



# Space Available

**CHRIS GHIDORZI**  
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 2100 Stewart Ave., Suite 300  
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**Union Station**  
**2100 STEWART AVE. | WAUSAU, WI 54401**



## FEATURES

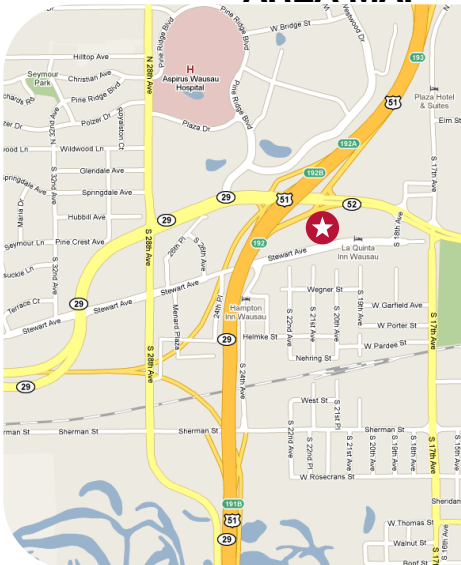
- Daytime population within a mile is 14,000
- Easy access from US 51/I-39
- Surrounded by Stewart Avenue office, retail and restaurant traffic

5,643 rentable sq ft.

## DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Avenue	8,900
US 51/I-39	52,300
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

## AREA MAP



## ANCHOR TENANTS

Ghidorzi Companies, Bremer & Trollop Law Office, Northwestern Mutual, First Weber, Partners in Planning

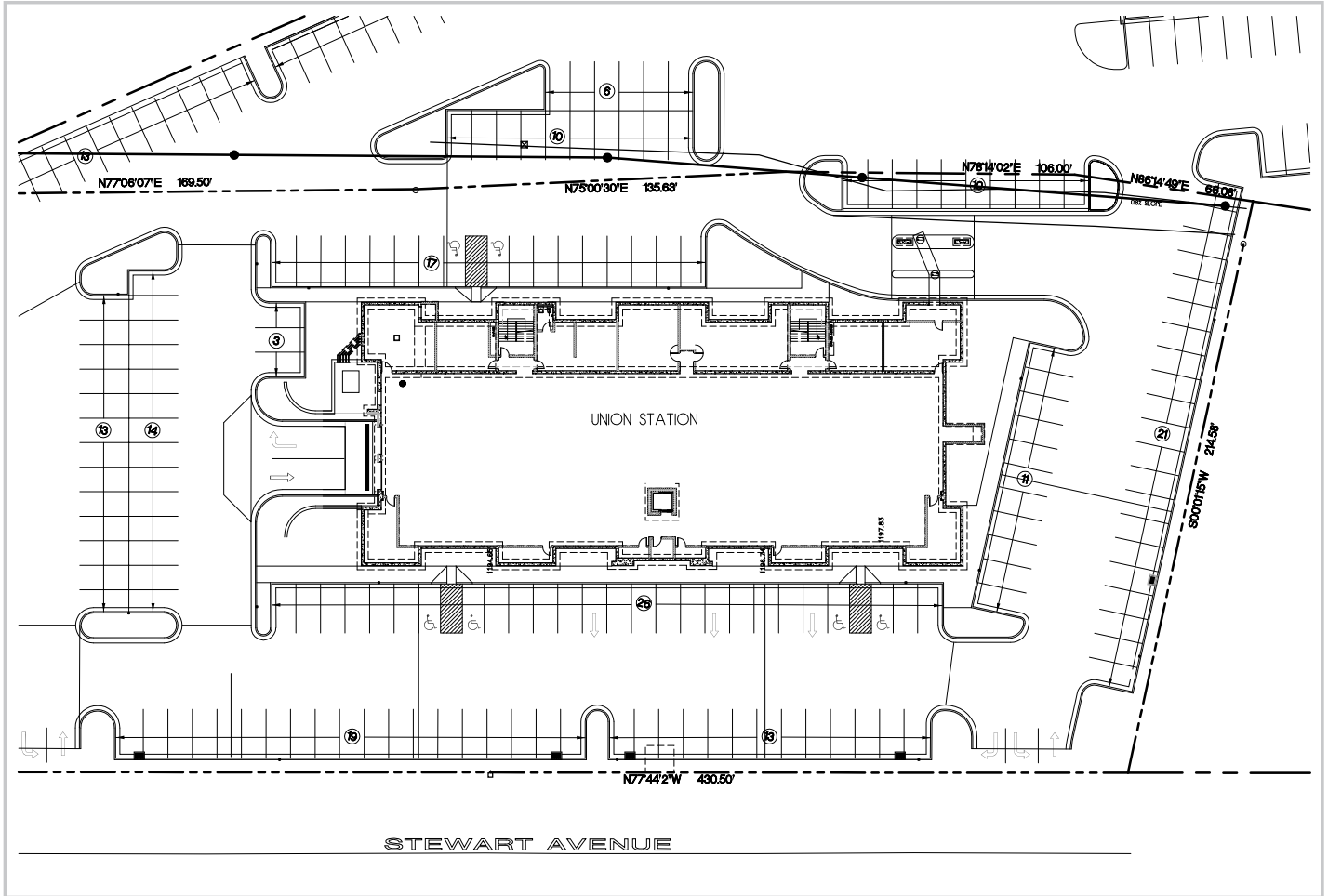
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# Space Layouts

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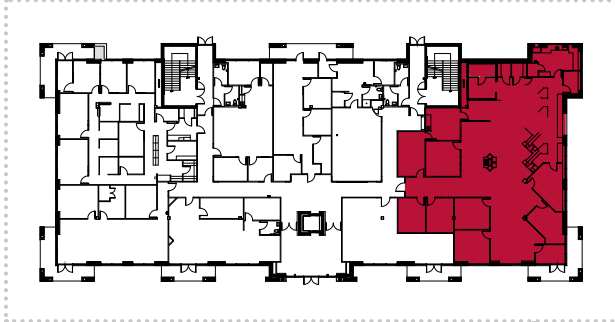
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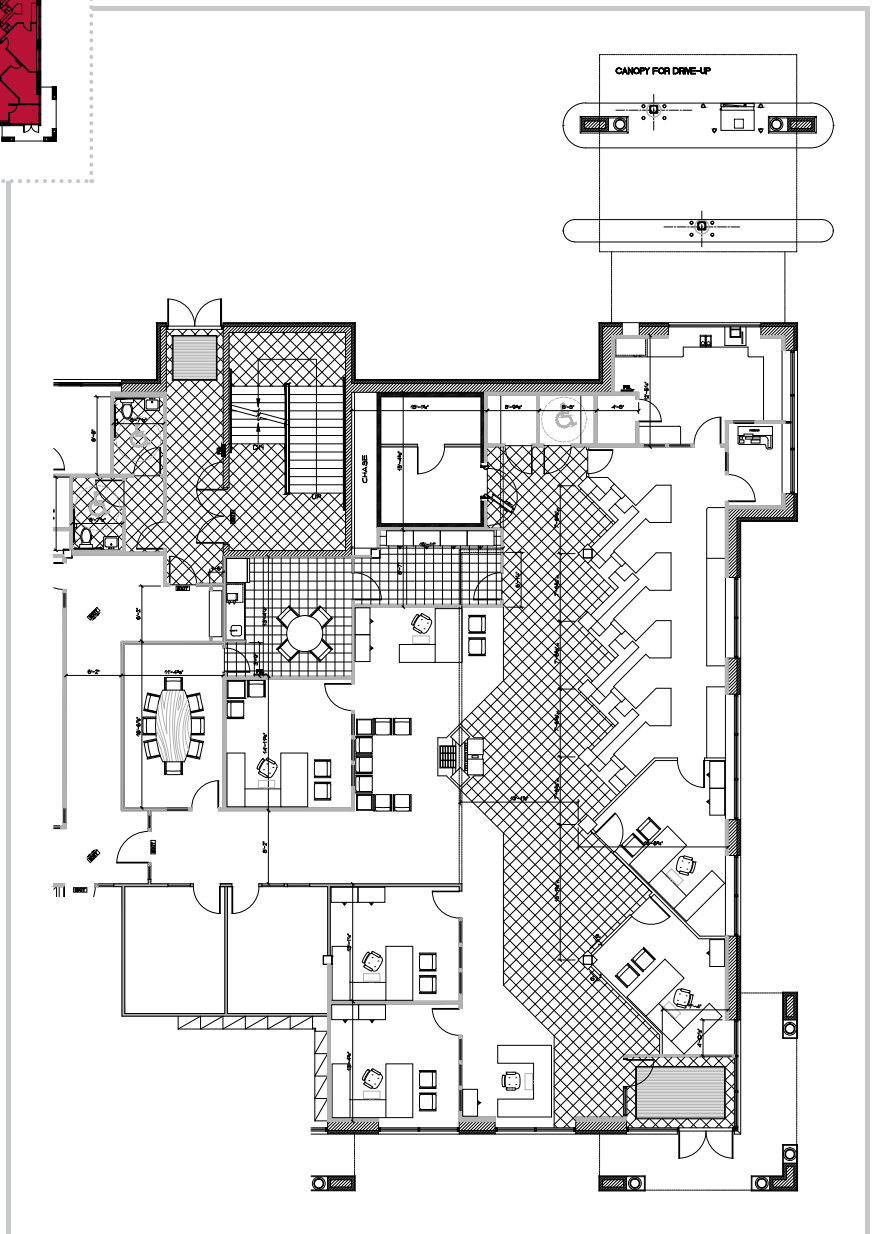
## Union Station

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### SUITE LOCATION



**Suite 100**  
5,643 rentable sq ft.



### SUITE LAYOUT





# Space Photos

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## Union Station

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### Suite 100

