



CHRIS GHIDORZI
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Space Available

Galleria I
604 24TH AVE., WAUSAU, WI 54401



FEATURES

- Part of the Galleria campus, comprising 90,000 sq ft of mixed use space
- Immediate occupancy or build-to-suit options
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Located in Wausau's hotel district – 1,000 rooms within one mile radius
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

1,829 to 1,920 rentable sq ft.

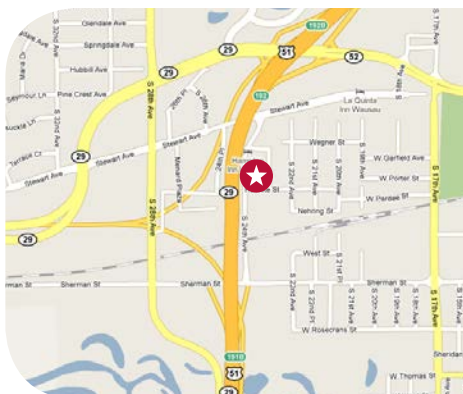
DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2014 (vehicles)
Stewart Avenue	8,400
US 51/I-39	50,000
CITY	2010 CENSUS POPULATION
Wausau	39,106
Wausau Metro	134,063

ANCHOR TENANTS

Midwest Dental, Wausau Vet Center

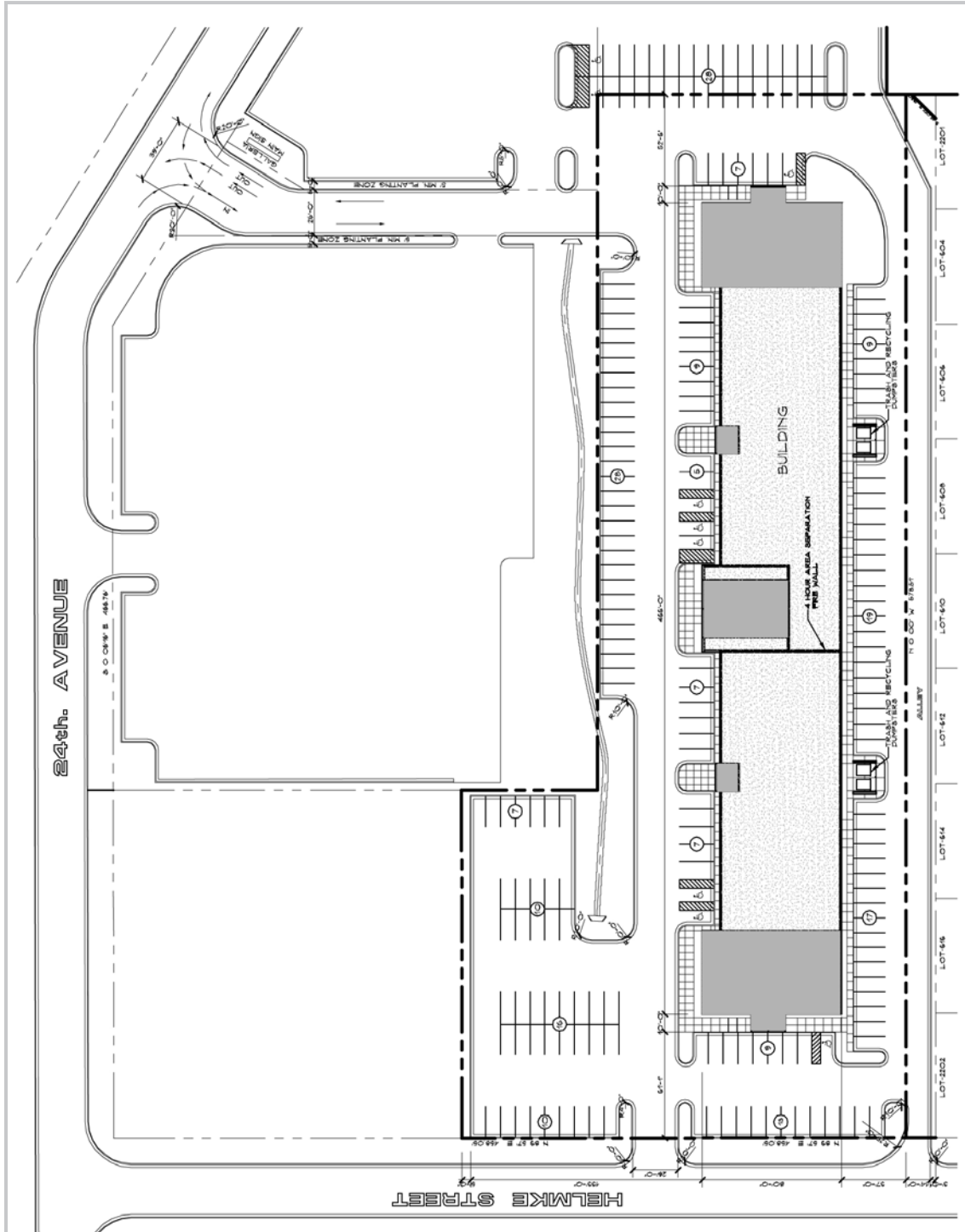
AREA MAP



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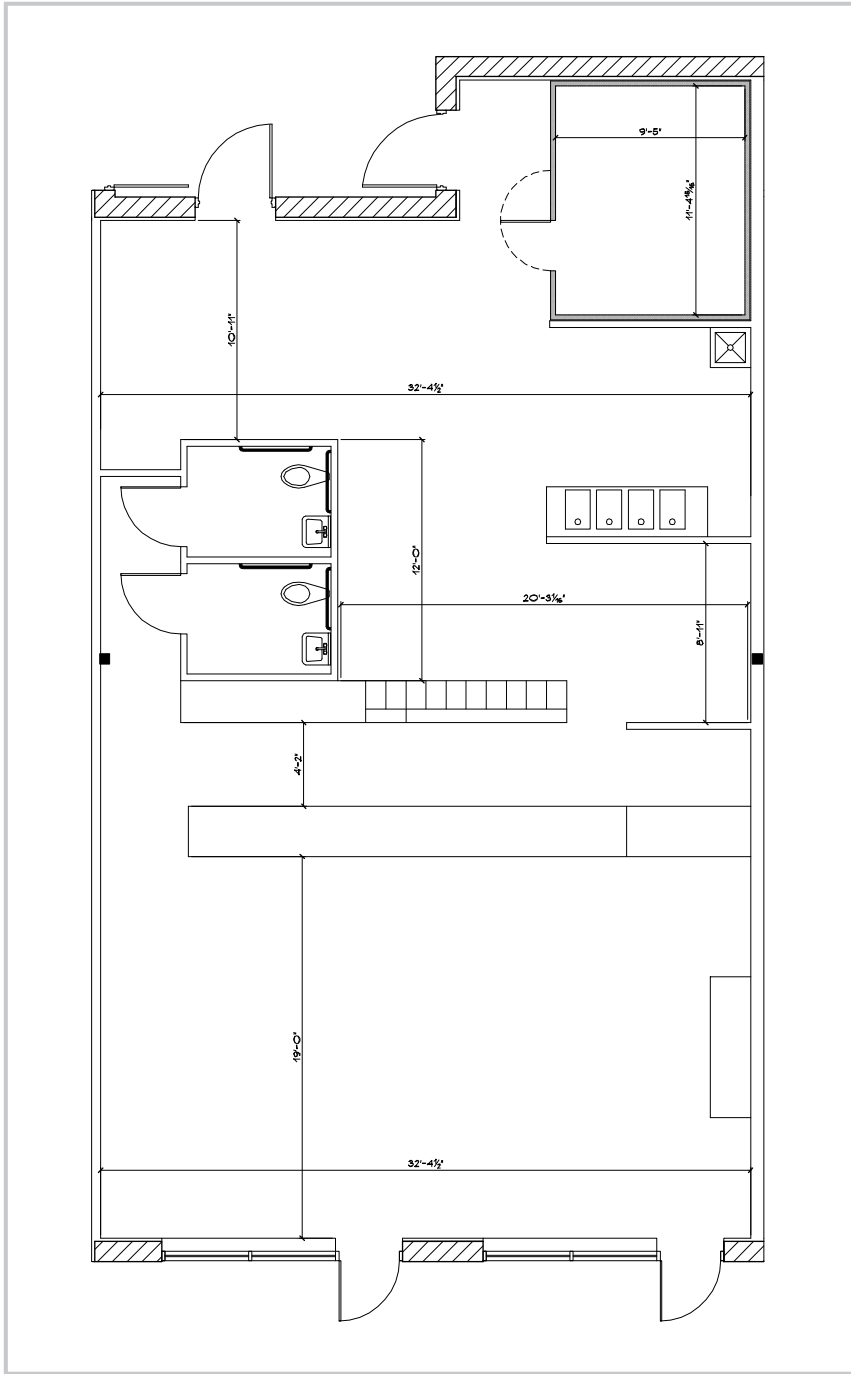




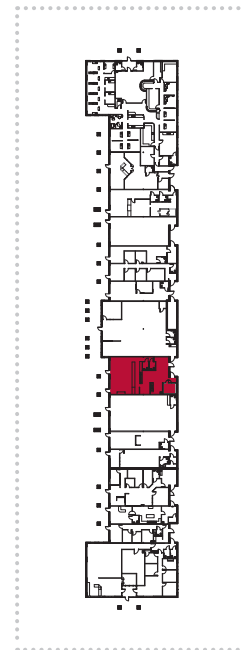
Space Layouts

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Galleria I
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Suite 26
1,829 rentable
sq ft.



SUITE LOCATION



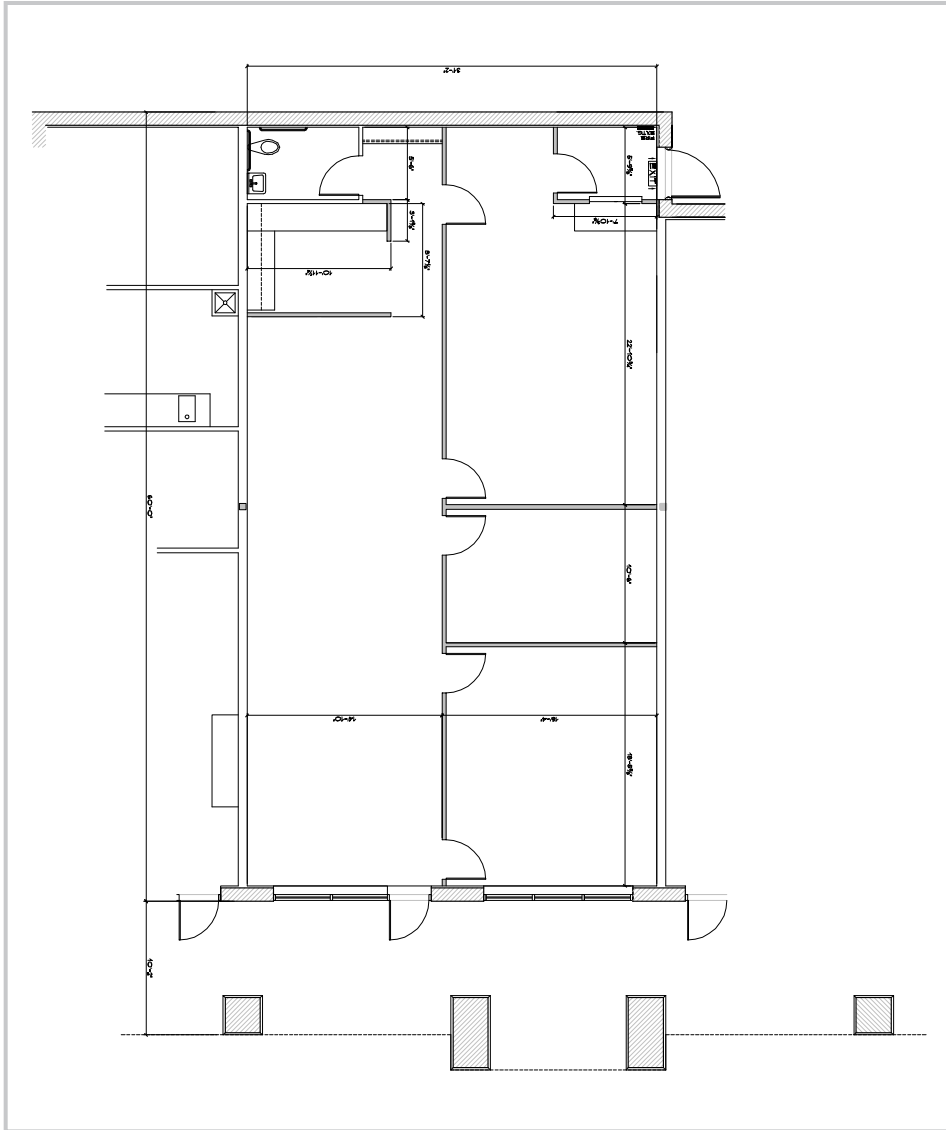
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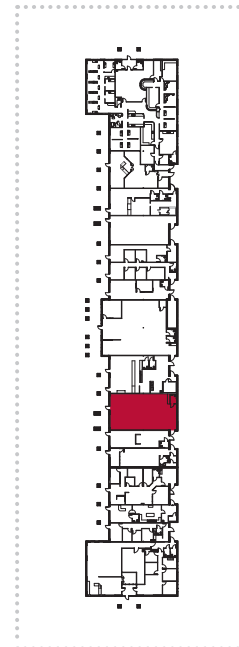
Galleria I

604 24TH AVE., WAUSAU, WI 54401



Suite 30

1,920 rentable
sq ft.



SUITE LOCATION