

FOR LEASE

Holmen Square

HOLMEN, WI 54601

Contact

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Three Sixty Real Estate Solutions, LLC makes the most out of every space.

We take retail, office and commercial space and transform it into custom solutions to meet your needs.

We work on projects that matter.

We improve lives, create sustainable neighborhoods & help build resiliency in communities.



THREESIXTY^o
REAL ESTATE, LLC

Plan. Develop. Manage.



BUILDING OVERVIEW

BUILDING

Type	Retail (Strip Center)
GLA	57,318 SF
Stories	1 (with 1 lofted space available)
Tenancy	Multi
Smallest Space	1,500 SF
Max Contiguous	4,200 SF
Retail Available	13,450 SF
% Leased	77.0%
Asking Rent	\$8.00 - \$16.00/SF
NNN	\$3.50/SF
Parking	200 Surface Spaces are available
Walk Score®	Walkable (42)

TENANTS

Dollar Tree • Features Restaurant • Cozy Cup • Papa Murphy's Pizza
Little China Restaurant • Gundersen Clinic • Happy Nails & Spa II
Burn Boot Camp • Palm & Pine Yoga • Verizon Mobile • Blank Financial
Great River Orthodontics • REM Wisconsin • Family Financial • Stuff It
Storage

LAND

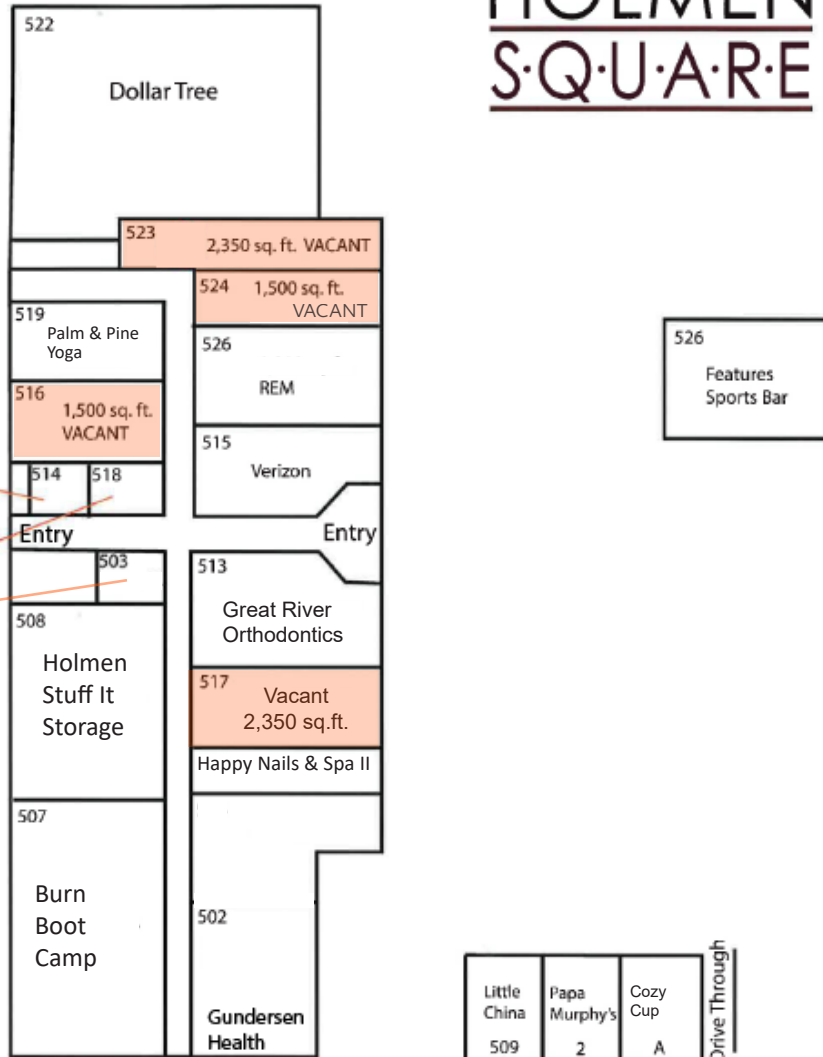
Land Acres	4.89 AC
Bldg FAR	0.25
Land SF	213,008 SF
Zoning	MZA
Parcel	014-000074-000



BUILDING AVAILABILITY

SITE MAP

HOLMEN S·Q·U·A·R·E



AVAILABLE SPACES

SUITE	USE	SQ.FT.	RENT	FEE
516	Office	1,500 SF	Back	\$8/Sq Ft
517	Retail	2,350 SF	Front	\$12/SqFt
523	Retail	2,350 SF	Front	\$12/SqFt
524	Retail	1,500 SF	Front	\$12/SqFt

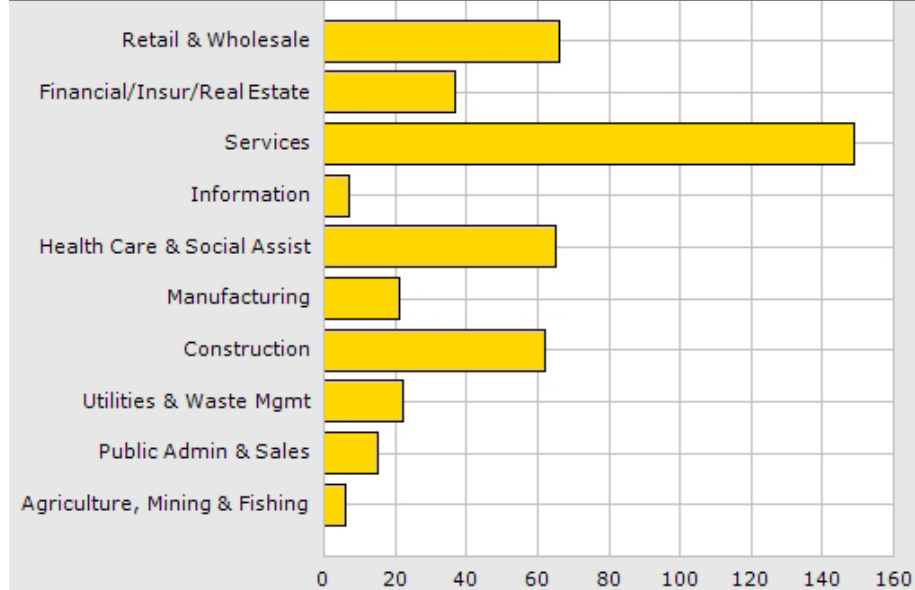
Amenities: Interior Common Area, Public Restrooms, Ample Parking, 24 hr. Emergency Call, Central Heating & Air Conditioning

DEMOGRAPHICS

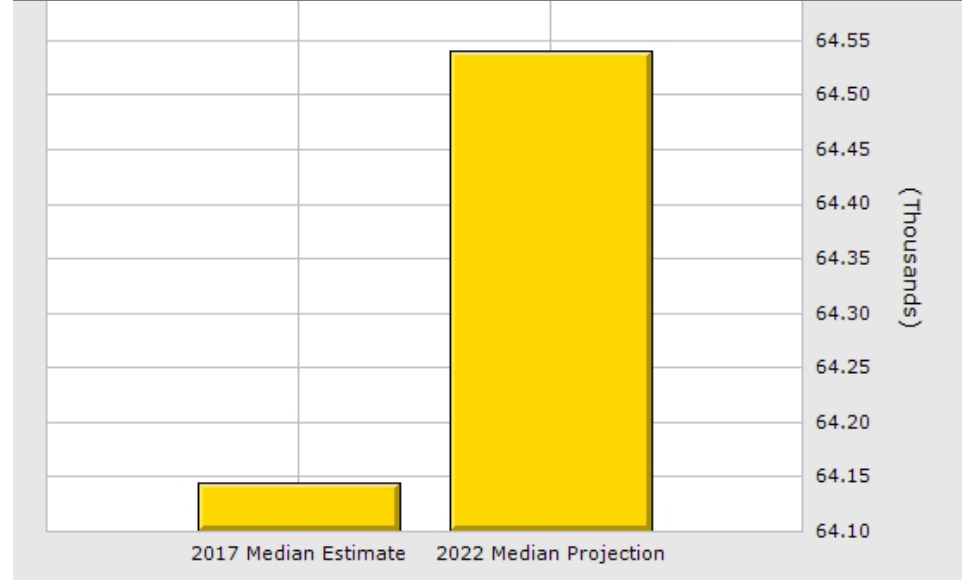
	1 Mile	3 Miles
Population	5,398	13,773
Households	2,051	5,115
Average Age	37.10	37.20
Median HH Income	\$55,540	\$64,144
Daytime Employees	2,114	3,713
Population Growth '17-'22	↑ 1.3%	↑ 1.5%
Household Growth '17-'22	↑ 1.3%	↑ 1.4%

DEMOGRAPHICS

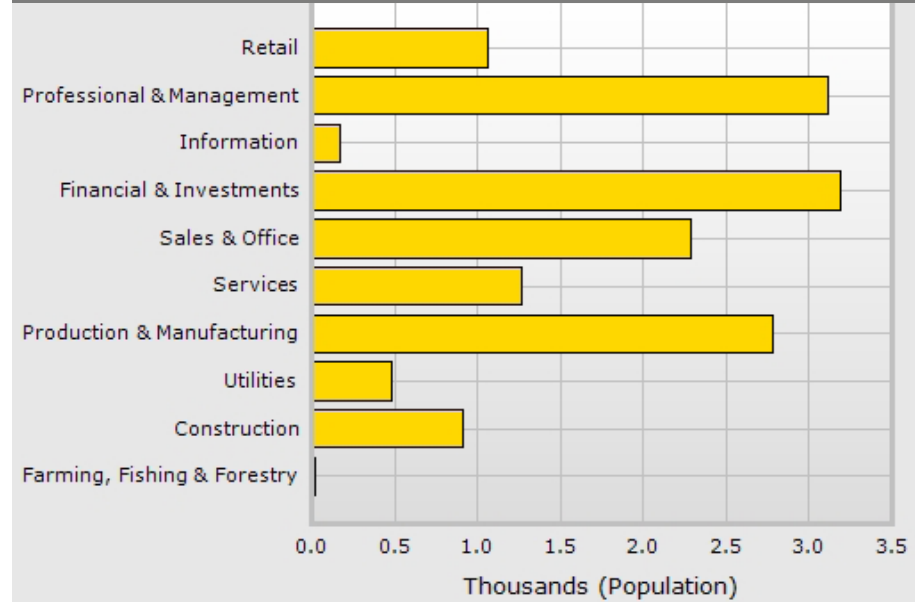
BUSINESSES IN 3-MILE RADIUS



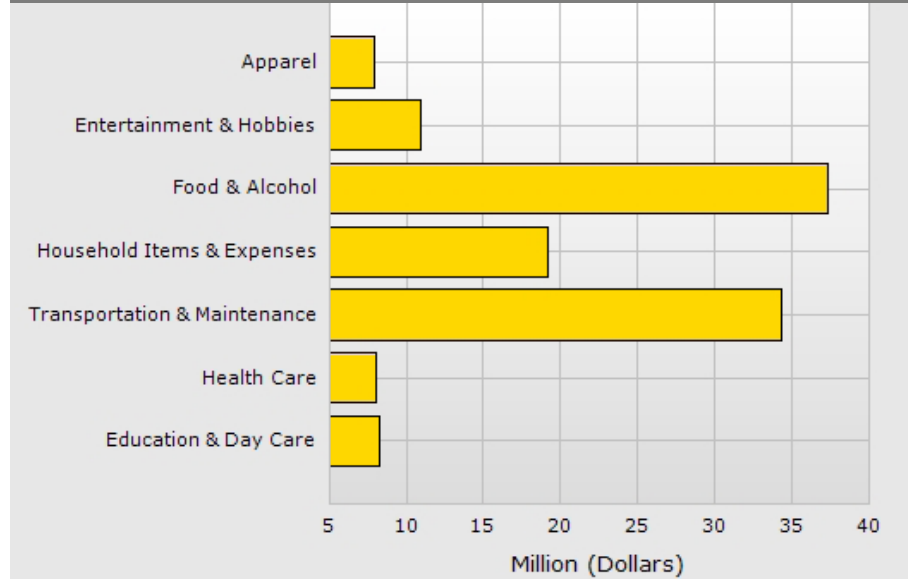
ESTIMATED POPULATION BY 2022



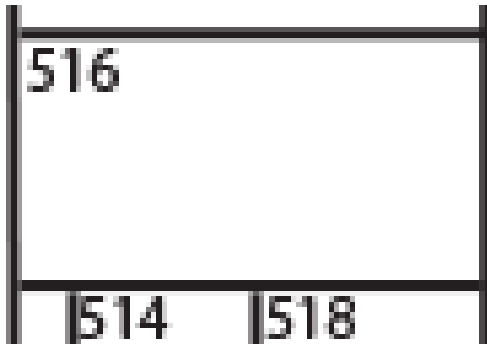
CIVILIAN OCCUPATIONS IN 3-MILE RADIUS



CONSUMER SPENDING



SUITE #516 1,500 SF \$6/Sq Ft



- Cement floor work area
- Various exits
- Front lobby area
- Office areas



SUITE #517 2,350 SF \$8/Sq Ft

517

VACANT

- Tile flooring throughout
- Two entrances
- Front lobby area
- Separate office area
- Large, bright entrance
- Spacious rooms
- Vibrant community
- Health-oriented area



SUITE #523

2,350 SF

\$12/Sq Ft

Dollar Tree
11,200 sq. ft.

523  2,350 sq. ft.

- Raw space to create as you wish
- Front and back exits
- Large front windows and entrance
- High ceilings
- Located next to high-traffic store
- Long, narrow space



SUITE #524 1,500 SF \$8/Sq Ft

524 1,500 sq. ft.

- 1,500 Square feet of retail space on the front side of the property
- Recently set up for the perfect retail spot.
- Space includes private restrooms, office and storage space in the back



LOCATION AND AMENITIES



TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Year	Distance
N Main St	Holmen Dr N NW	2,600	2016	0.15 mi
McHugh Ct E	McHugh Rd E	5,614	2010	0.26 mi
Co Rd Mh	McHugh Rd E	3,700	2016	0.27 mi
Long Coulee Rd	E Clyde St N	4,300	2016	0.46 mi
Long Coulee Dr	-	5,323	2010	0.47 mi

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- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Brochure or its contents in any fashion or manner detrimental to the interest of the Seller or Landlord; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Three Sixty, the Landlord or Seller. Neither Three Sixty, Landlord nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement
- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

Owner and Three Sixty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Brochure or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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www.threesixty.bz