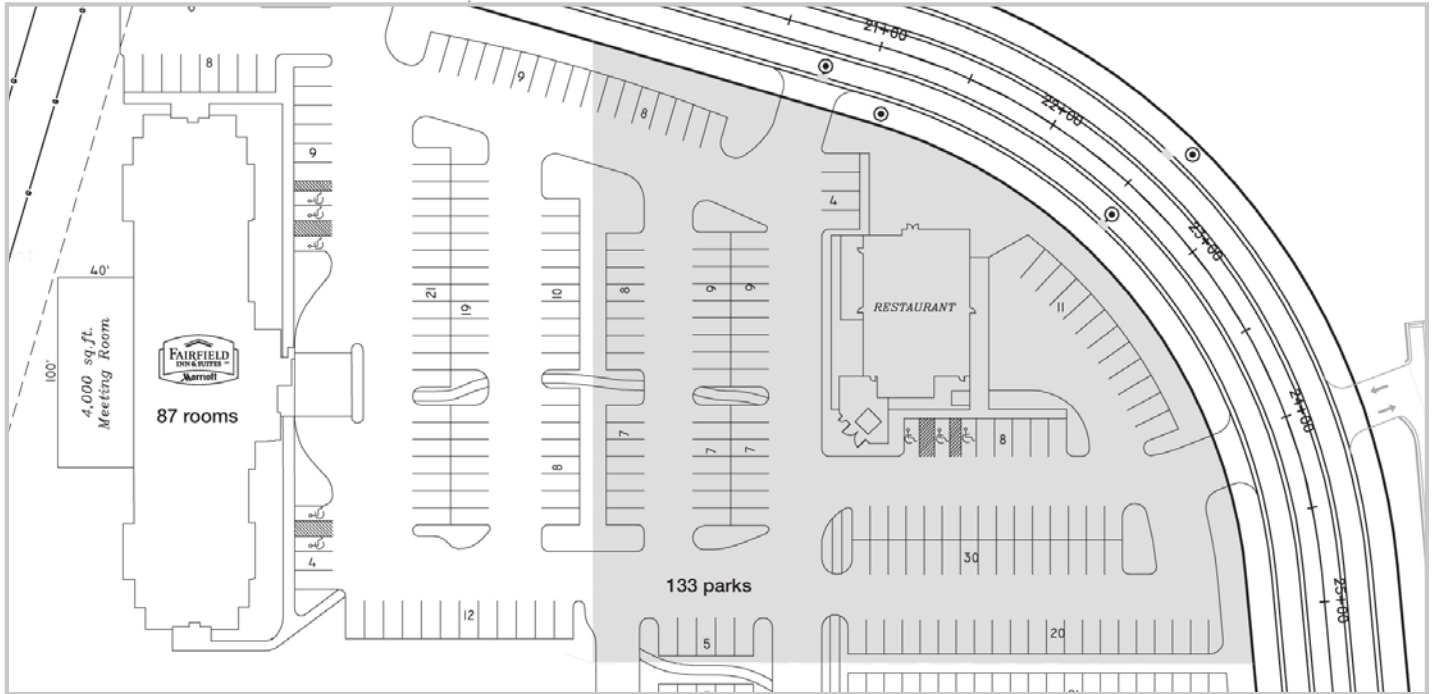


# For Sale or Development

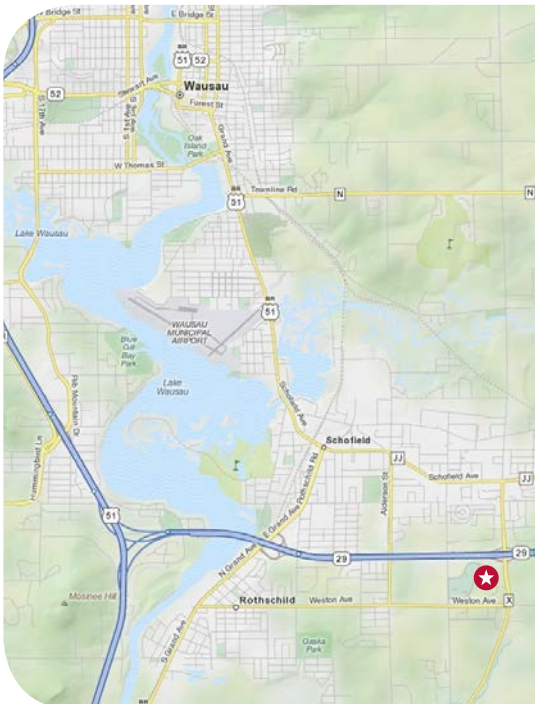
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## AREA MAP



## DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2004 (vehicles)
Camp Phillips	12,700
Hwy 29	25,000
CITY	Est. 2007 POPULATION
Wausau	38,881
Wausau Metro	102,511

## FEATURES

- High visibility and easy access from Hwy 29
- Fast-growing corridor, including three national hotel chains, new Marshfield Clinic/St. Claire's Hospital campus and business park
- Ideal for medical use due to close proximity to hospital campus
- Prime restaurant location – area lacks national chains
- Build-to-suit options
- Zoned commercial

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