



CHRIS GHIDORZI
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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

994 - 1,920 rentable sq ft.

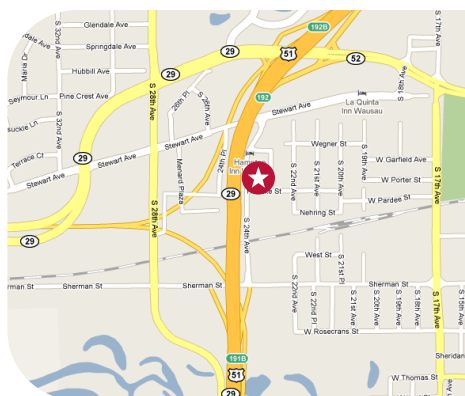
DEMOGRAPHICS

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

ANCHOR TENANTS

Midwest Dental, Wausau Vet Center, Kasha Salon, Goin' Postal

AREA MAP



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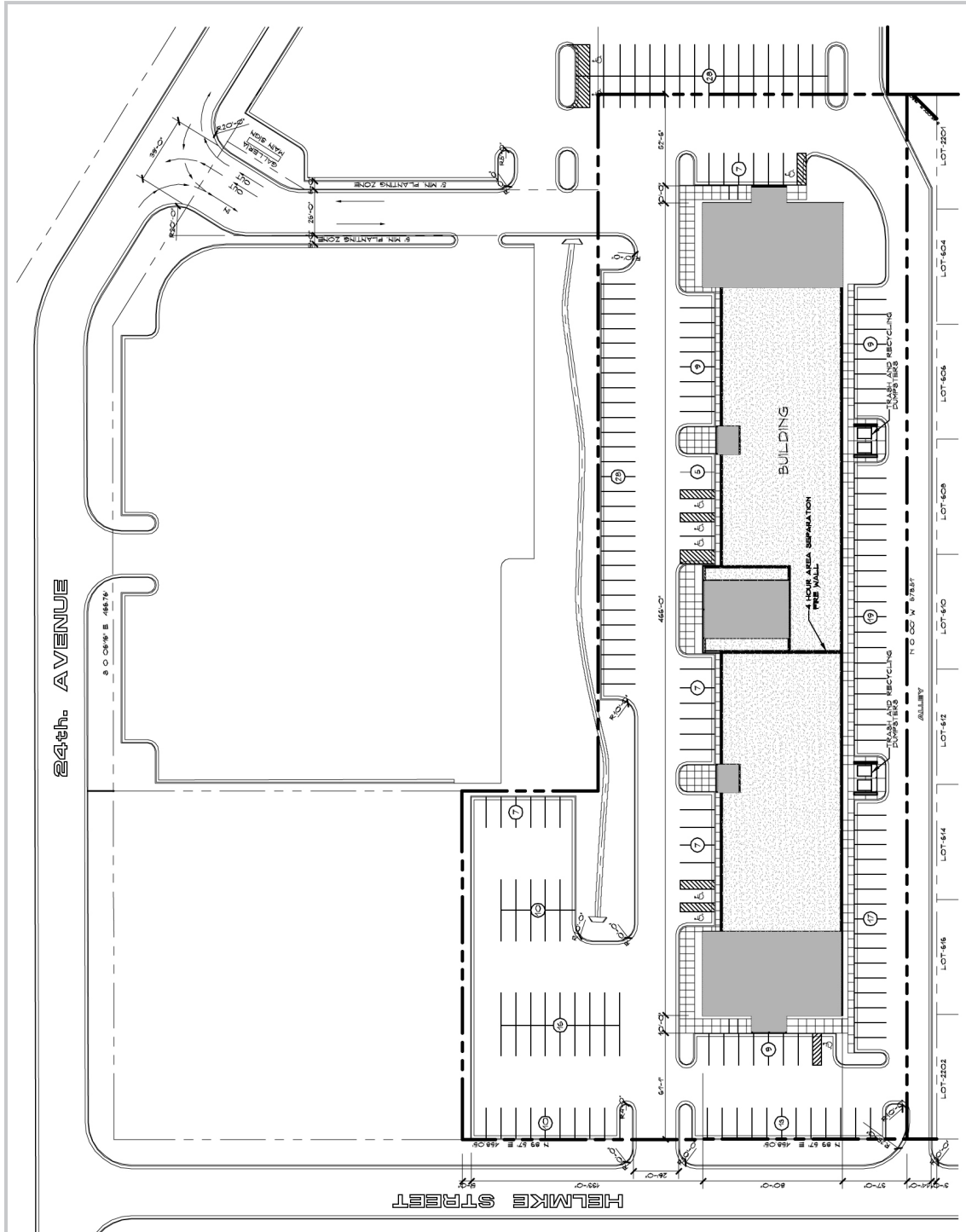
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Space Layouts

Galleria I

604 24TH AVE., WAUSAU, WI 54401



SITE PLAN



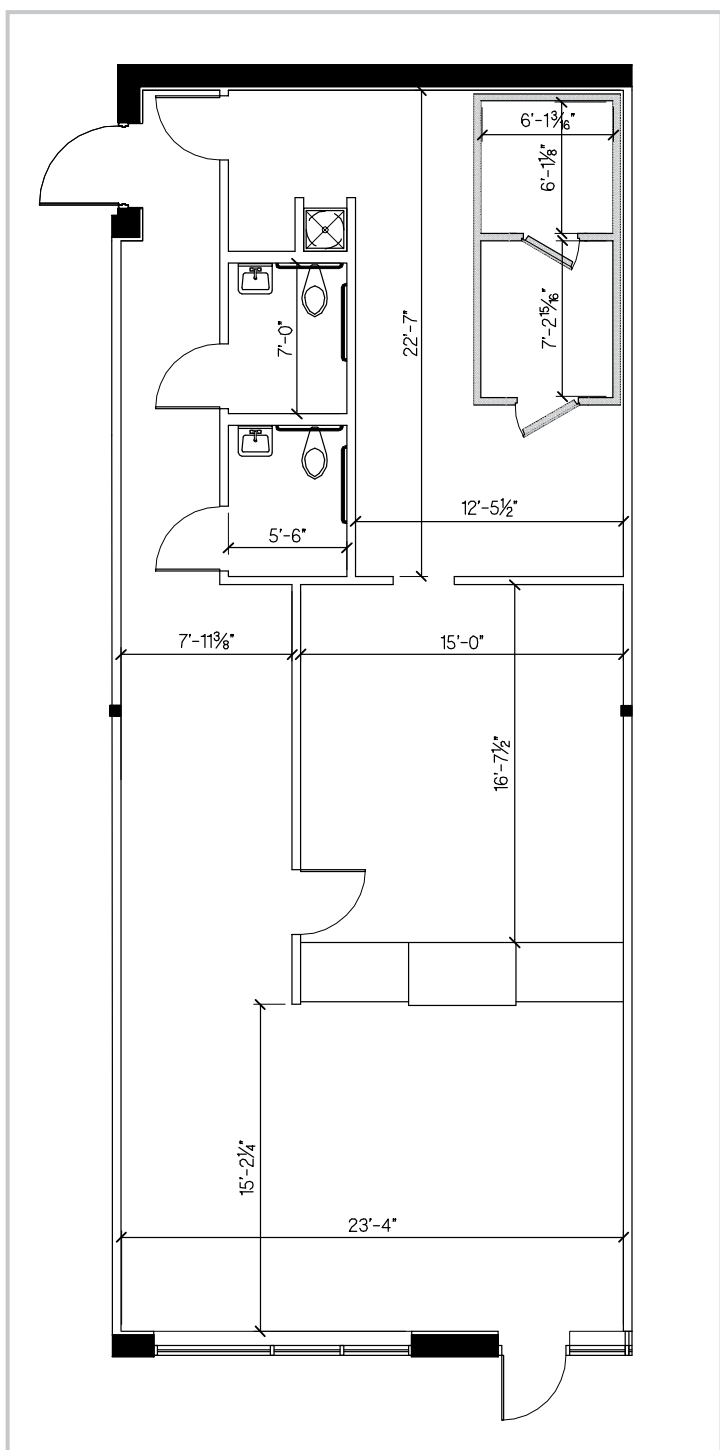
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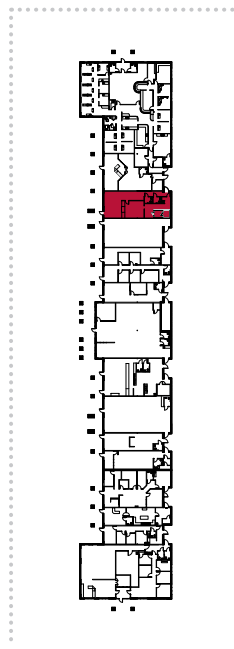
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Suite 14

1,408 rentable
sq ft.



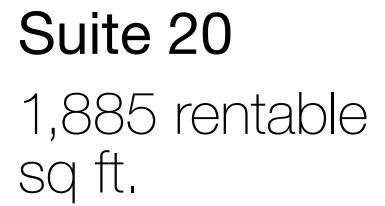
SUITE LOCATION

SUITE LAYOUT



Galleria I

604 24TH AVE., WAUSAU, WI 54401



SUITE LAYOUT



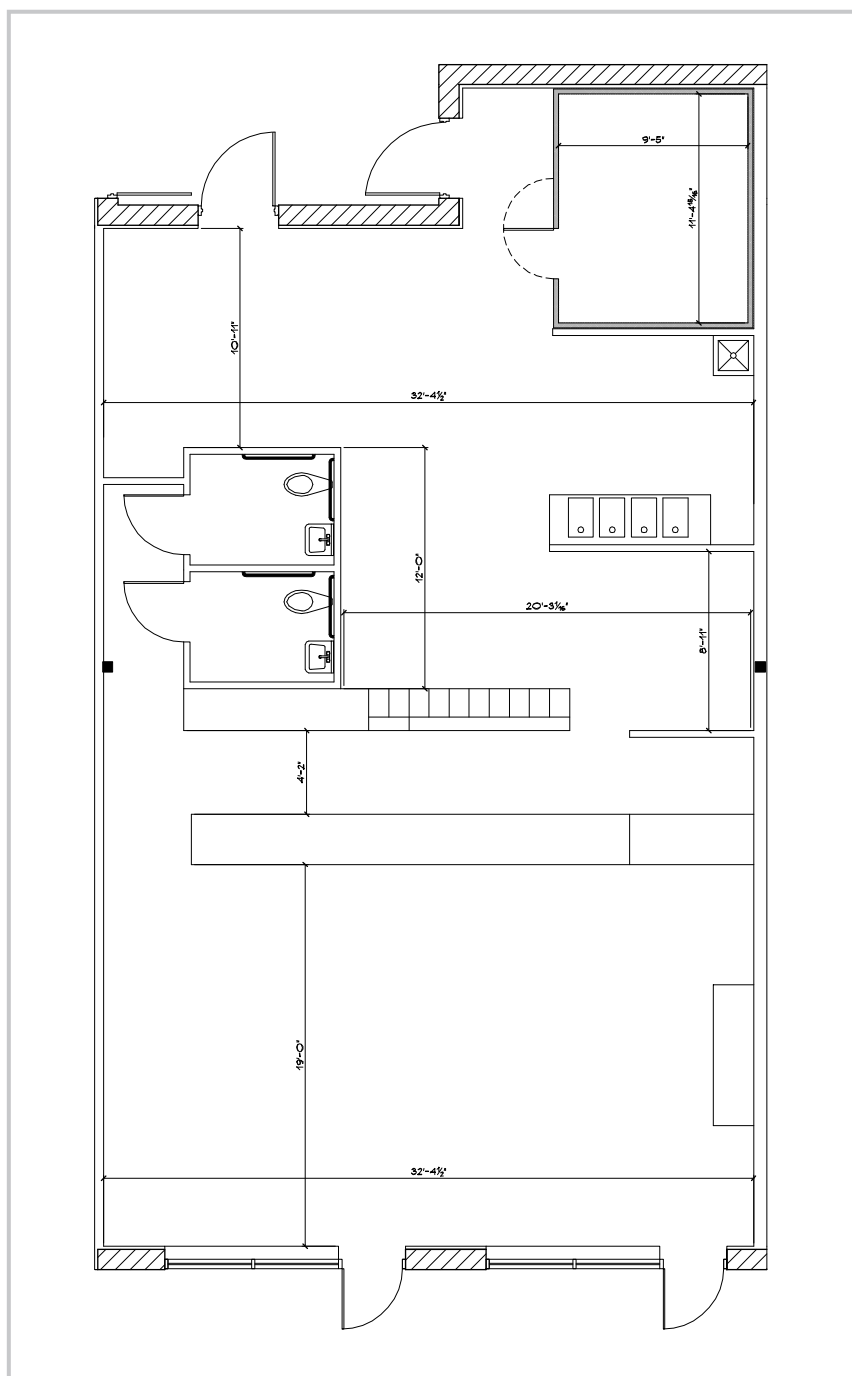
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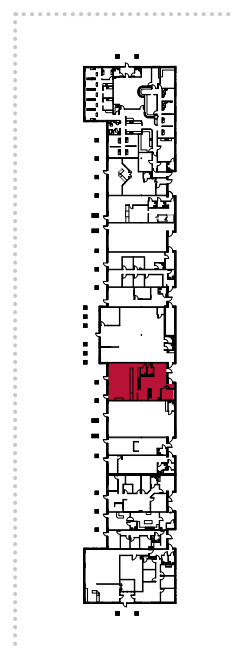
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Suite 26

1,829 rentable
sq ft.



SUITE LAYOUT



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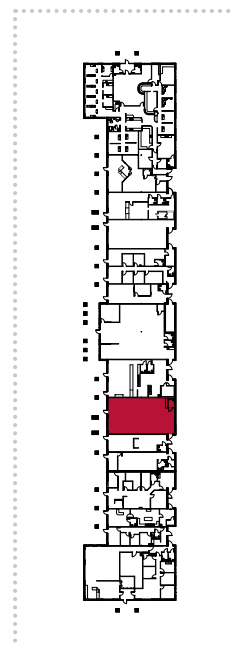
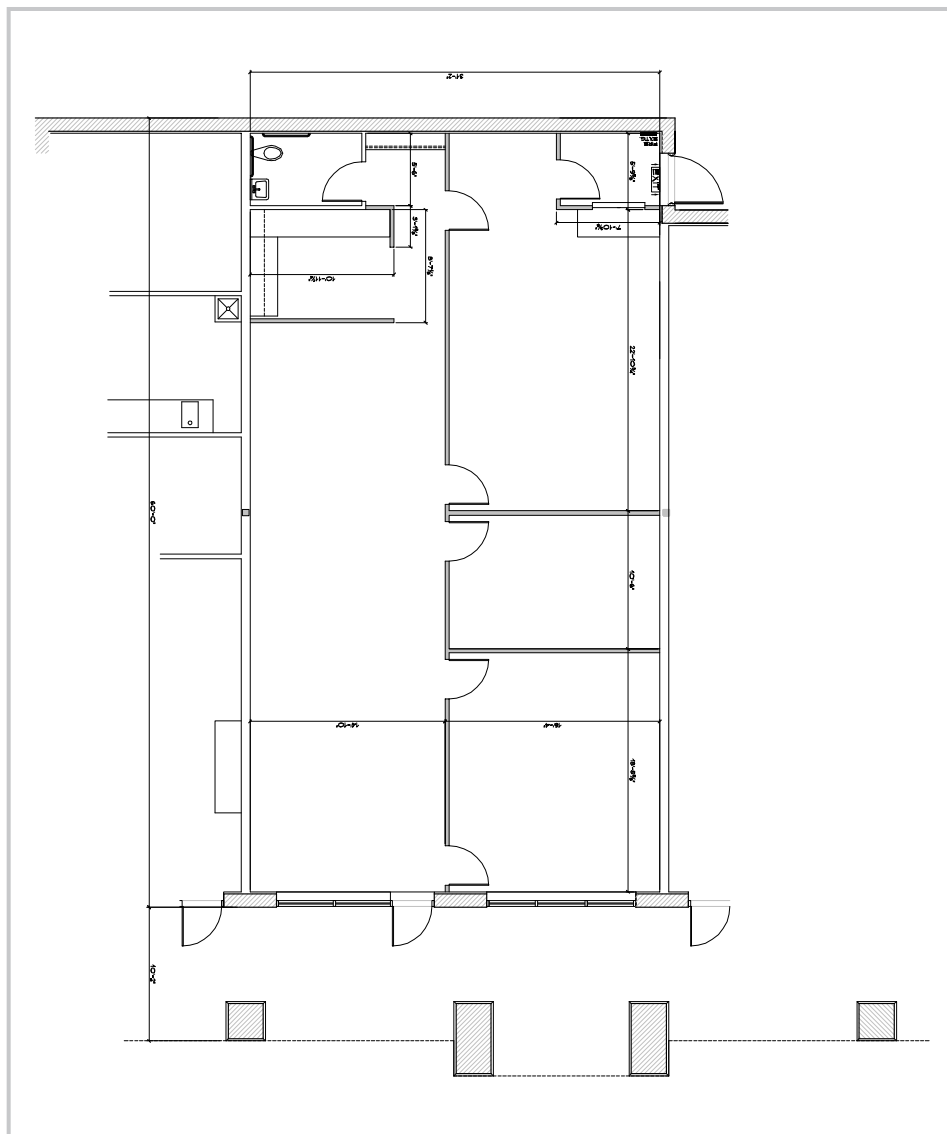
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Suite 30

1,920 rentable
sq ft.



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