



Space Available

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

Galleria I
605 24TH AVE., WAUSAU, WI 54401



FEATURES

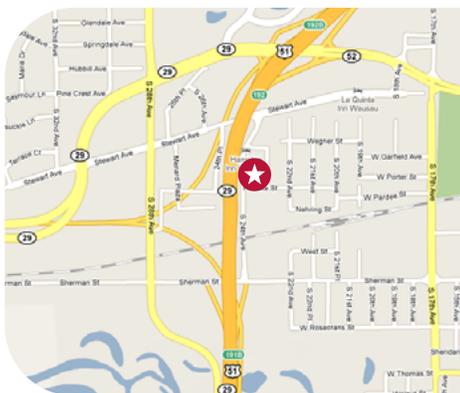
- Part of the Galleria campus, comprising 90,000 sq ft of mixed use space
- Immediate occupancy or build-to-suit options
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Located in Wausau's hotel district – 1,000 rooms within one mile radius
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

1,408 - 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

AREA MAP



ANCHOR TENANTS

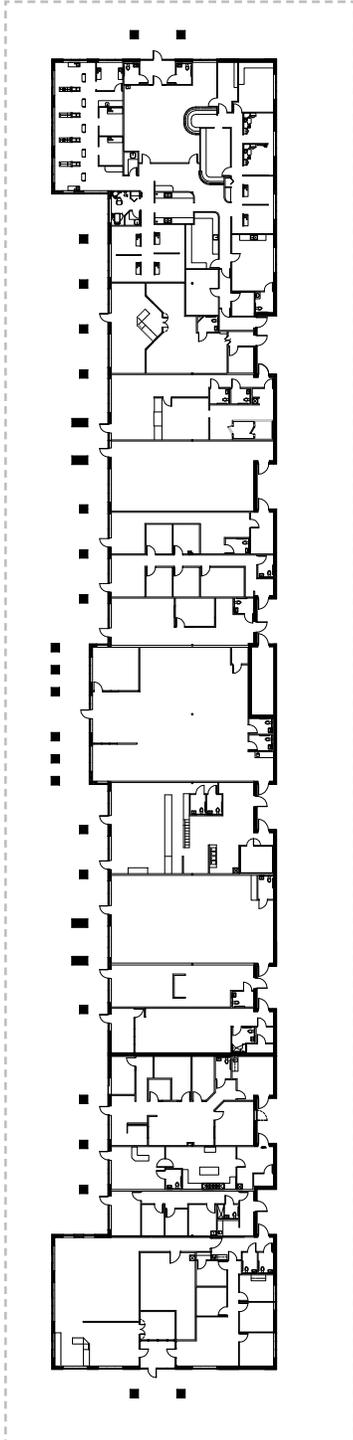
Midwest Dental, Wausau Vet Center, Kasha Salon, Goin' Postal

THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES. WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED. THIS DOCUMENT IS PROVIDED SUBJECT TO ERRORS, OMISSIONS AND CHANGES IN INFORMATION.

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

Galleria I

604 24TH AVE., WAUSAU, WI 54401



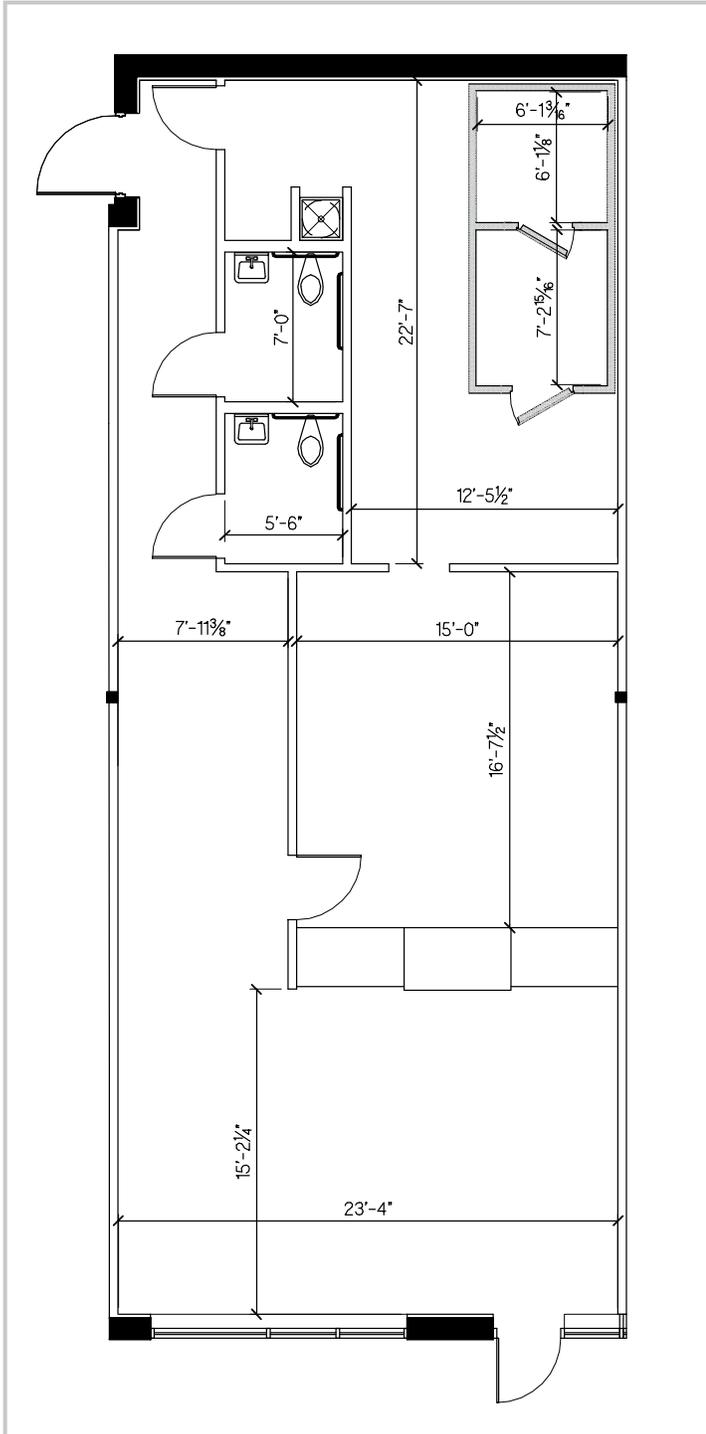


Space Layouts

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

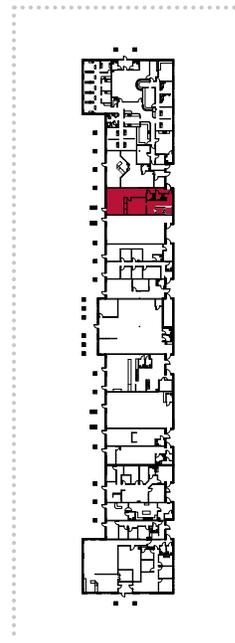
Galleria I

604 24TH AVE., WAUSAU, WI 54401



Suite 14

1,408 rentable
sq ft.



SUITE LOCATION

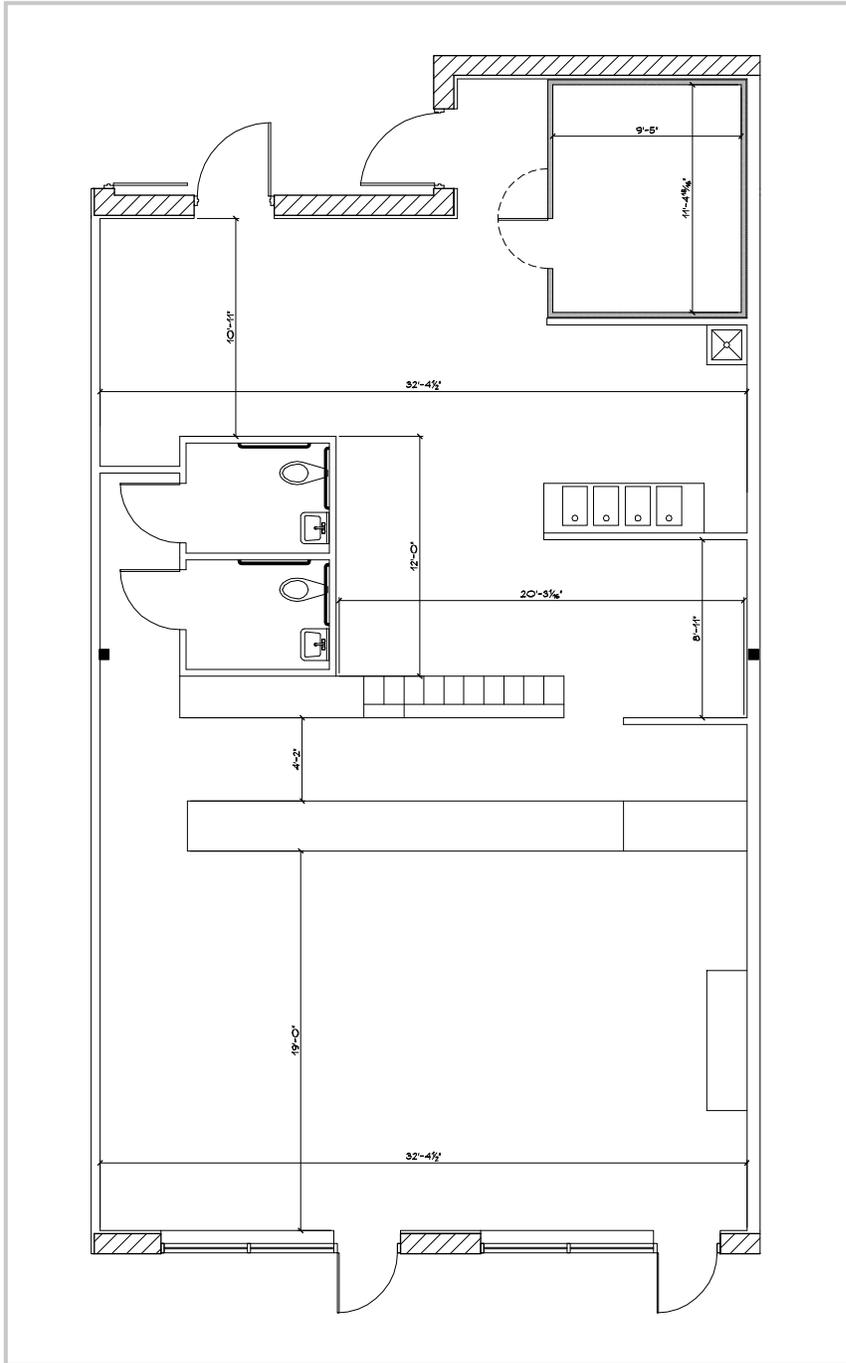


Space Layouts

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

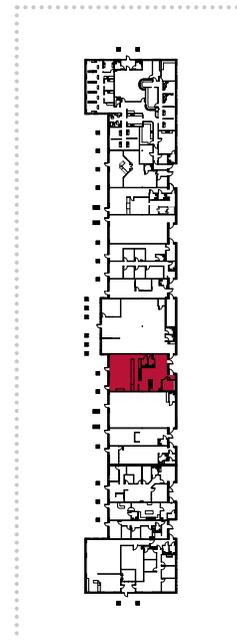
Galleria I

604 24TH AVE., WAUSAU, WI 54401



Suite 26

1,829 rentable
sq ft.



SUITE LOCATION

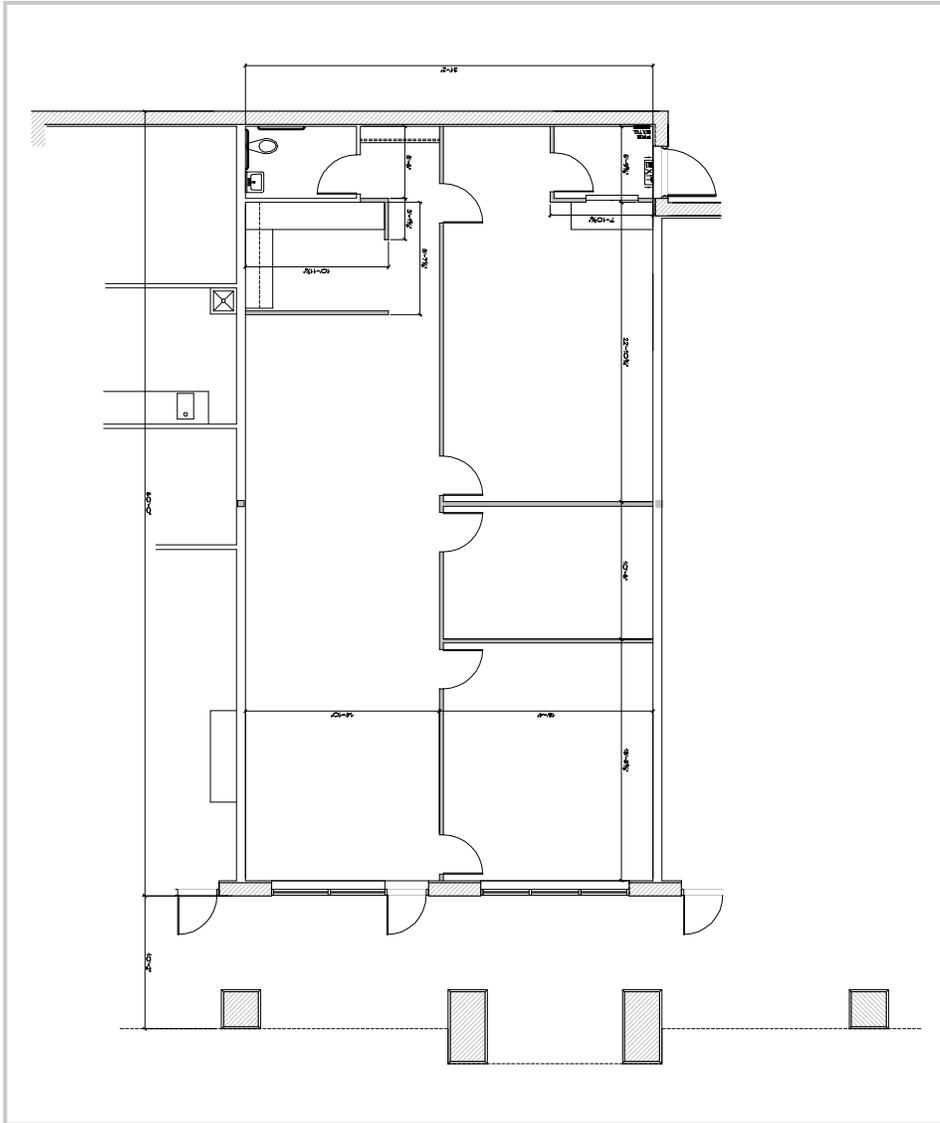


Space Layouts

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

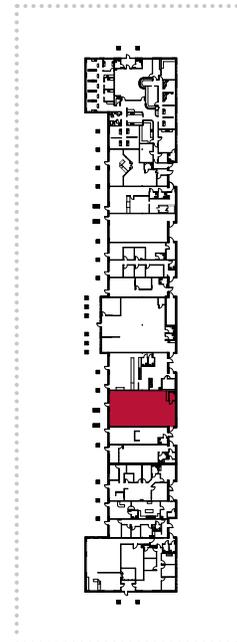
Galleria I

604 24TH AVE., WAUSAU, WI 54401



Suite 30

1,920 rentable sq ft.



SUITE LOCATION



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

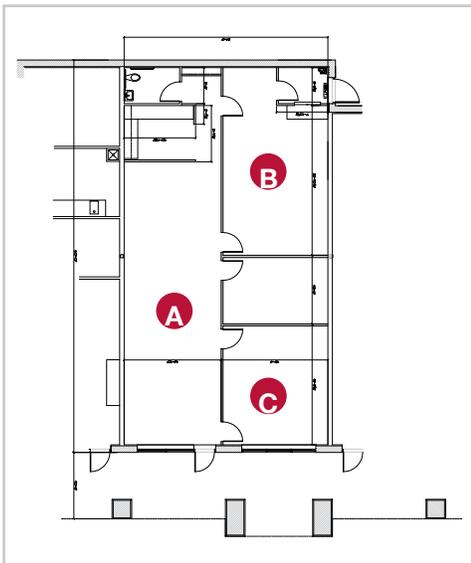
Space Photos

Galleria I

604 24TH AVE., WAUSAU, WI 54401

Suite 30

1,920 rentable sq ft.

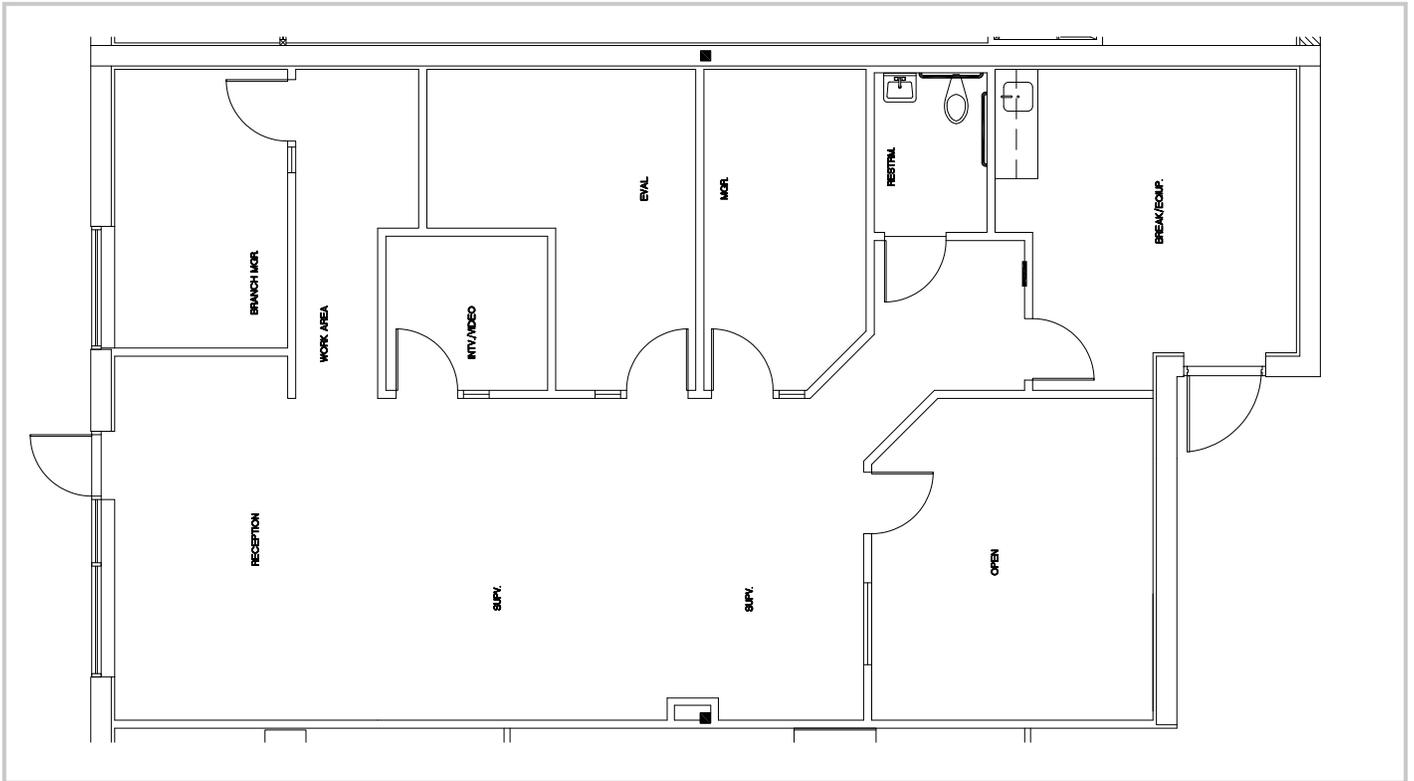




Space Layouts

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

Galleria I
604 24TH AVE., WAUSAU, WI 54401



Suite 36

1,821 rentable sq ft.

