

**CHRIS GHIDORZI**

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2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

Space Available

Galleria I

605 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 rentable sq ft.

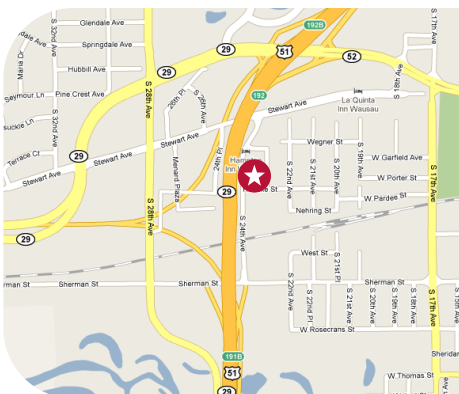
LEASE DATA

- CAM: \$2.09 per sq. ft.
- Tax: \$2.71 per sq. ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Avenue	8,900
US 51/I-39	34,100
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

AREA MAP



ANCHOR TENANTS

Midwest Dental, Wausau Vet Center, Kasha Salon

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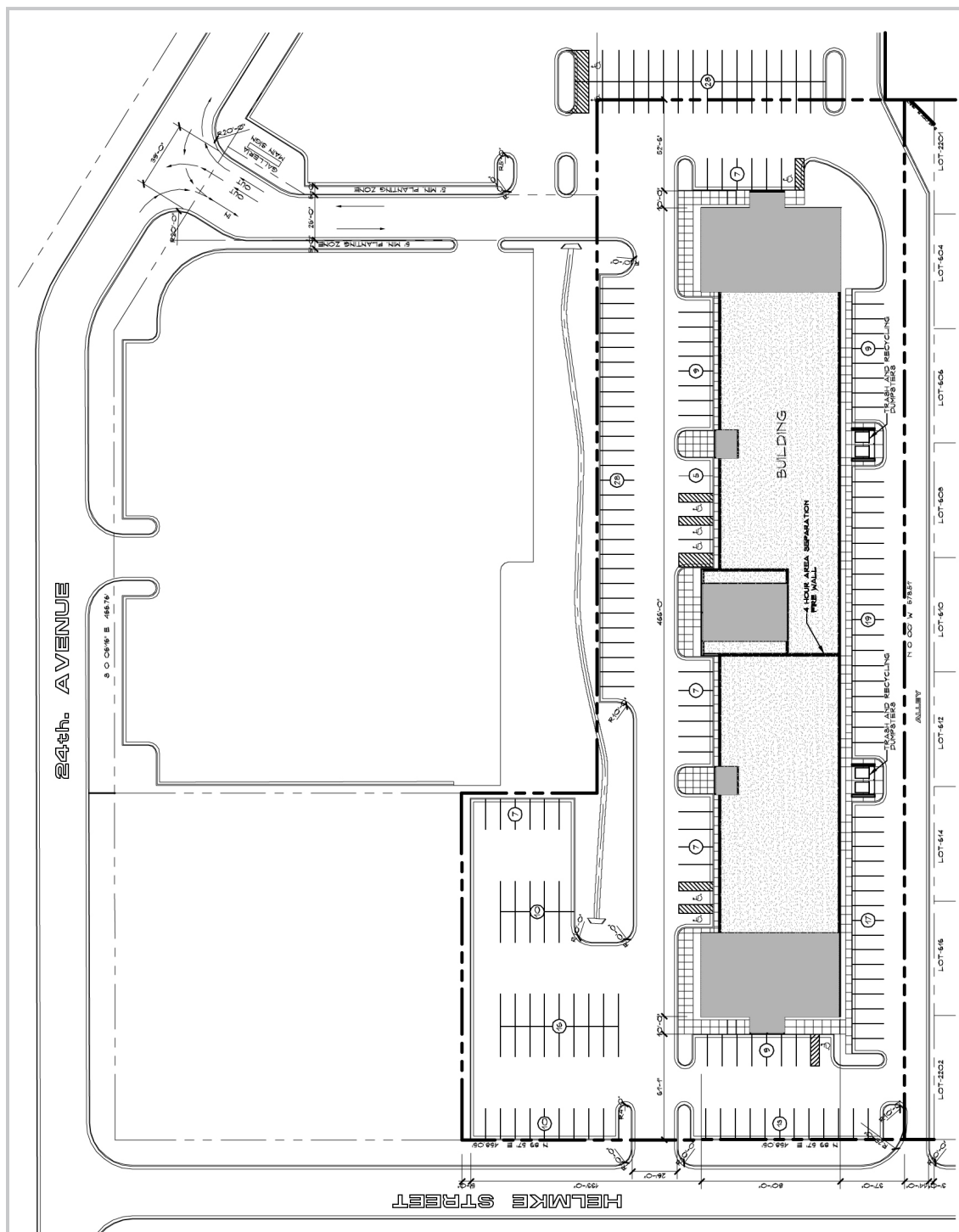
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Space Layouts

Galleria I

604 24TH AVE., WAUSAU, WI 54401



SITE PLAN



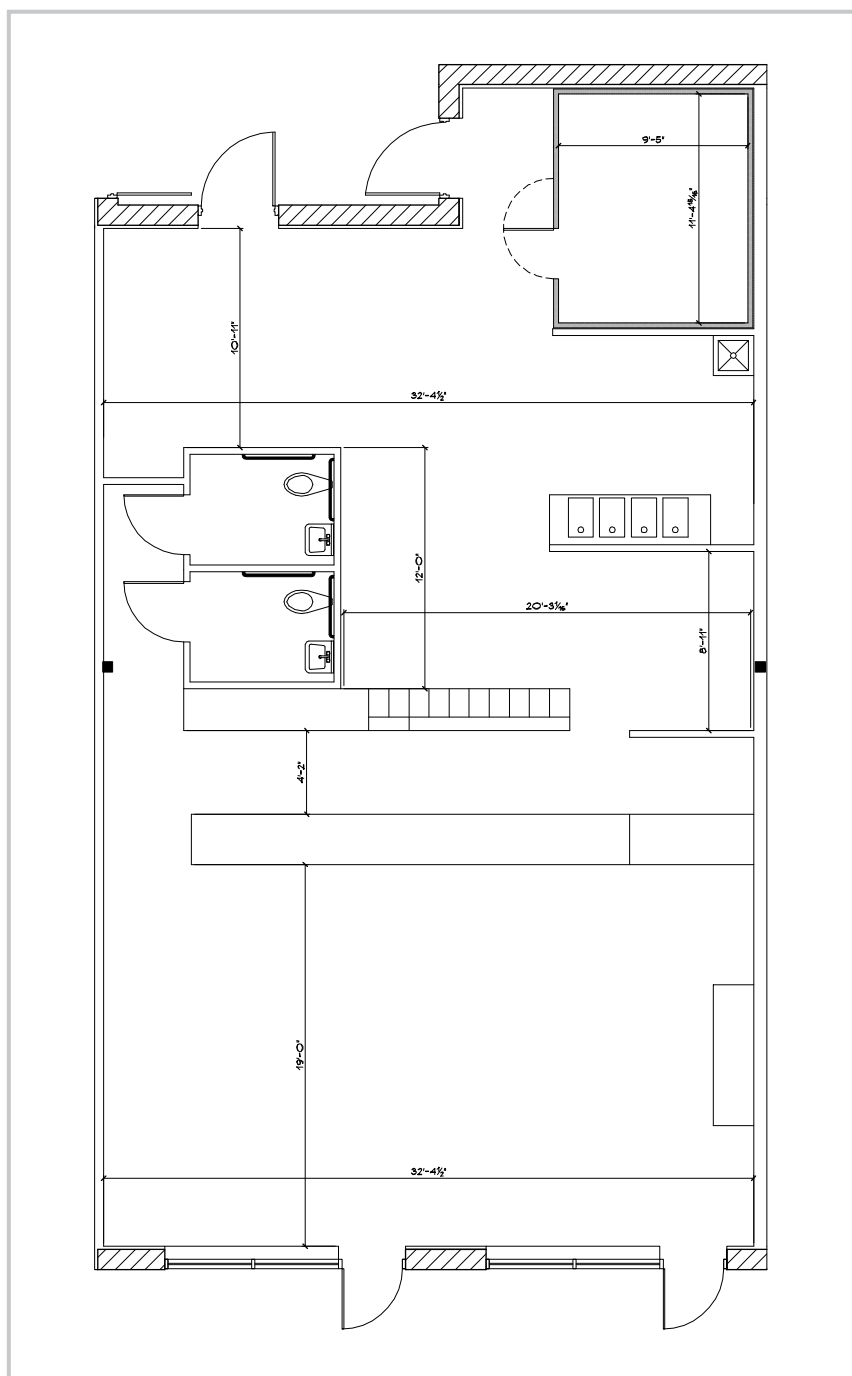
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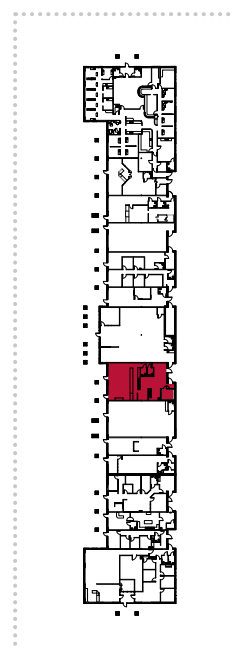
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Suite 26

1,829 rentable
sq ft.



SUITE LOCATION

SUITE LAYOUT