



**CHRIS GHIDORZI**  
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# Space Available

## Galleria II

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



### FEATURES

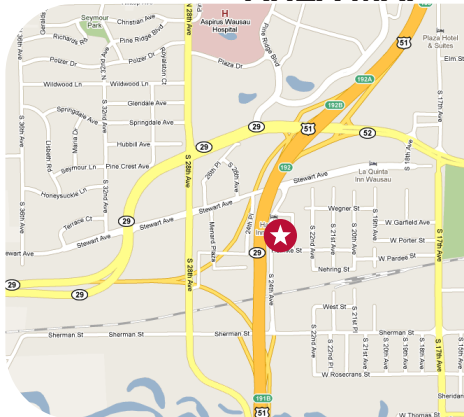
- Part of the Galleria campus, comprising 90,000 sq ft of mixed use space
- Immediate occupancy or build-to-suite availability
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

969 - 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



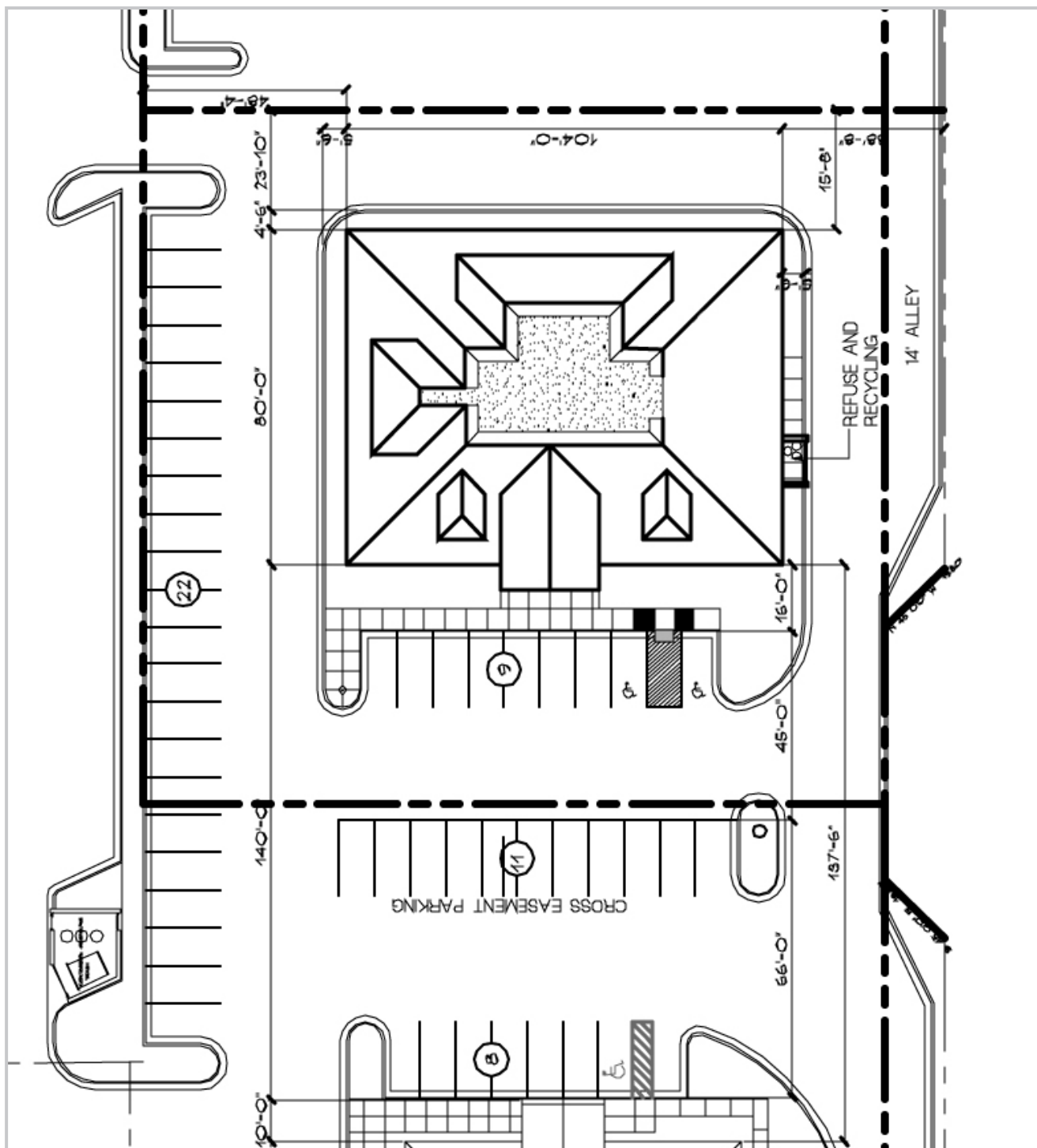
### ANCHOR TENANTS

Locknet, Regional Finance, Hupy and Abraham, S.C.

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## SITE PLAN



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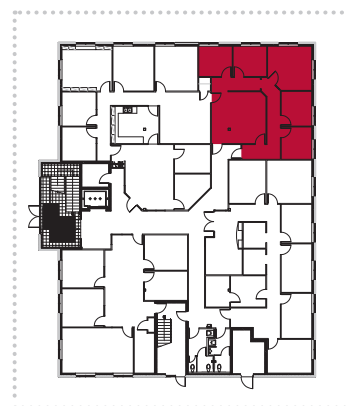
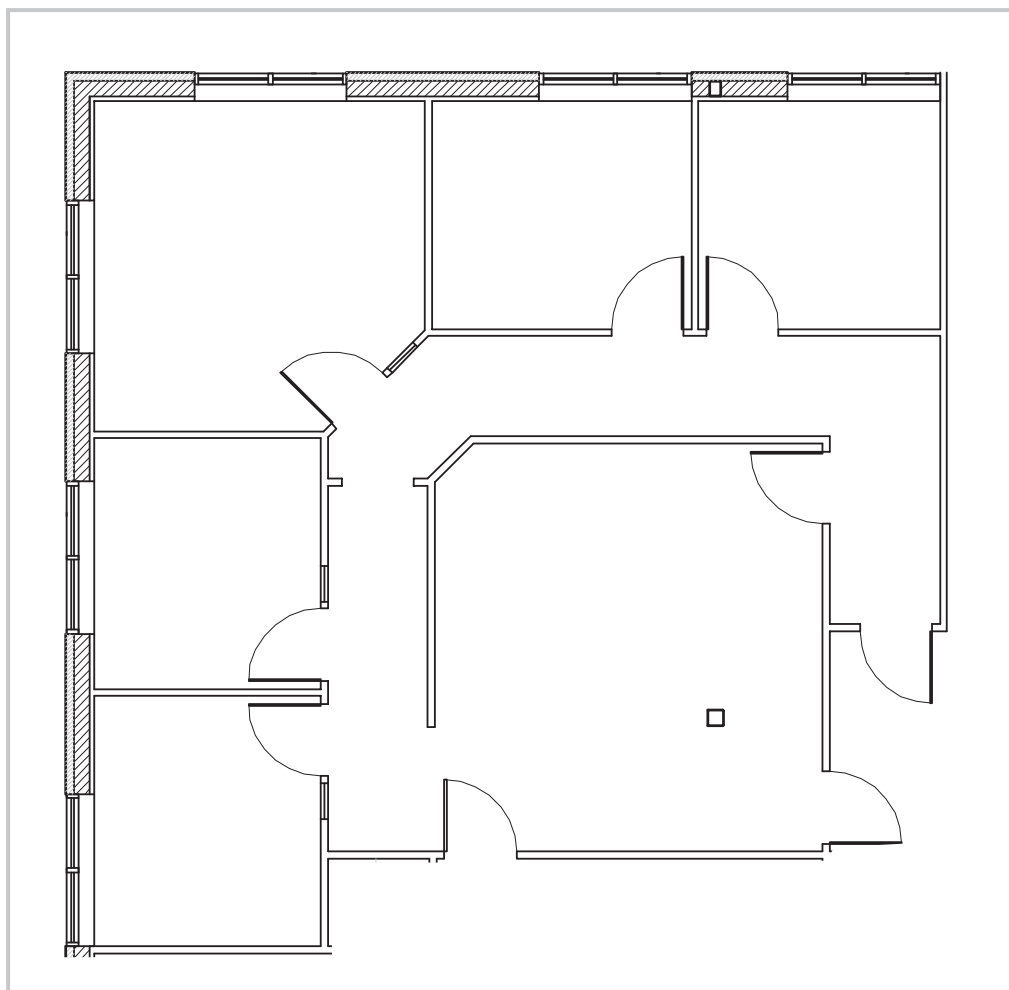
# Space Layouts

## Galleria II

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

### Suite 101

1,479 rentable sq ft.



**SUITE LOCATION**



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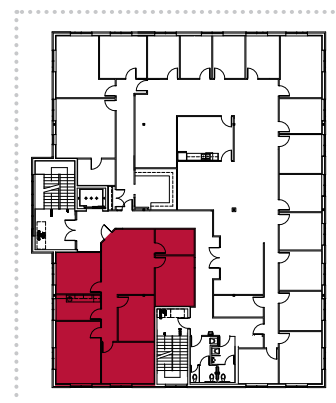
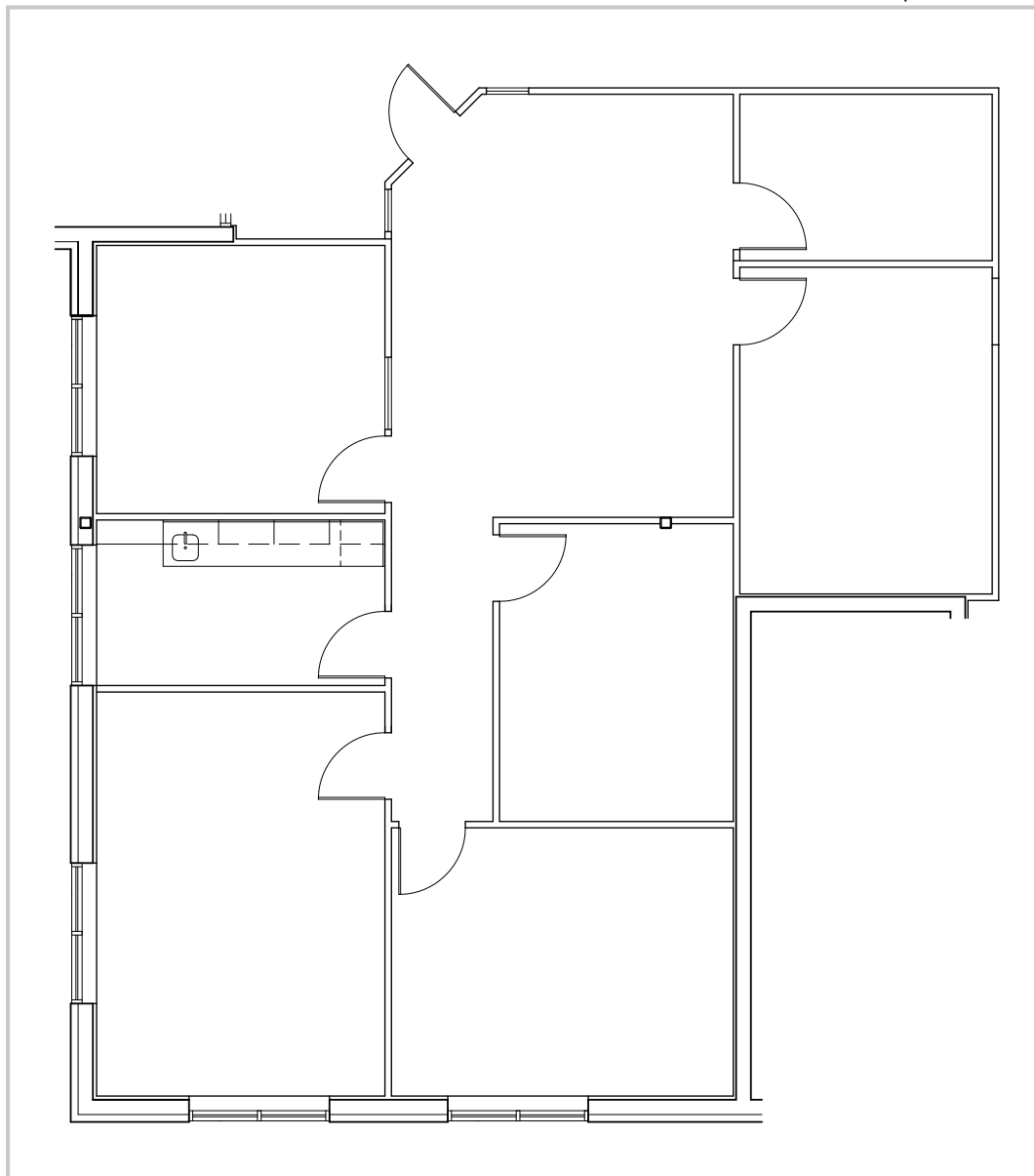
# Space Layouts

## Galleria II

505 24TH AVE., WAUSAU, WI 54401

### Suite 200

1,786 rentable sq ft.



SUITE LOCATION



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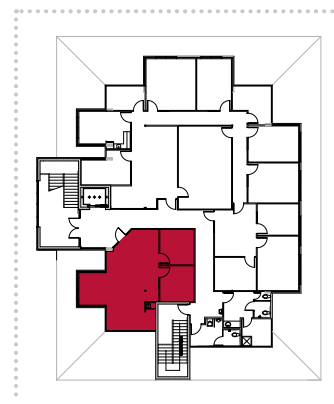
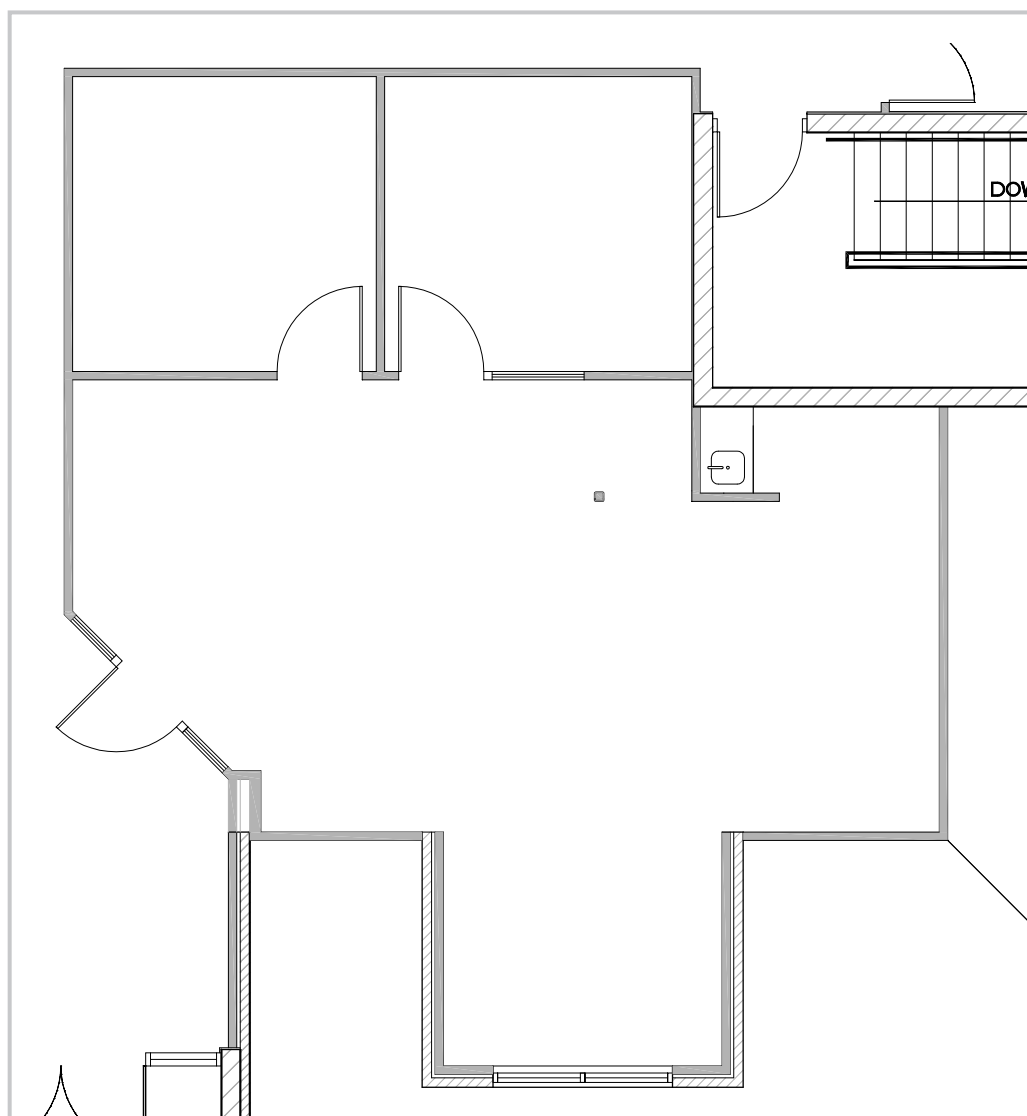
# Space Layouts

## Galleria II

505 24TH AVE., WAUSAU, WI 54401

### Suite 304

969 rentable sq ft.



SUITE LOCATION

SUITE LAYOUT