



Space Available

CHRIS GHIDORZI
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2100 Stewart Ave., Suite 300
Wausau, WI 54401
www.ghidorzi.com

Galleria II
505 24TH AVE., WAUSAU, WI 54401



FEATURES

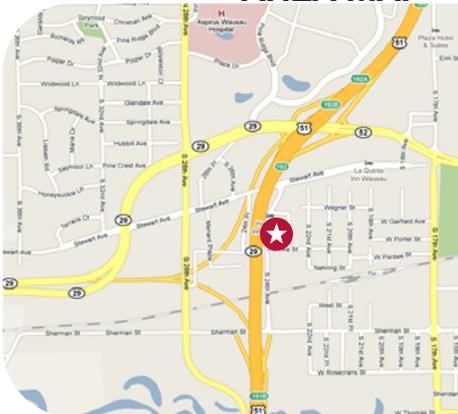
- Part of the Galleria campus, comprising 90,000 sq ft of mixed use space
- Immediate occupancy or build-to-suite availability
- Immediate access and visibility from Hwy 29 & US 51/I-39
- Office, retail and restaurant traffic from Stewart Avenue and 24th Avenue

1,479 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



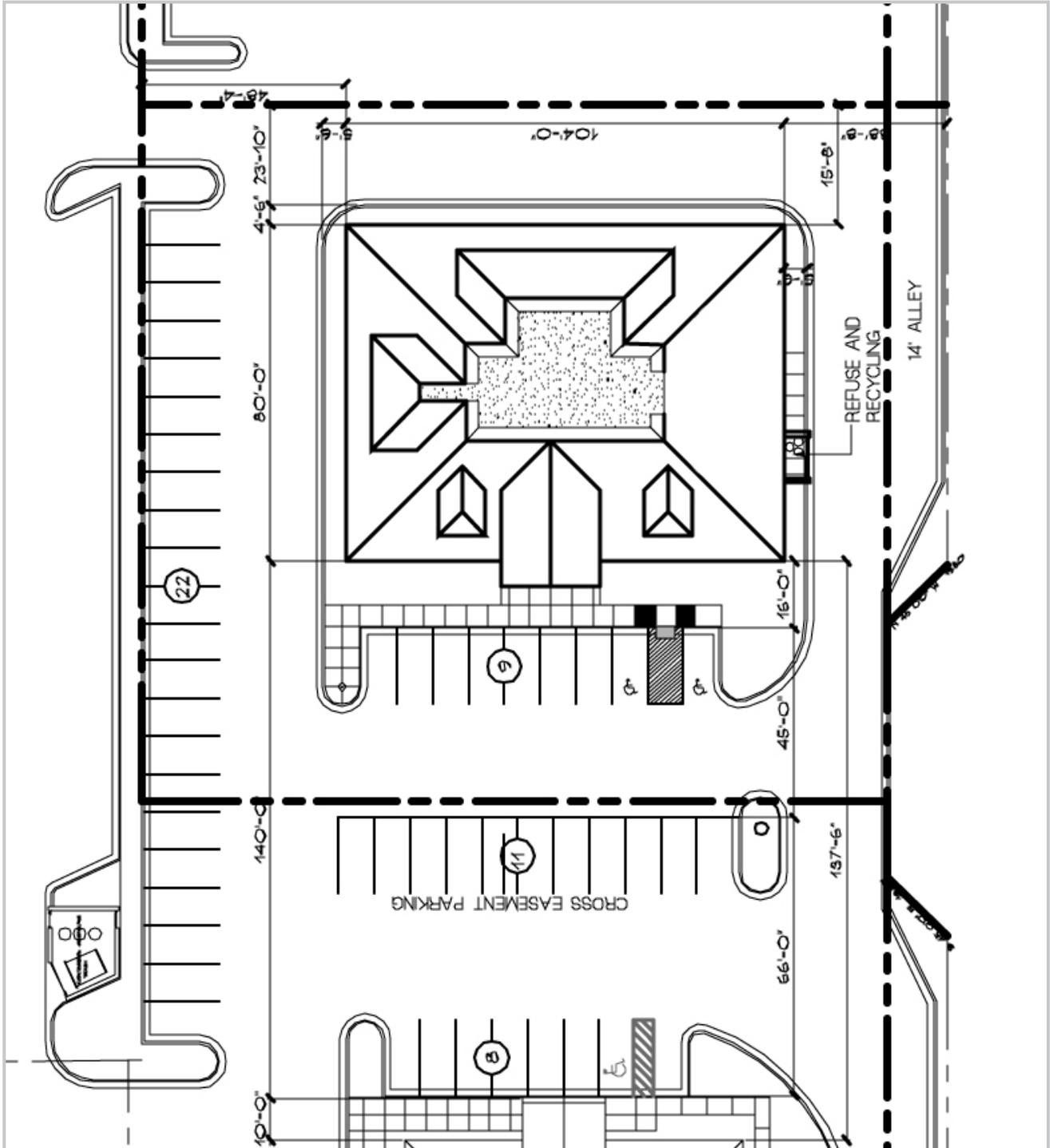
ANCHOR TENANTS

Hupy and Abraham, S.C., Country Financial, Hoff Wealth Management

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Space Layouts

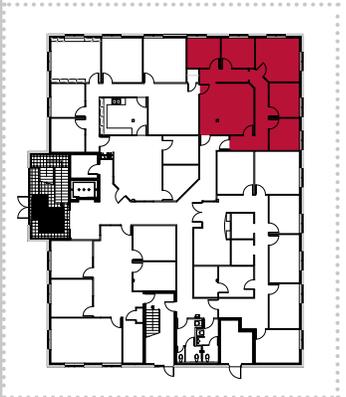
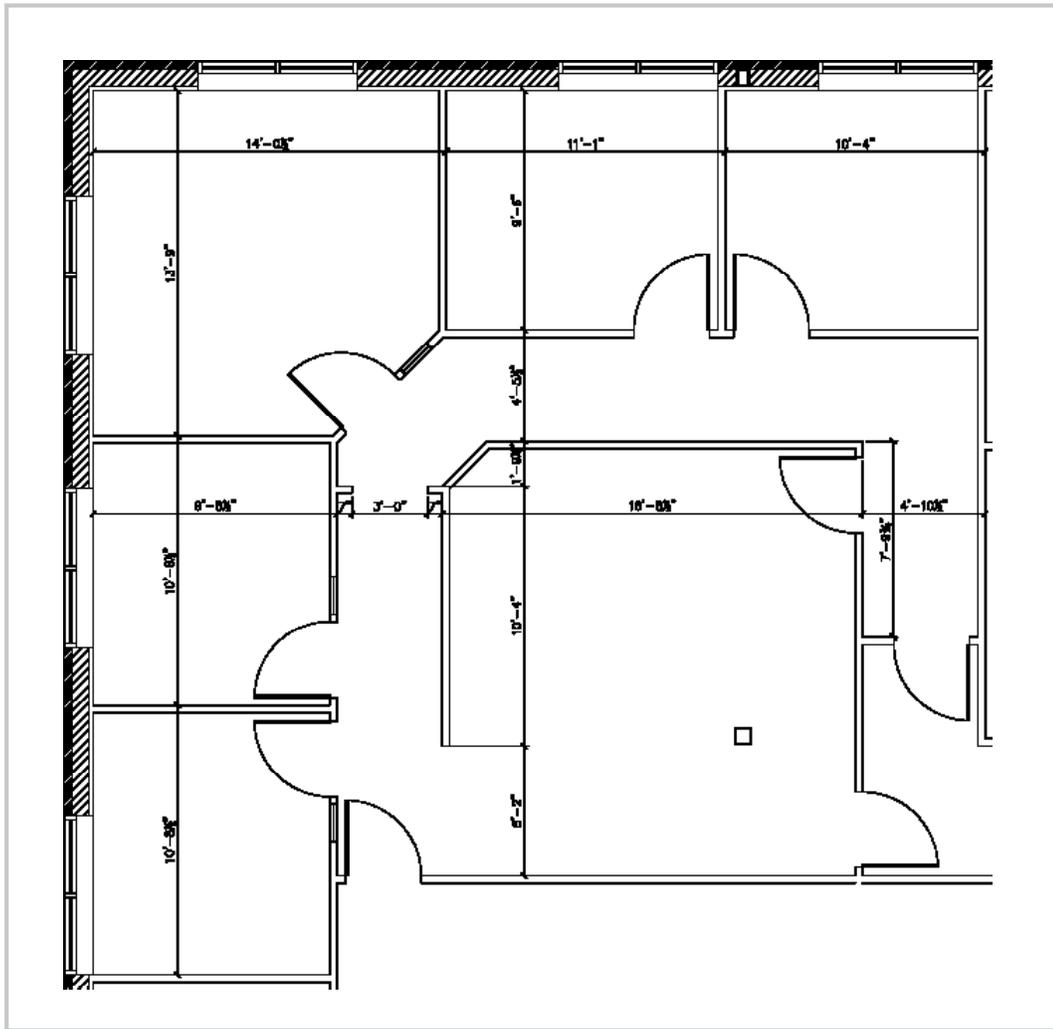
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Galleria II

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Suite 101

1,479 rentable sq ft.



SUITE LOCATION