



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

# Space Available

5000 Stewart Avenue  
**WAUSAU, WI 54401**



## FEATURES

- Flexible space with office and warehouse
- Loading docks
- Fenced yard area
- 120 parks

9,596 rentable sq ft.

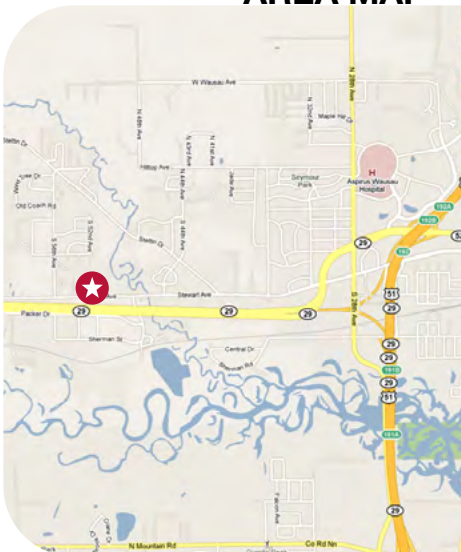
## DEMOGRAPHICS

| ROAD           | AVERAGE ANNUAL DAILY TRAFFIC 2022 (vehicles) |
|----------------|--|
| Stewart Avenue | 9,200  |
| US 29          | 25,100                                       |
| US 51/I-39     | 34,100                                       |

| CITY         | 2020 CENSUS POPULATION |
|--------------|------------------------|
| Wausau       | 39,994                 |
| Wausau Metro | 163,172                |

## AREA MAP



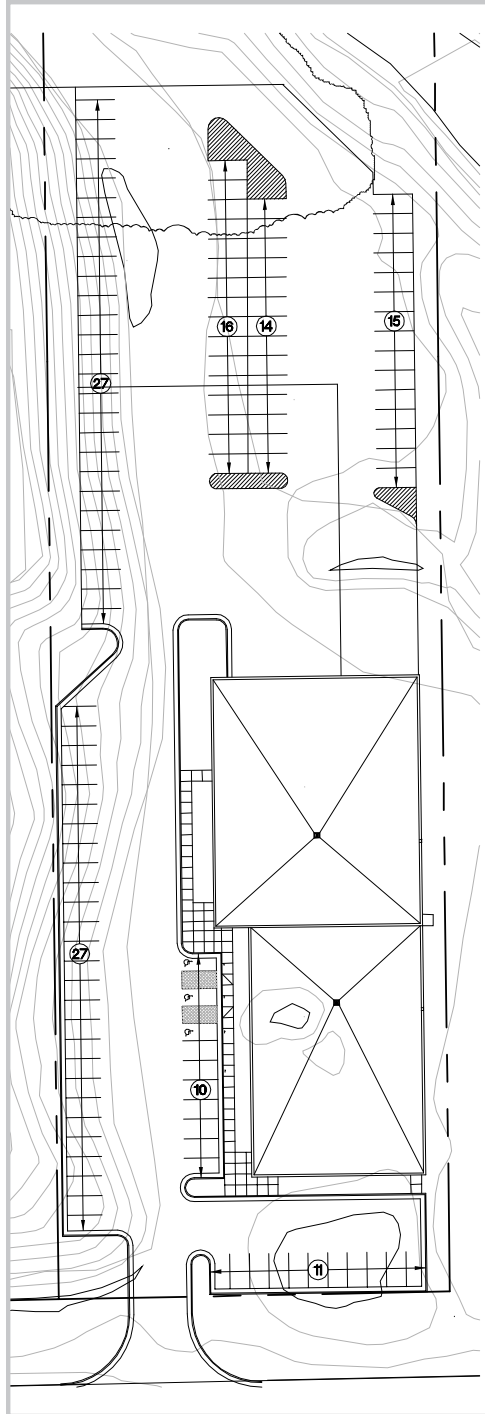
THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES. WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED. THIS DOCUMENT IS PROVIDED SUBJECT TO ERRORS, OMISSIONS AND CHANGES IN INFORMATION.



**CHRIS GHIDORZI**  
m: 715.302.8185 | [chrisg@ghidorzi.com](mailto:chrisg@ghidorzi.com)  
2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
[www.ghidorzi.com](http://www.ghidorzi.com)

# Space Available

5000 Stewart Avenue  
**WAUSAU, WI 54401**



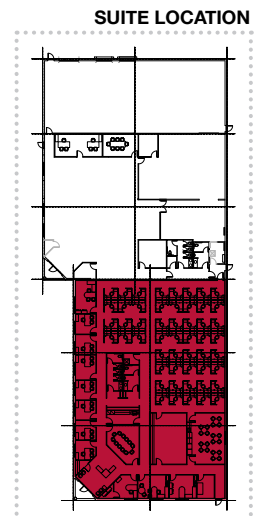
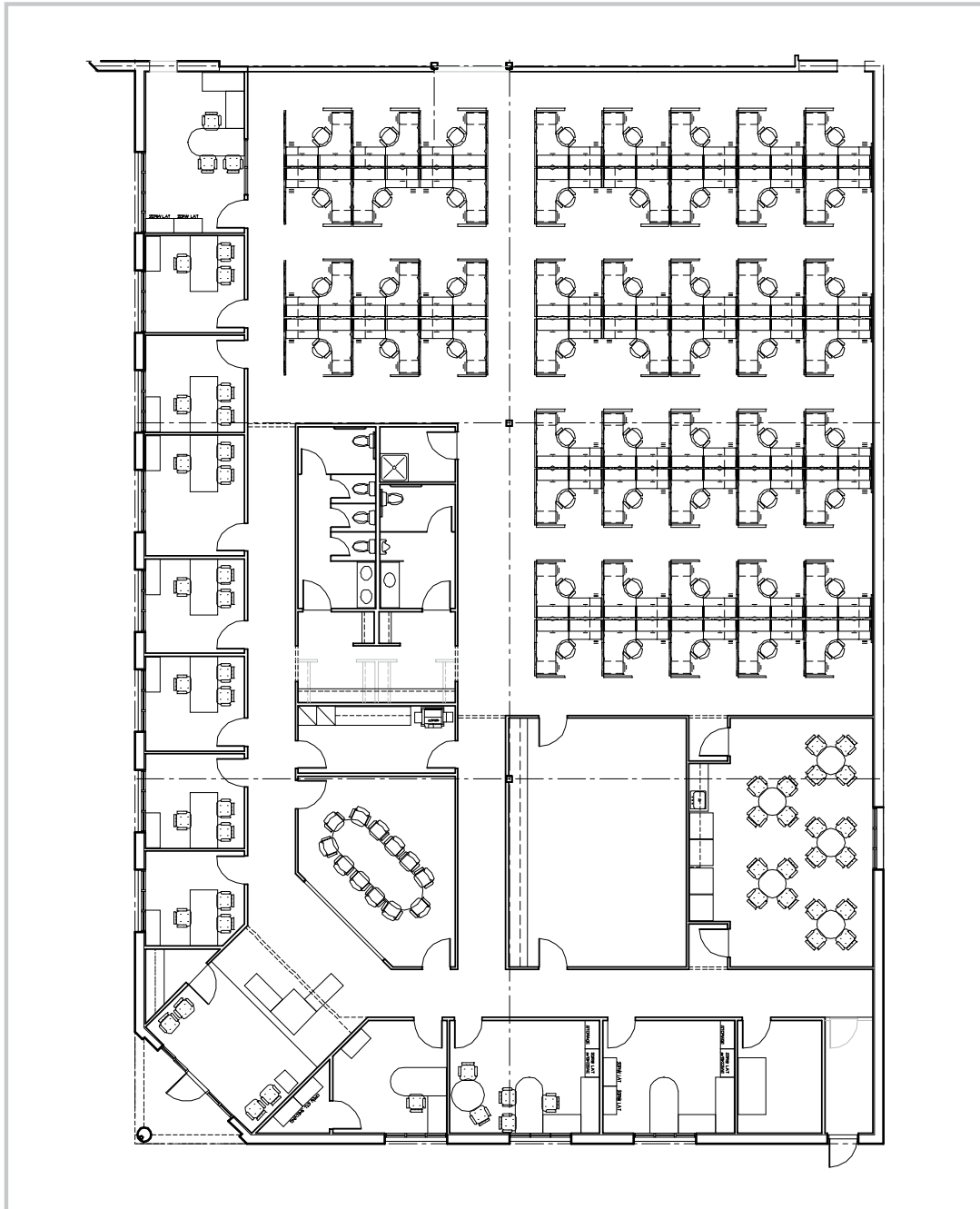


# Space Available

**CHRIS GHIDORZI**  
m: 715.302.8185 | [chrisg@ghidorzi.com](mailto:chrisg@ghidorzi.com)  
2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
[www.ghidorzi.com](http://www.ghidorzi.com)

5000 Stewart Avenue  
**WAUSAU, WI 54401**

**Suite 100**  
9,596 rentable sq ft.





**CHRIS GHIDORZI**  
m: 715.302.8185 | [chrisg@ghidorzi.com](mailto:chrisg@ghidorzi.com)  
2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
[www.ghidorzi.com](http://www.ghidorzi.com)

# Space Photos

5000 Stewart Avenue  
**WAUSAU, WI 54401**

## Suite 100

