



CHRIS GHIDORZI
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Space Available

Galleria IV
705 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
- Loading dock access

5,320 rentable sq ft.

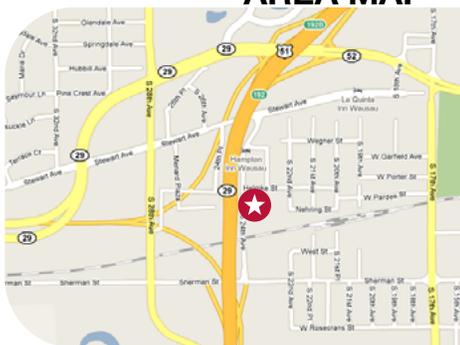
DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles)
Stewart Avenue	8,900
24th Avenue	4,600
US 51/I-39	34,100
CITY	2020 CENSUS POPULATION
Wausau	39,994
Wausau Metro	163, 172

ANCHOR TENANTS

Children’s Hospital of Wisconsin, United Way of Marathon County

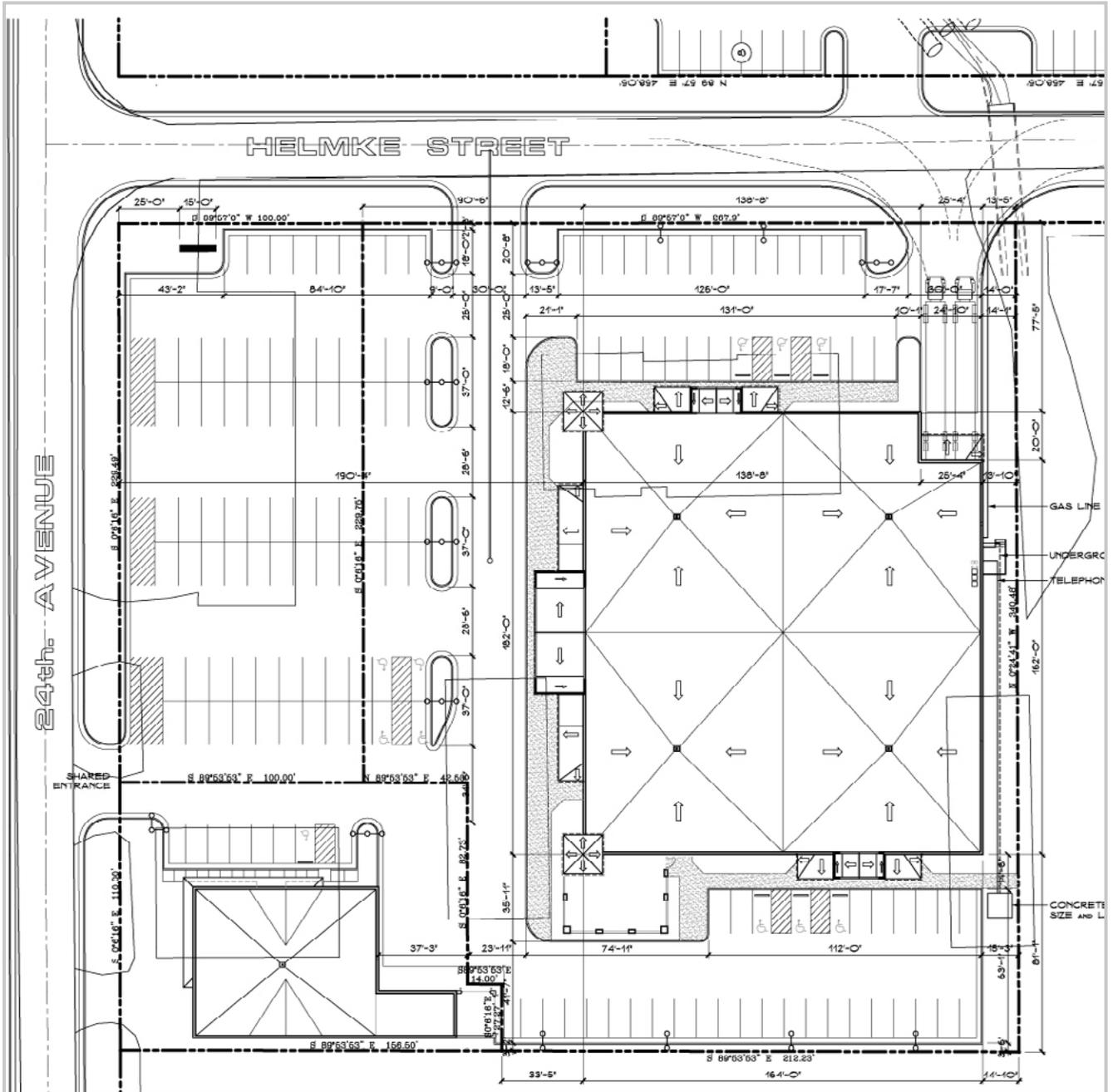
AREA MAP



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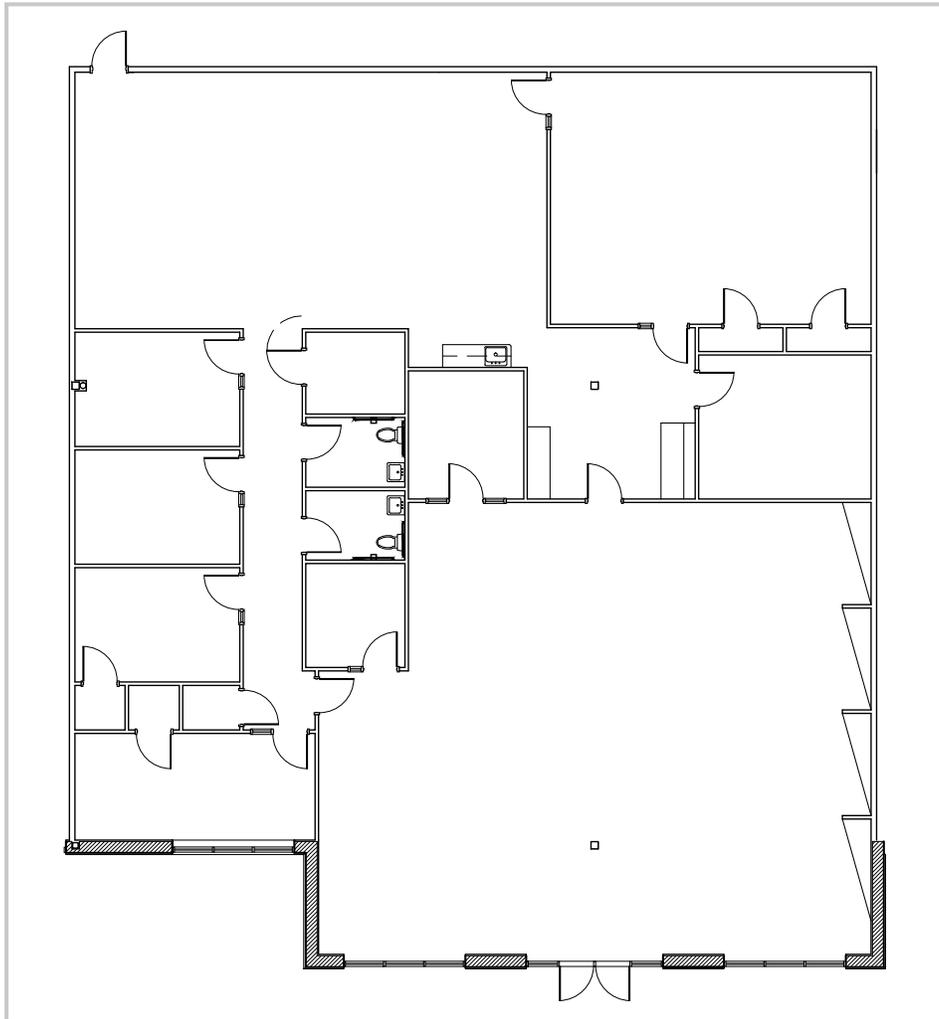


Space Layouts

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Galleria IV

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Suite 420
5,320 rentable
sq ft.

SUITE LOCATION

