

**CHRIS GHIDORZI**

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

Space Available

500 N. 17th Ave
WAUSAU WI, 54401



FEATURES

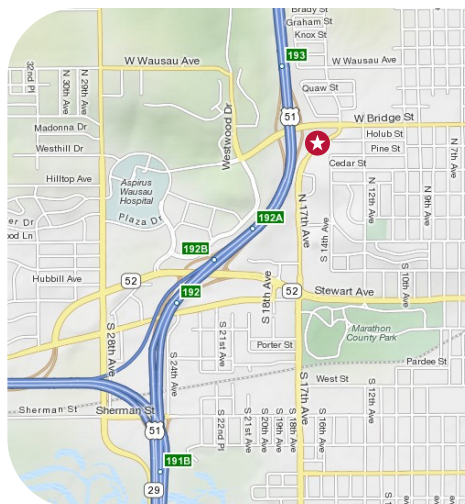
- Immediate access and visibility from US 51/I-39
- Close proximity to the Wausau medical campus, including Aspirus and Marshfield Clinic

6,088 rentable sq. ft.

DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
US 51/I-39	61,600
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163,172

AREA MAP



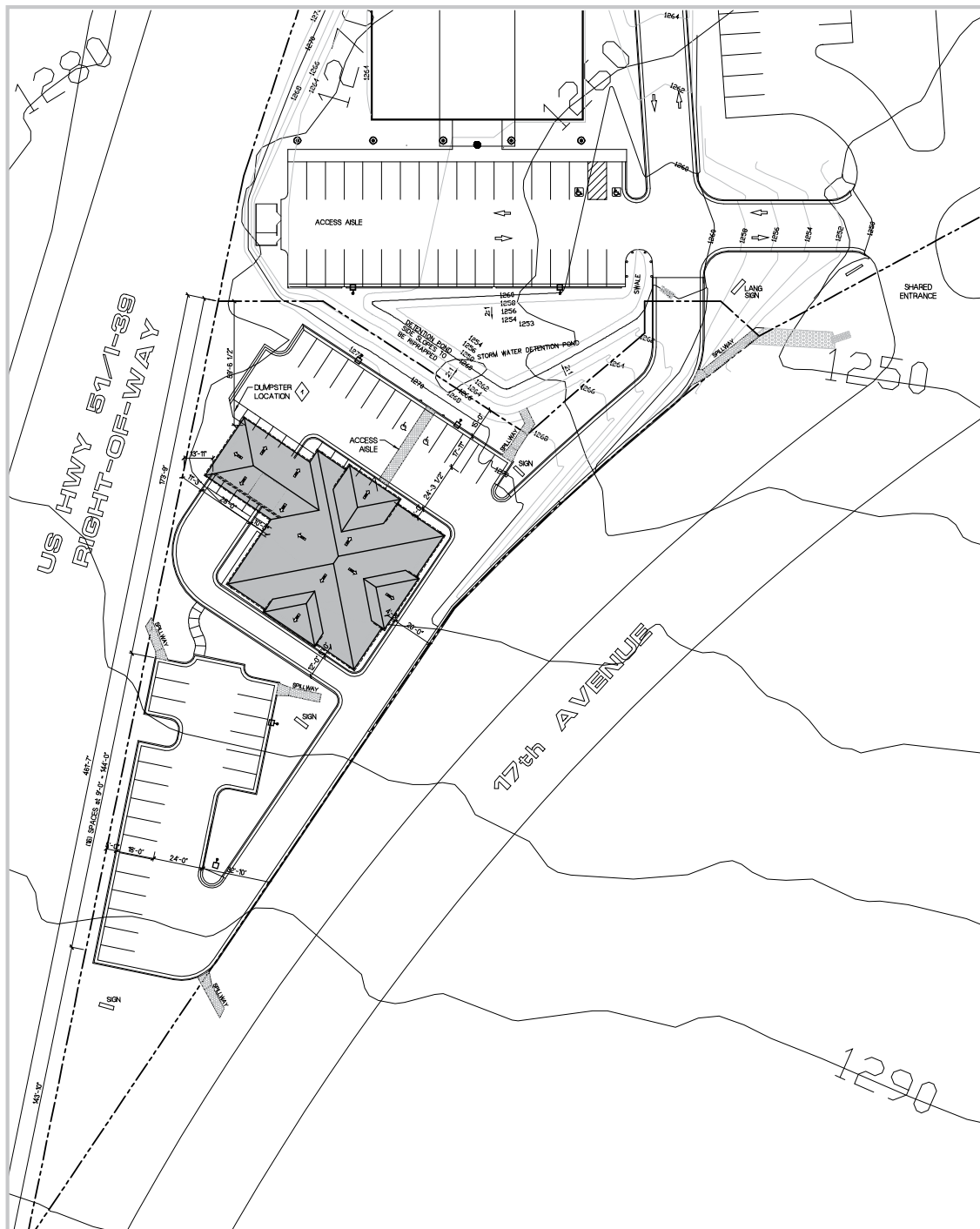
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Space Layouts

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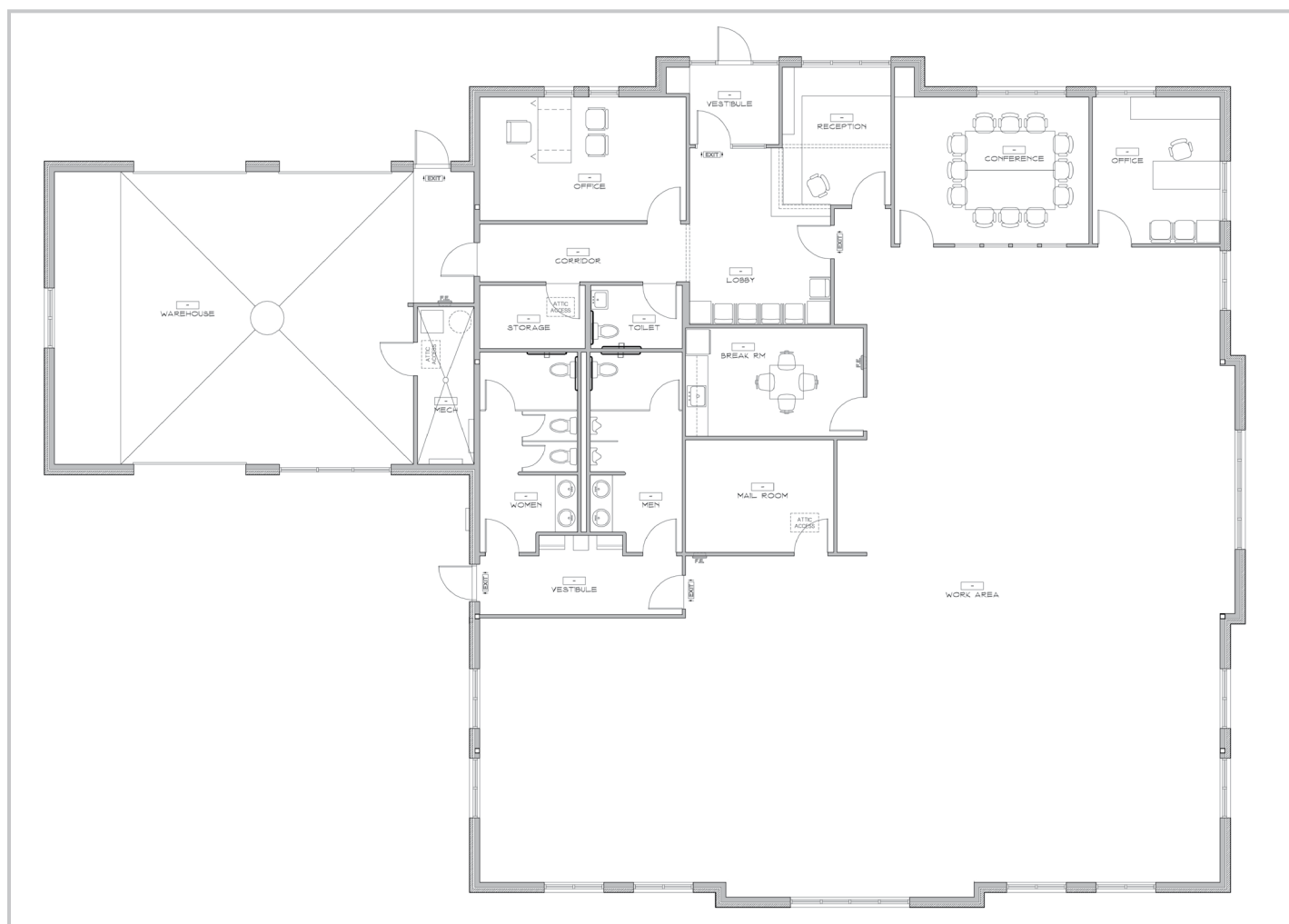


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Office 5,024 sq. ft.

Garage 1,064 sq. ft.

Total 6,088 sq. ft.



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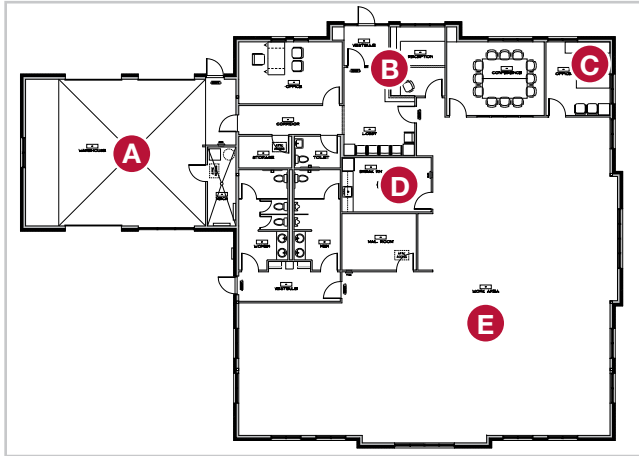
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Space Photos

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FLOOR PLAN