

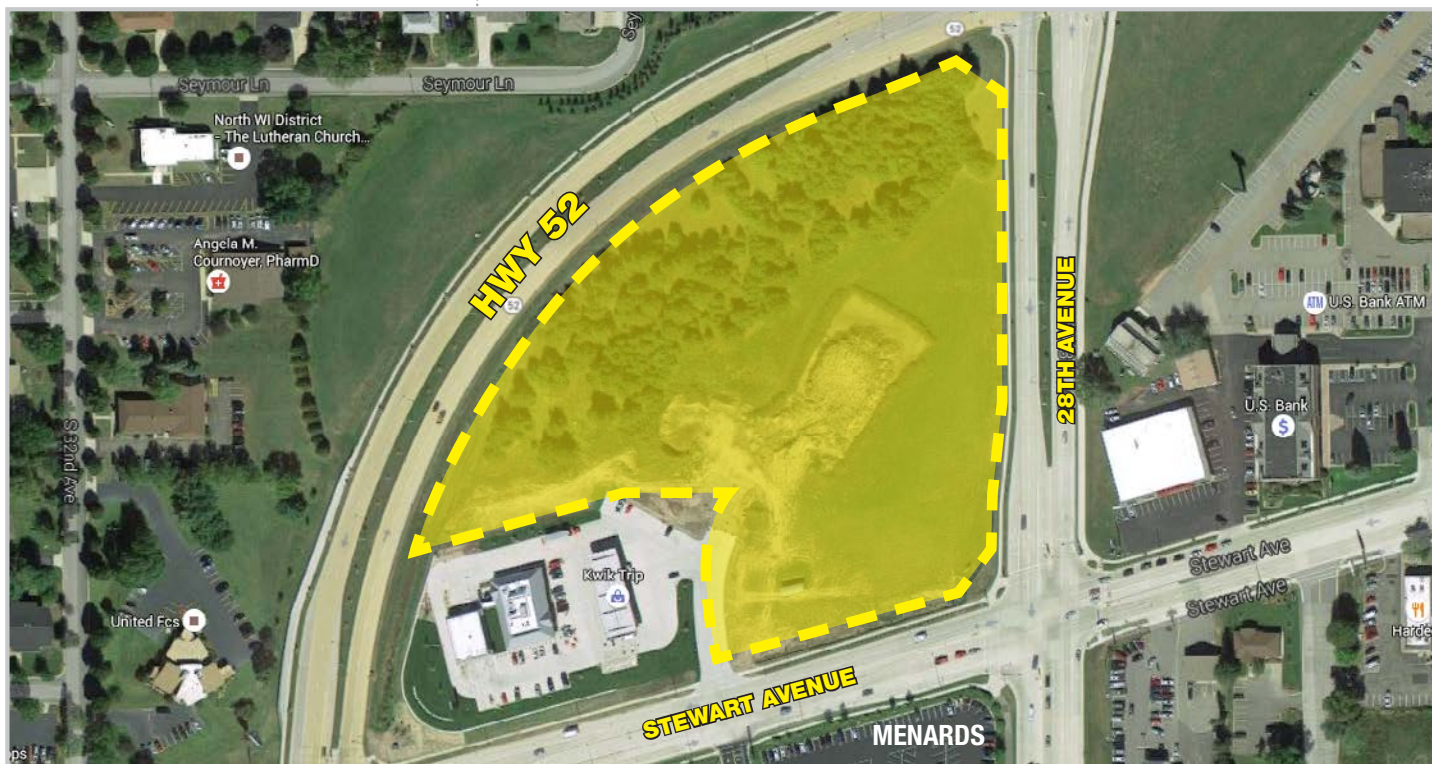


CHRIS GHIDORZI

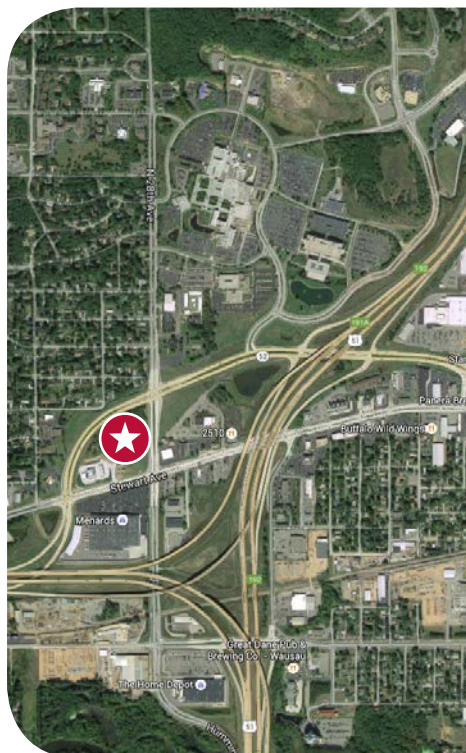
m: 715.302.8185 | chrisg@ghidorzi.com
2100 Stewart Ave., Suite 300
Wausau, WI 54401
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Development Site

2800 Stewart Ave.
WAUSAU, WI 54401



AREA MAP



9.2 acres

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2016 (vehicles)
US 51/I-39	34,214
Hwy 29	24,543
Hwy 52	12,800
28th Avenue	8,900
Stewart Avenue	11,900
CITY	Est. 2010 POPULATION
Wausau	38,881
Wausau Metro	102,511

FEATURES

- High visibility and immediate access from US 51/I-39 and Hwy 29
- Development options

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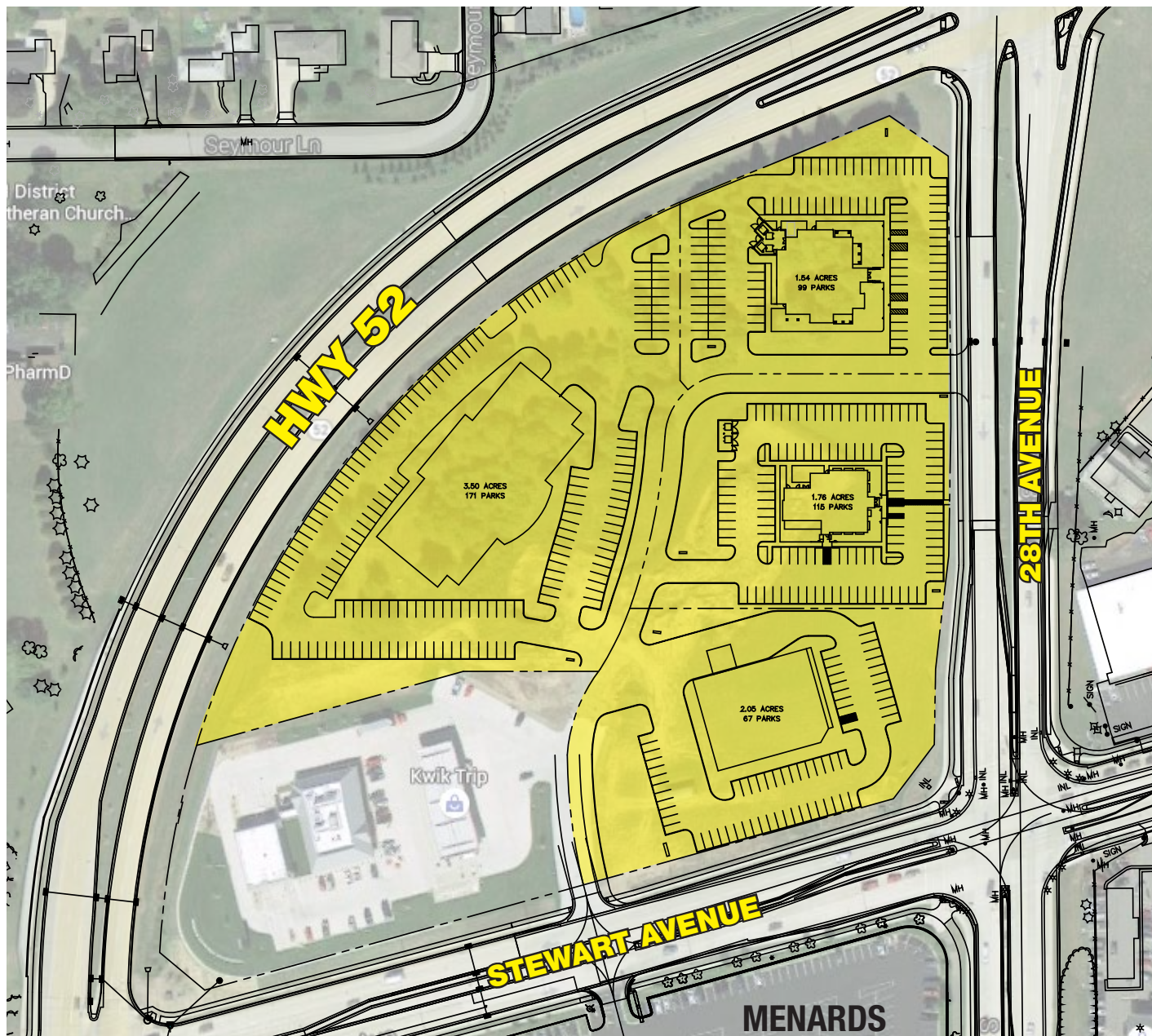


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AERIAL

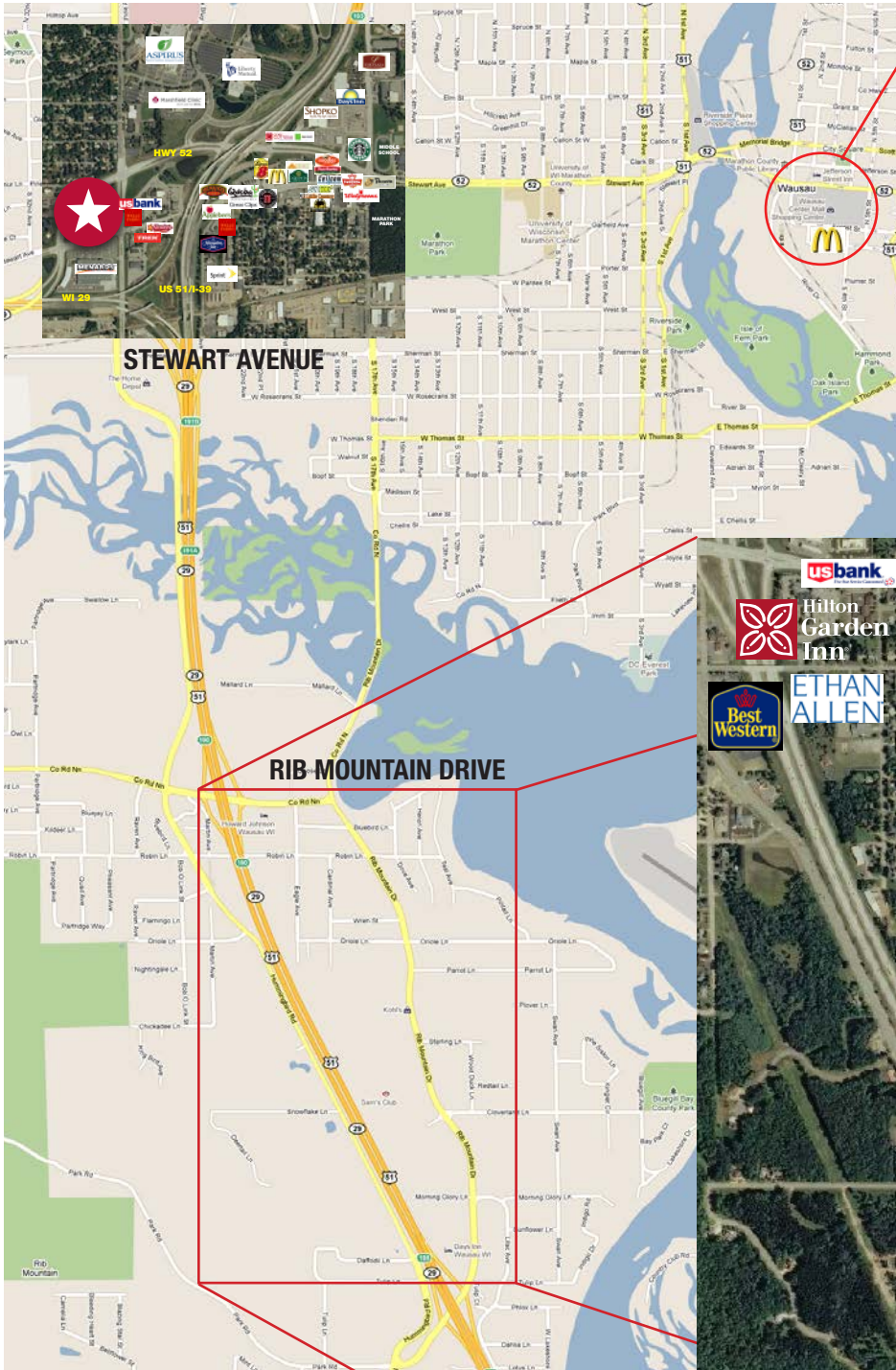


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WAUSAU CENTER MALL/DOWNTOWN



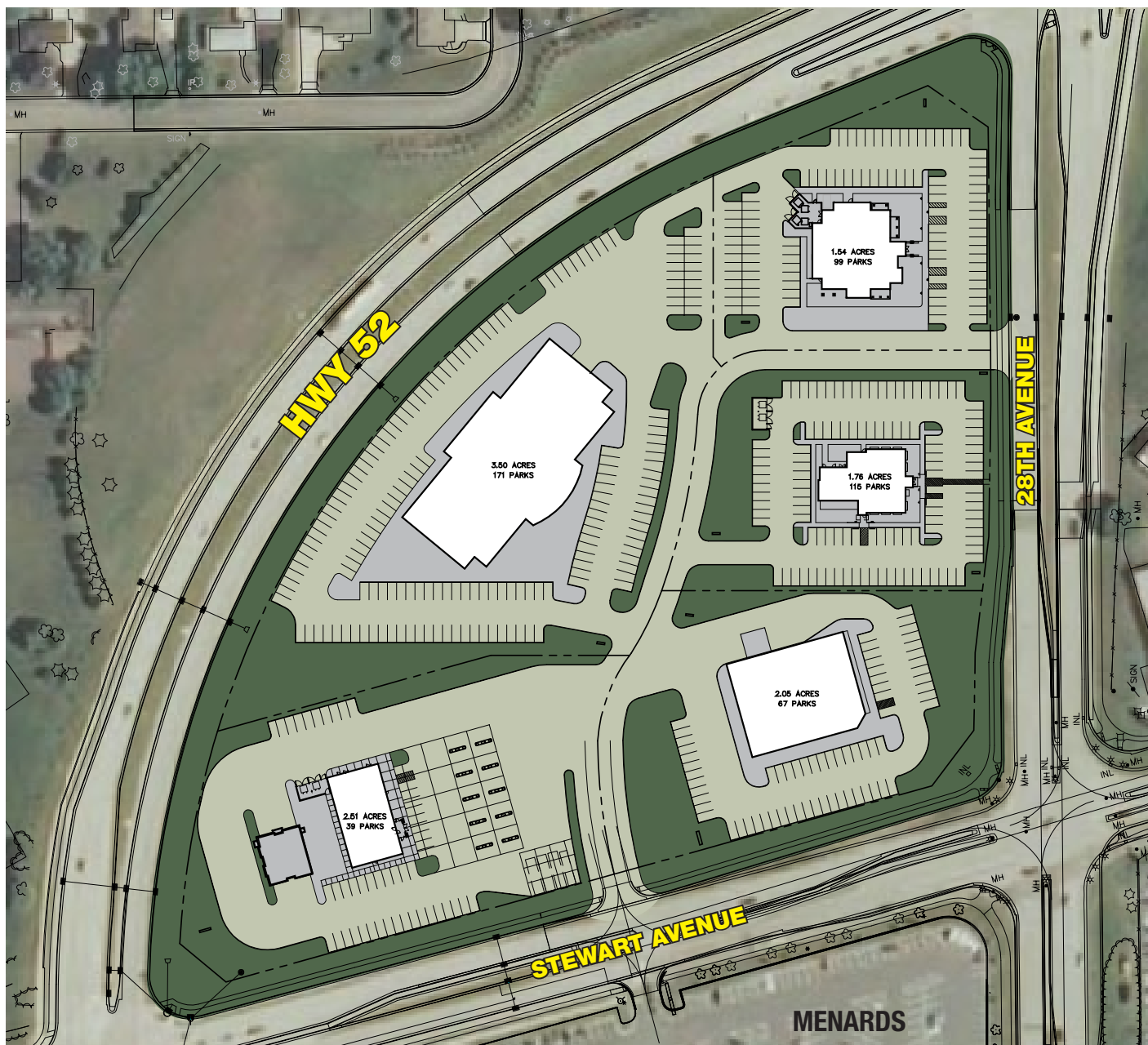


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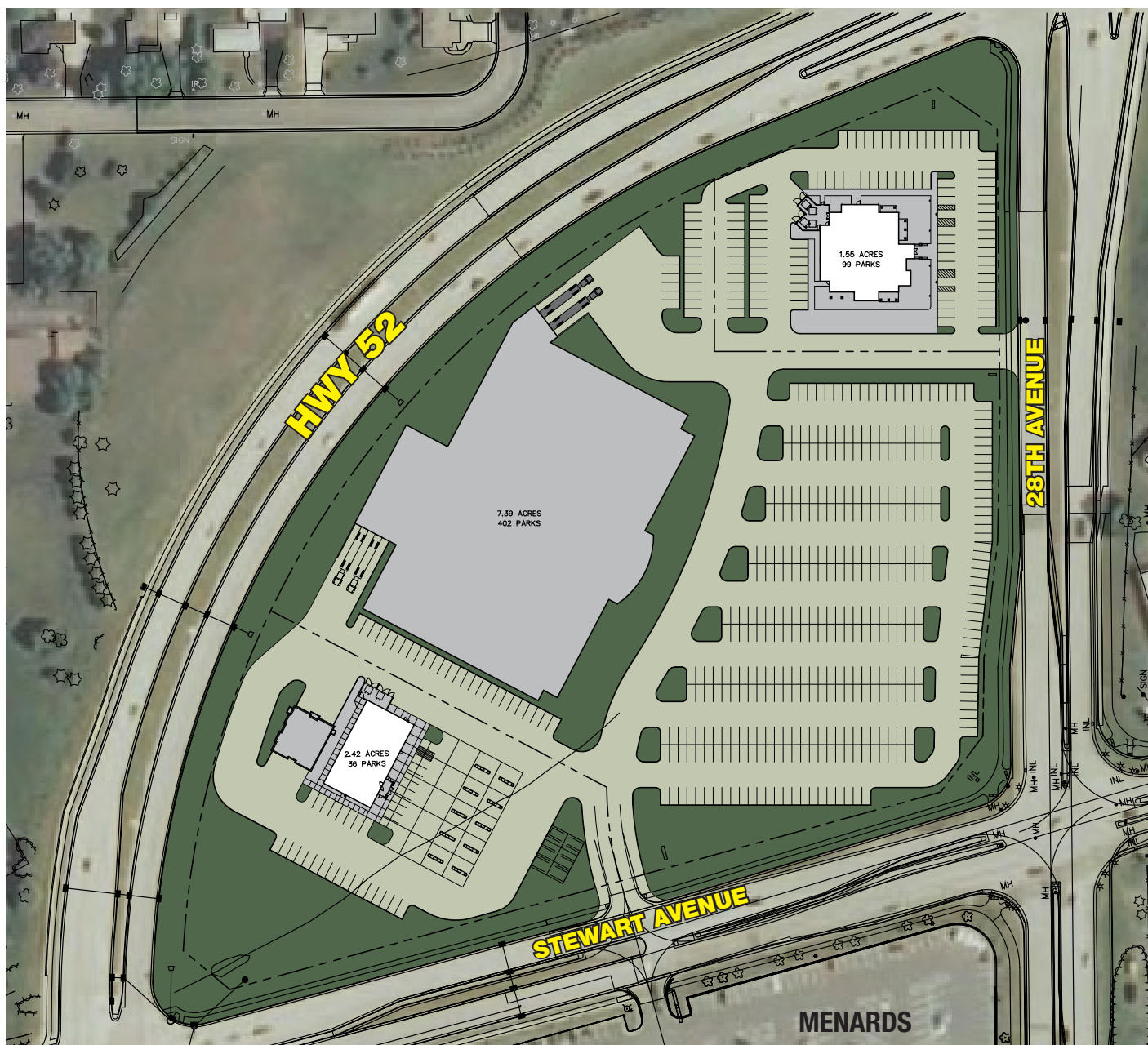


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SITE PLAN | OPTION 2 - 80,000 SQ FT.



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