

FOR LEASE

40 Copeland, Suite 104
LA CROSSE, 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[®]
REAL ESTATE, LLC

Plan. Develop. Manage.

BUILDING OVERVIEW

BUILDING

Type	4 Star Retail (Neighborhood Center)
Center	La Crosse Three Rivers Plaza
GLA	66,152 SF
Stories	1
Typical Floor	66,152 SF
Year Built	2006
Tenancy	Multi
Owner Occup	No
Parking	320 Surface Spaces are available; Ratio of 4.84/1,000 SF
Frontage	Copeland Avenue
Walk Score®	Walkable (58)
Transit Score®	Some Transit (27)

FOR LEASE

Smallest Space	1600 SF
Max Contiguous	1600 SF
# of Spaces	1
Retail Avail	1600 SF
Vacant	1600 SF
% Leased	98.5%
Asking Rent	\$16.00 /SF + Triple Net

LAND

Land Acres	6.40 AC
Bldg FAR	0.24
Land SF	278,784 SF
Zoning	MZA
Parcel	017-020255-103

TENANTS

Festival Foods • World Financial. • Pella Windows • Shades of Envy Hair Salon • Rock Roccoco Pizza & Pasta • Verizon Wireless - Mobile Life • Mid-Town Nutrition • La Bella Nail & Spa • The Mac Guys

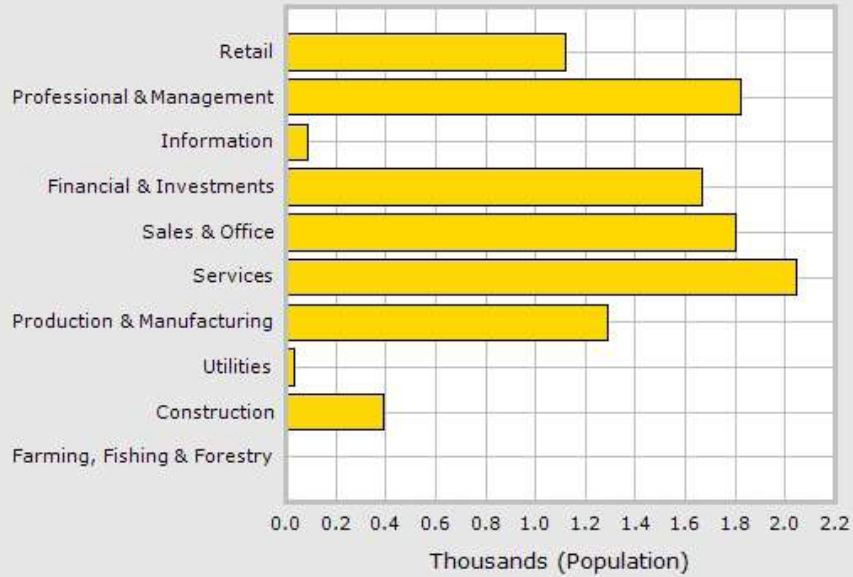
BUILDING AVAILABILITY 66,005 Sq. Ft.

SITE MAP

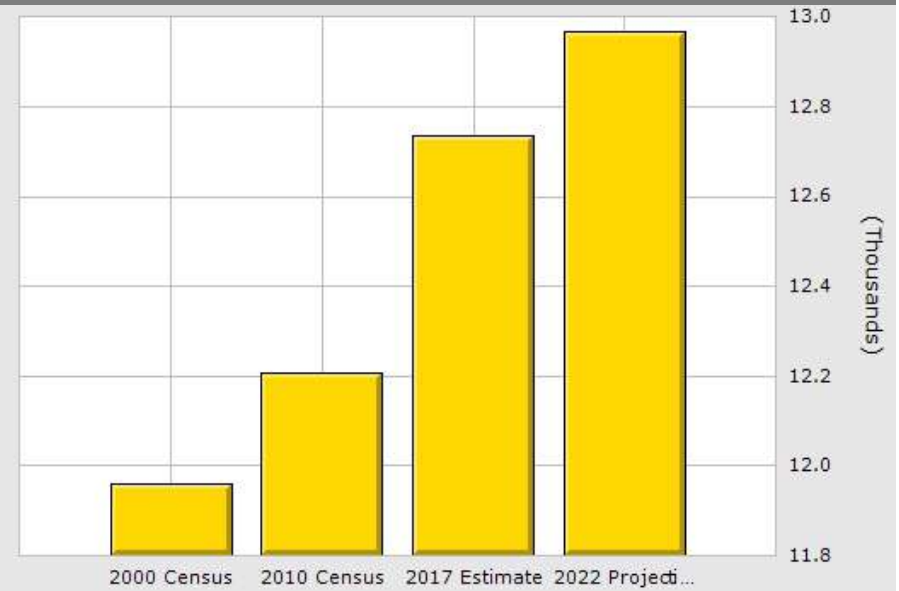


DEMOGRAPHICS

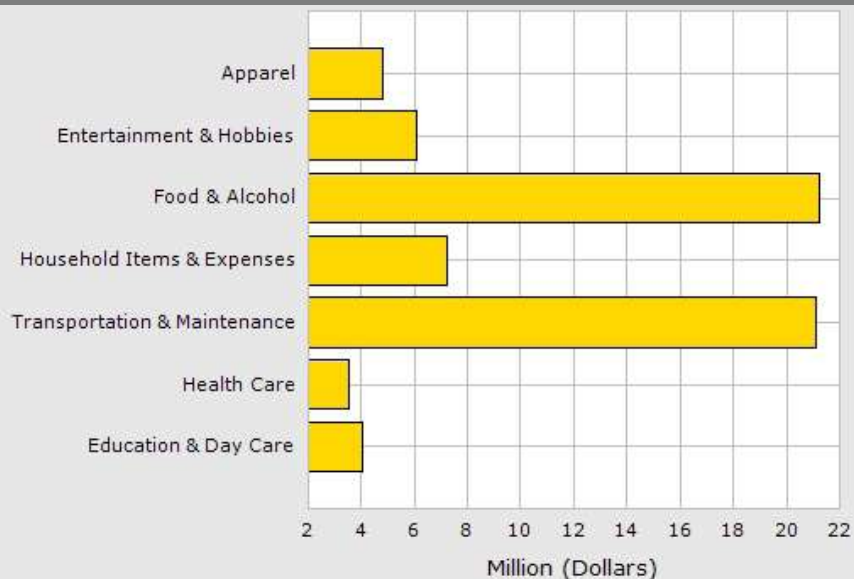
CIVILIANS AND THEIR OCCUPATIONS



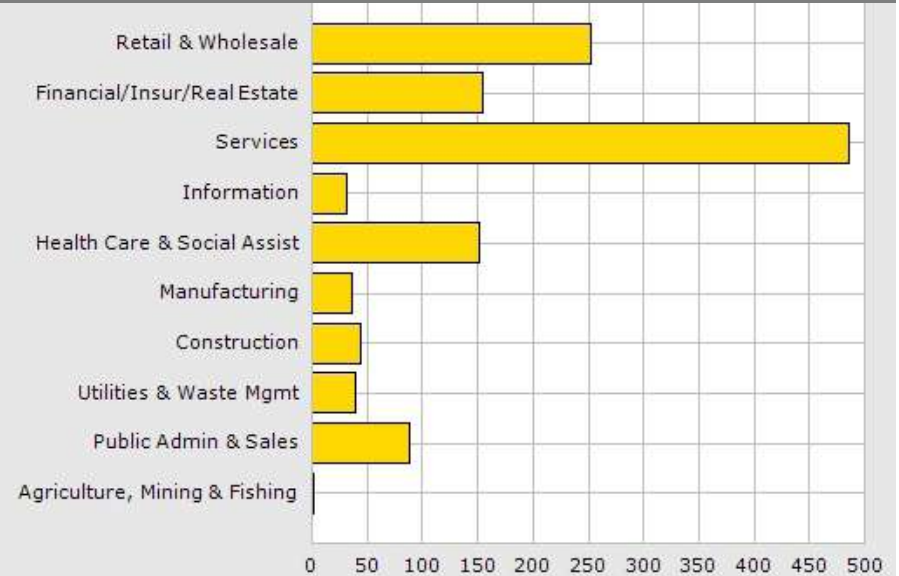
PROJECTED POPULATION



CONSUMER SPENDING



BUSINESSES



LOCATION AND TRAFFIC COUNTS



TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Year	Distance
River Bend Rd	Copeland Ave W	30,900	2016	0.03 mi
Copeland Ave	-	31,526	2010	0.04 mi
Causeway Blvd	Sumner St W	2,700	2016	0.22 mi
Copeland Ave	-	17,572	2010	0.32 mi
Copeland Ave	Rose St NE	17,400	2016	0.32 mi

Made with TrafficMetrix® Products

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Brochure contains select information pertaining to the business and affairs of Three Sixty Real Estate Solutions. This Offering Brochure may not be all-inclusive or contain all of the information a prospective purchaser or tenant may desire. The information contained in this Offering Brochure is confidential and furnished solely for the purpose of a review by a prospective purchaser or tenant of the properties. It is not to be used for any other purpose or made available to any other person without the written consent of Seller, Landlord or Three Sixty. The material is based in part upon information supplied by the Seller or Landlord and in part upon financial information obtained by sources the deemed reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Brochure or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers or tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Brochure, you agree:

- 1) The Offering Brochure and its contents are confidential;
- 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.

If you wish not to pursue negotiations leading to the acquisition of Three Sixty Real Estate Solutions or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Brochure.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Properties, or information provided herein or in connection with the sale of the Properties shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller, the Landlord or Three Sixty Real Estate Solutions or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Properties.



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www.threesixty.bz