



# Space Available

**CHRIS GHIDORZI**

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2100 Stewart Ave., Suite 300  
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## Galleria II

**505 24TH AVE., WAUSAU, WI 54401**



### FEATURES

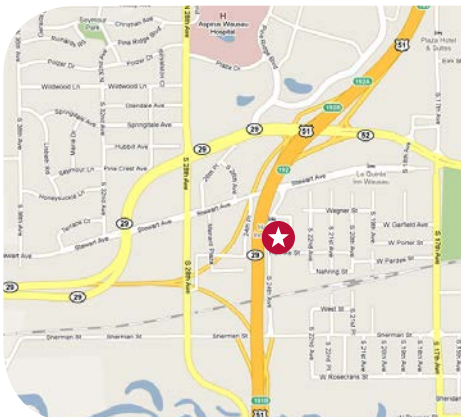
- Part of the Galleria campus, comprising 90,000 sq ft of mixed use space
- Immediate occupancy or build-to-suite availability
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

788 to 1,786 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

### AREA MAP



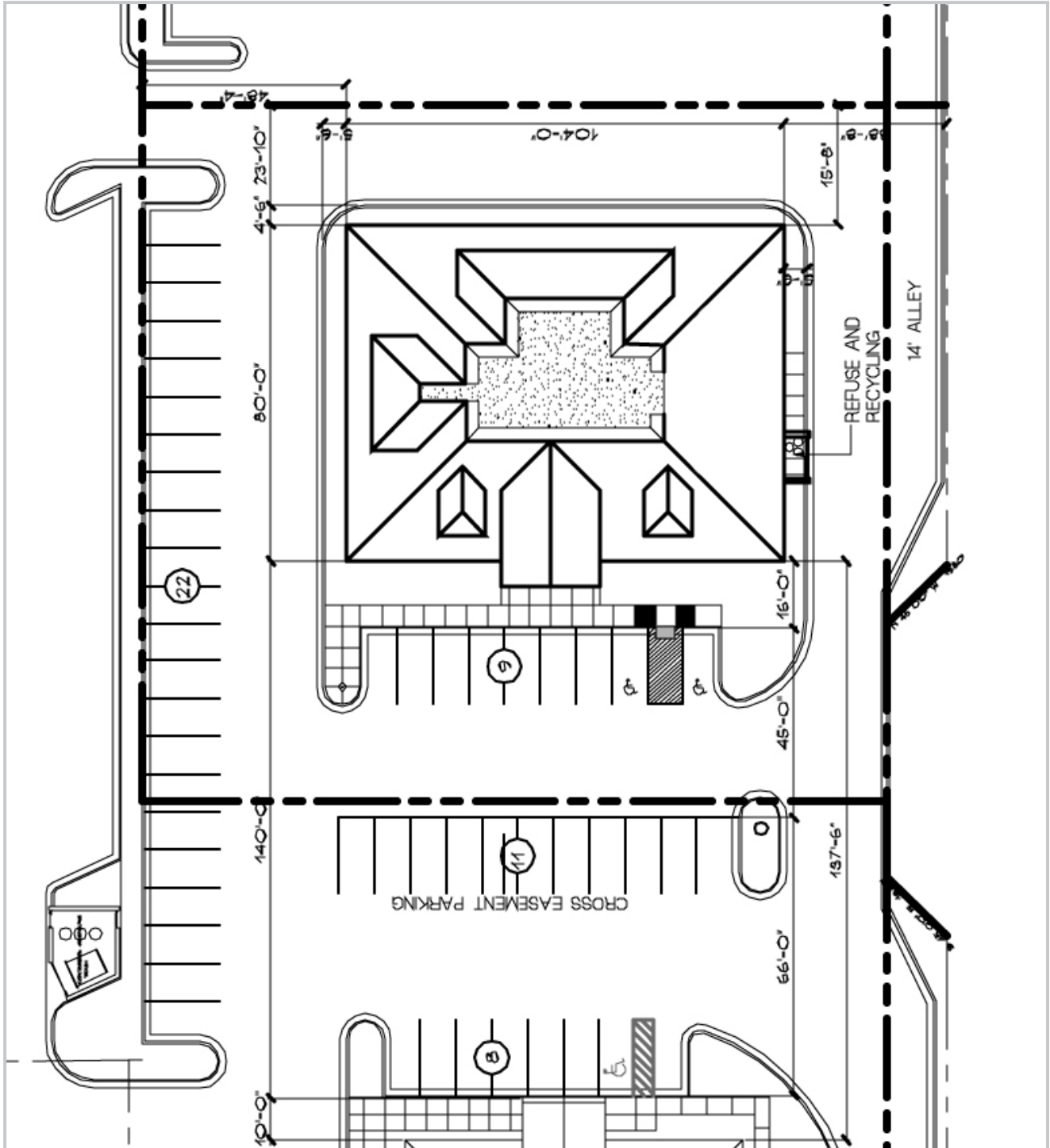
### ANCHOR TENANTS

Wells Fargo, Westphal Staffing, Hupy and Abraham, S.C.

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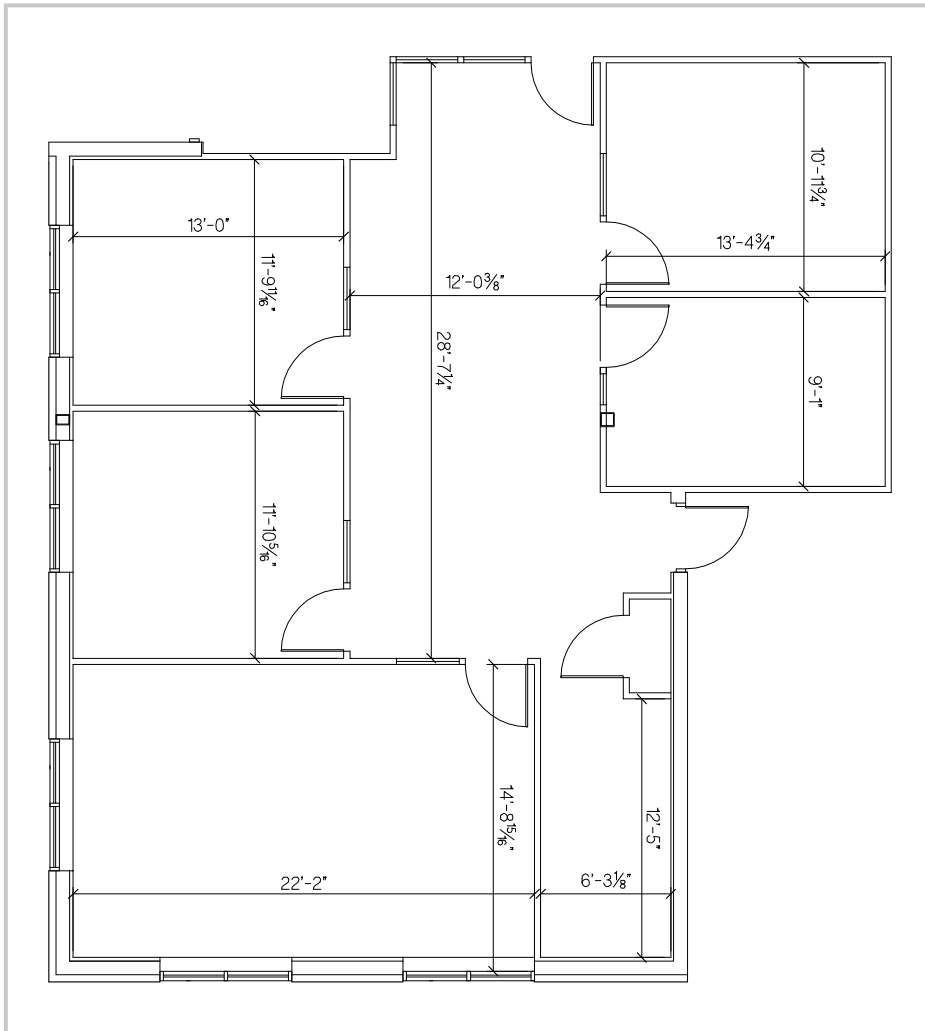




# Space Layouts

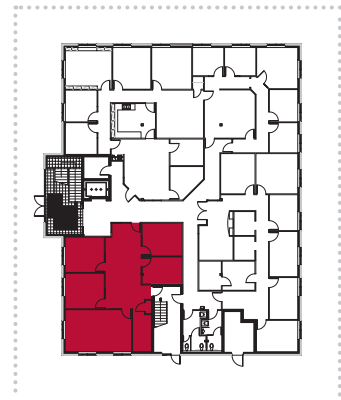
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## Suite 102

1,675 rentable  
sq ft.



SUITE LOCATION

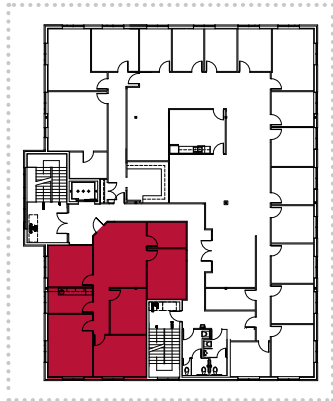
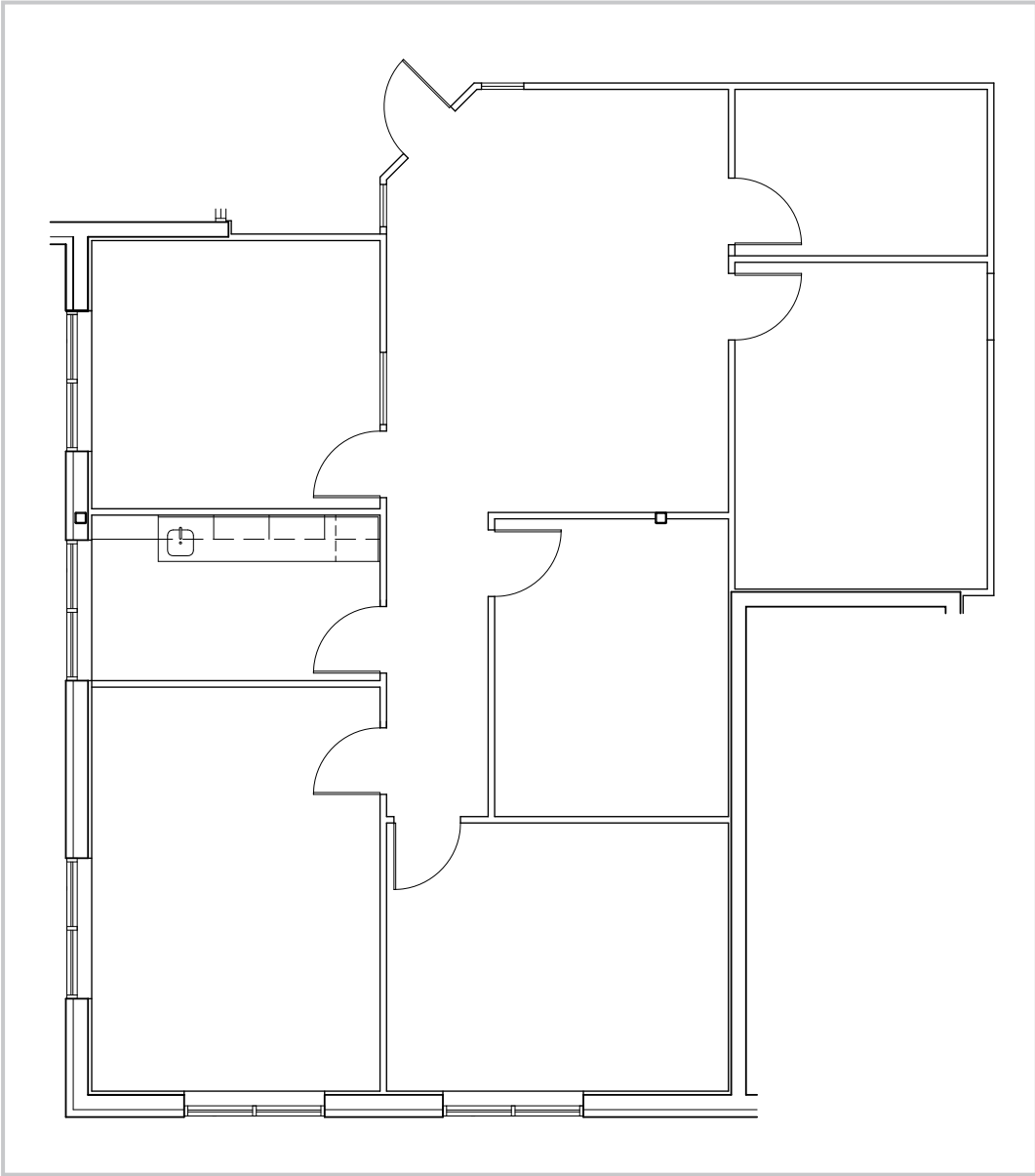


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**Suite 200**  
1,786 rentable sq ft.



**SUITE LOCATION**



# Space Layouts

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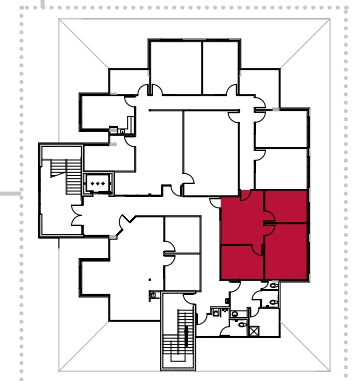
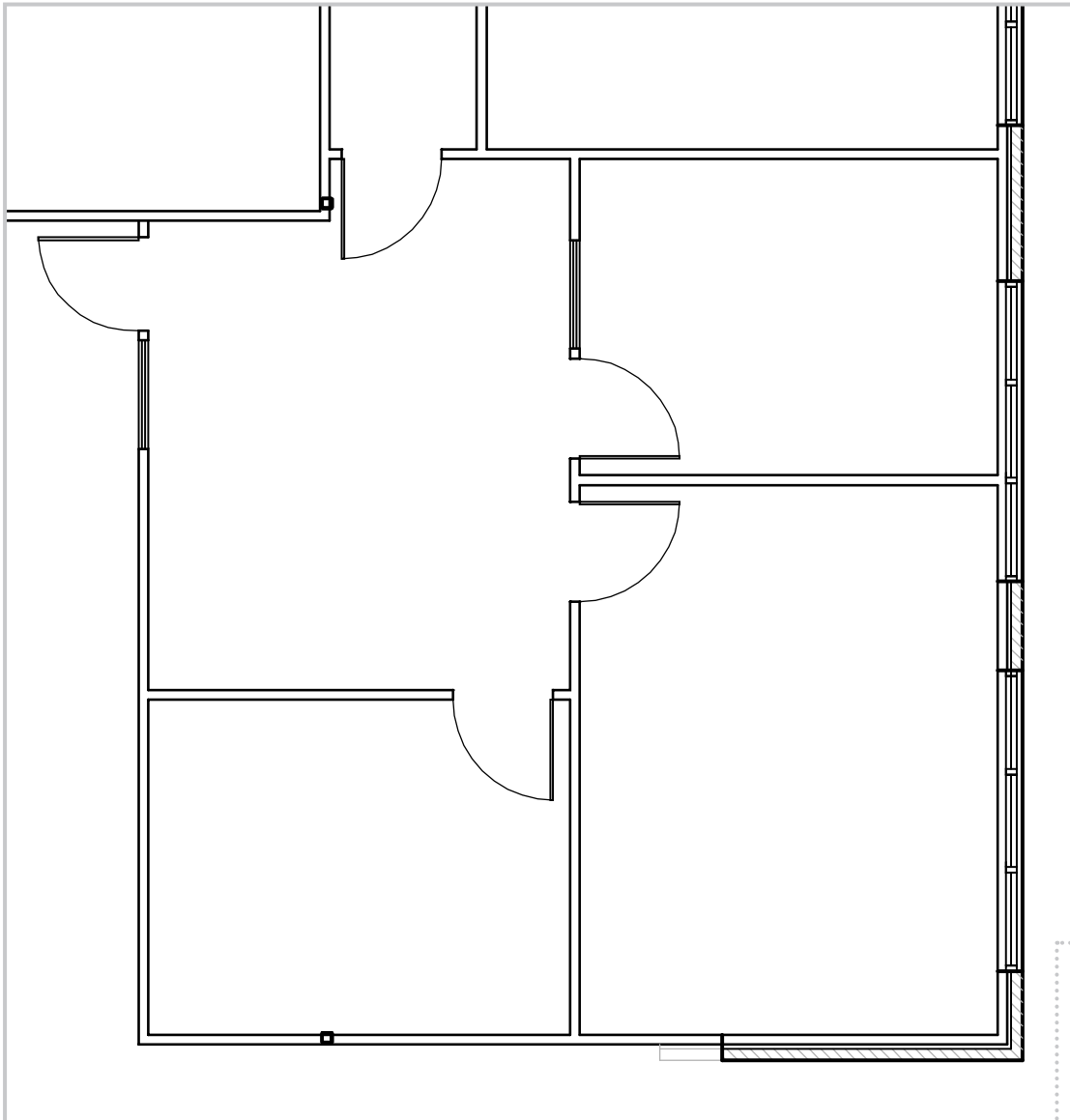
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505 24TH AVE., WAUSAU, WI 54401

### Suite 302

788 rentable sq ft.



SUITE LOCATION

**SUITE LAYOUT**