



**305 N 3RD STREET,  
WAUSAU, WI  
54403**

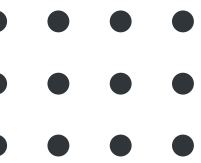


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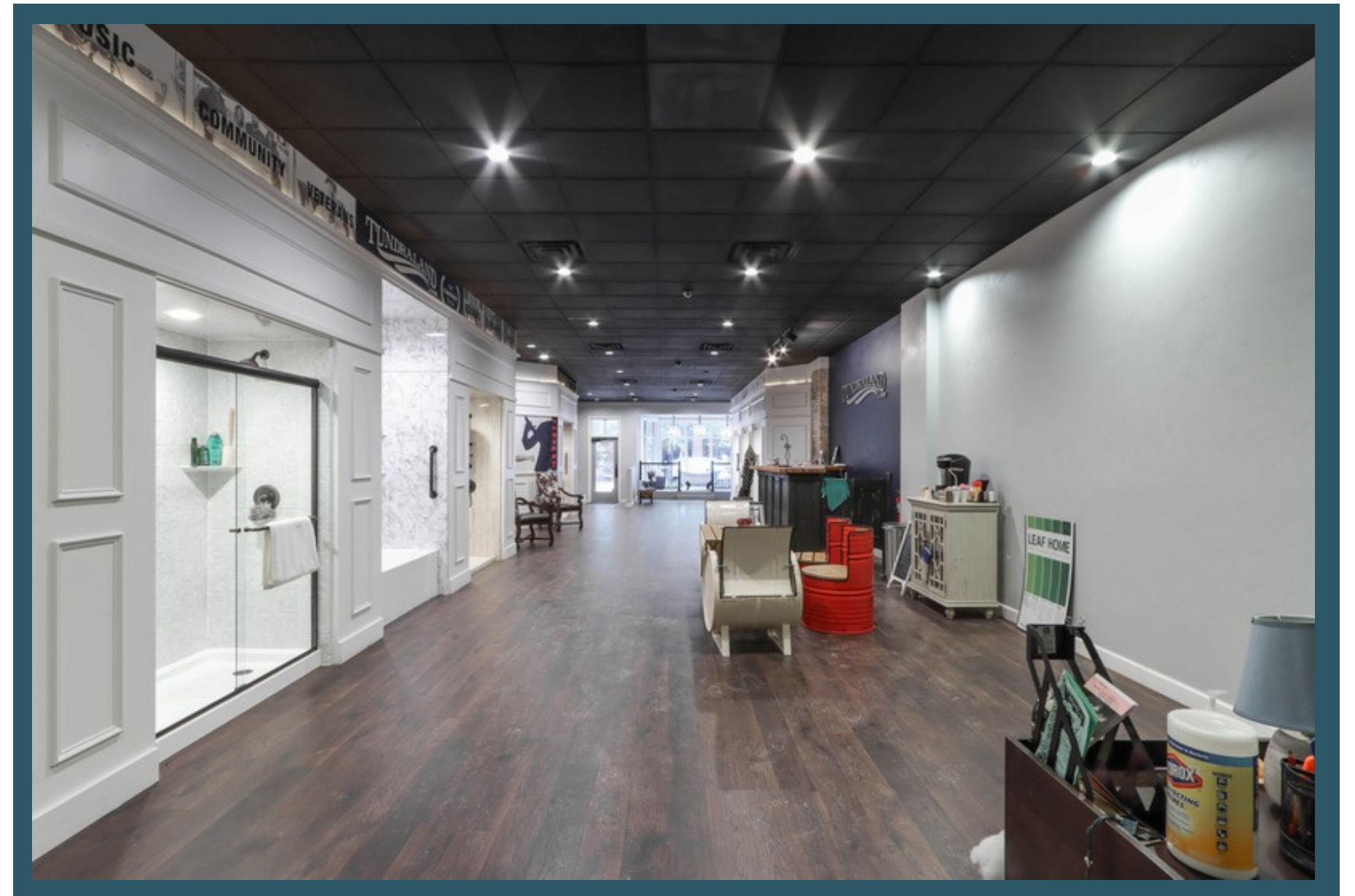


**2026**

# HIGH-FOOT-TRAFFIC LOCATION IN THE HEART OF WAUSAU | PLUS, 120,000+ ANNUAL EVENT VISITORS



- 2271 SF of available space
- Located in Wausau's most popular retail corridor
- Surrounded by strong local and national business anchors such as Jimmy John's, Lemongrass, Chow, Politos, and Jefferson Street Inn (see page 6 & 7)
- Easy access with convenient parking



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# 2,271 SF OF RETAIL OPPORTUNITY ON WAUSAU'S ICONIC THIRD STREET

## — AVAILABILITY

2,271 square feet

## — NNN EXPENSES

\$4.50/SF



# HIGHLY VISIBLE FROM THE HEART OF WAUSAU



DAILY CARS

2,100+



22 MILE RADIUS  
POPULATION

139,469



MARATHON COUNTY  
HOUSEHOLDS

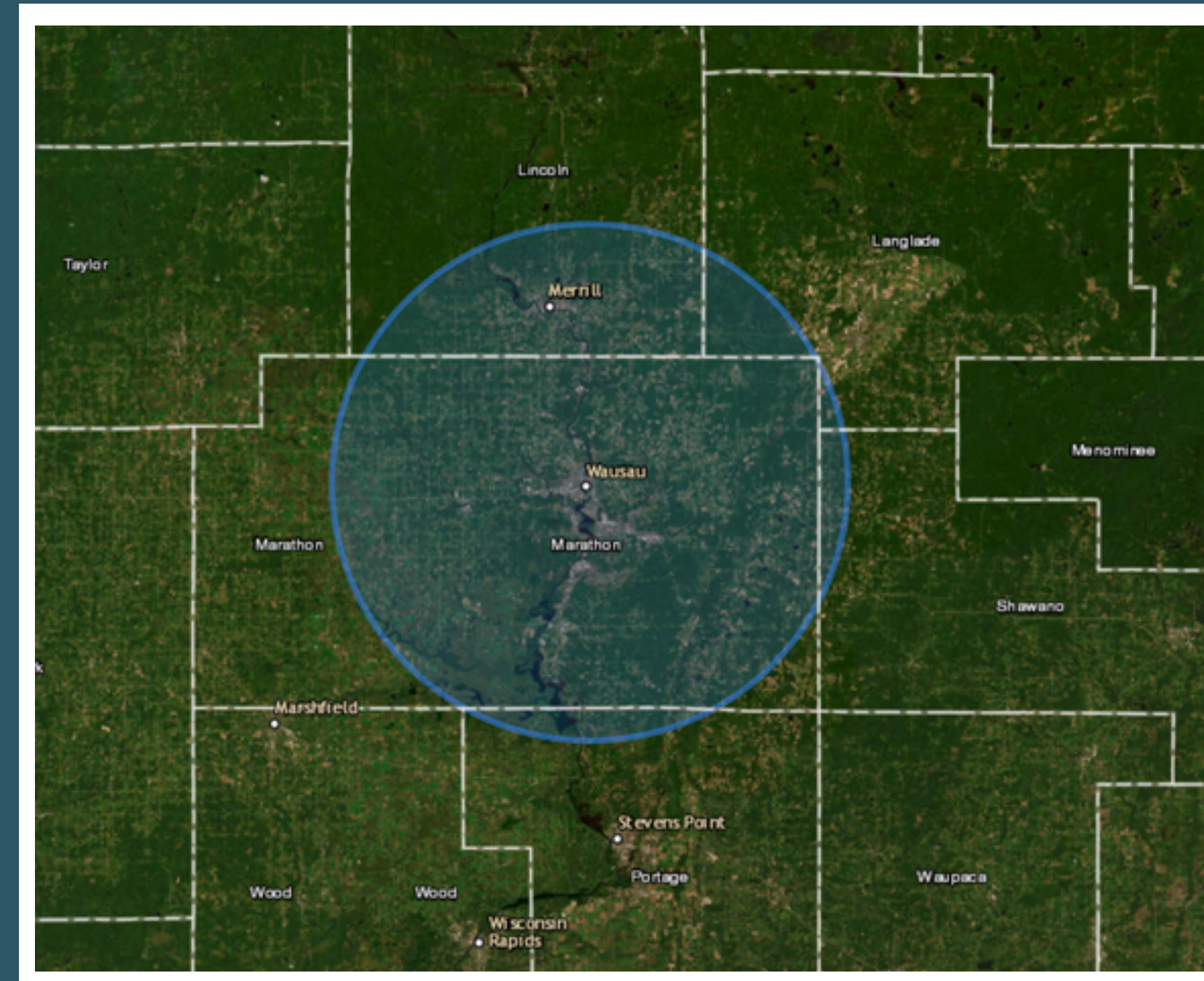
57,866



METRO AREA AVG.  
HOUSEHOLD INCOME

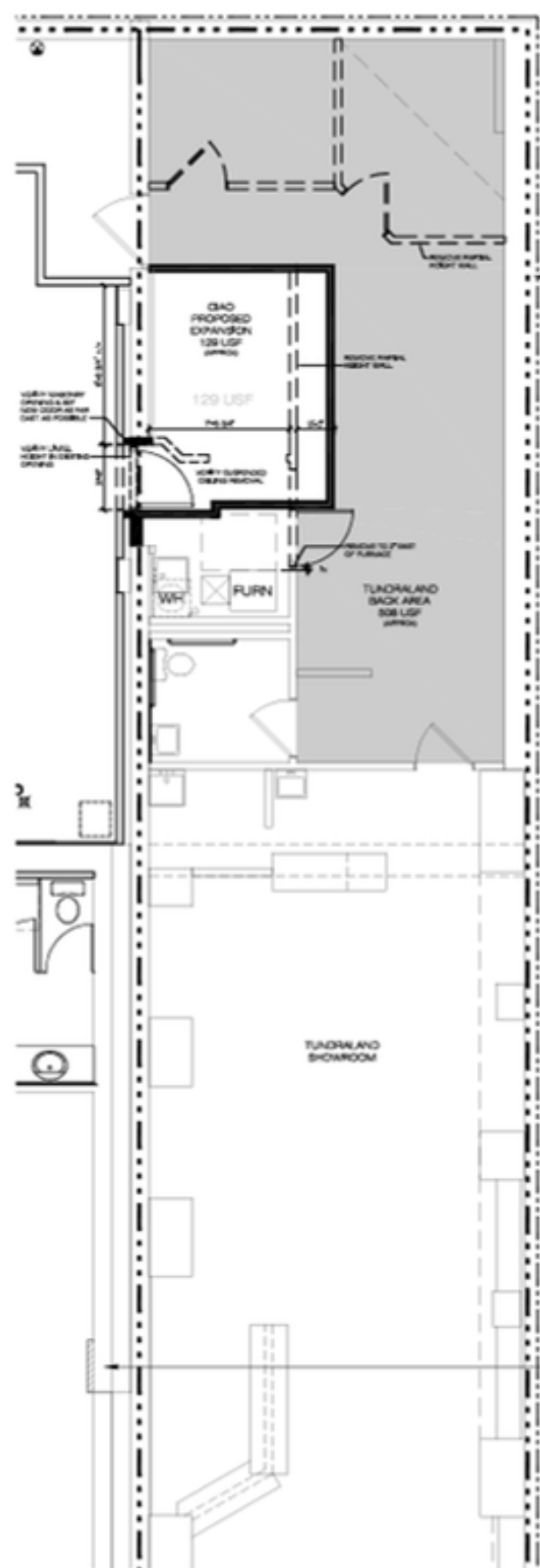
\$79,411

22 MILE RADIUS POPULATION

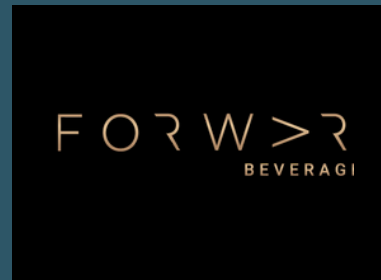


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# CO-TENANTS THAT HAVE SHAPED THE WAUSAU AREA



## Forward Beverage Co.

Forward Beverage Co. is a local non-alcoholic beverage company offering craft soft cocktails, social seltzers, and unique drinks on tap and in cans. Its presence adds a fresh, modern destination to 3rd Street and helps attract customers looking for a social, alcohol-free beverage experience.



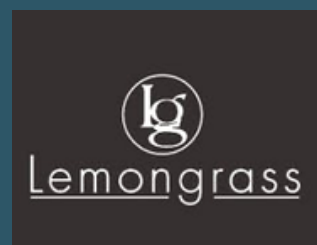
## Polito's Pizza

Polito's Pizza is a popular downtown pizza restaurant known for its large slices, New York-style pizza, and wide variety of traditional and specialty options. Its long-standing presence on 3rd Street provides a familiar dining destination that supports steady foot traffic and adds energy to the surrounding downtown area.



## Hongfu Massage

Hongfu Massage is a wellness-focused massage business offering relaxation and therapeutic services in a convenient downtown setting. Its presence adds a service-based tenant to the property and helps support a professional, appointment-driven customer environment along 3rd Street.



## Lemongrass

Lemongrass Asian Fusion is an authentic Asian Fusion Restaurant & Bar located in the heart of downtown Wausau. The restaurant offers a diverse menu of Asian-inspired dishes including pho, noodles, coconut-based dishes, wok selections, seafood, and grilled options, adding a strong dining destination to Washington Square and helping attract both lunch and dinner traffic to the downtown corridor.



## Jimmy John's

Jimmy John's is a nationally recognized sandwich shop located within Washington Square at 300 N. 3rd Street, Suite 113 in downtown Wausau. The restaurant offers fresh-made sandwiches, wraps, sides, pickup, delivery, and catering, adding a familiar quick-service dining option that helps support lunch, dinner, and grab-and-go traffic within the downtown corridor.



## All Movement

All Movement Store is a locally focused fitness, yoga, and dance retail store located at 320 N. 3rd Street in downtown Wausau. The store offers fitness apparel, yoga supplies, dancewear, shoes, tights, bags, and accessories, adding a specialty retail destination that supports the active, walkable shopping environment along 3rd Street.



## Los Compadres Mexican Restaurant

Los Compadres Mexican Restaurant is a locally owned Mexican restaurant located at 300 N. 3rd Street in downtown Wausau. The restaurant offers authentic Mexican dishes including tacos, burritos, tortas, taco dinners, pupusas, and other casual dining options, adding a strong restaurant tenant that helps attract steady dining traffic to Washington Square and the surrounding downtown area.

# SITE MAP

305 N 3<sup>rd</sup> Street, Wausau,  
WI 54403





**THANK  
YOU**

## **CONTACT US**

Mark Craig

☎ 1.715.340.3077

🌐 [www.lokrecompanies.com](http://www.lokrecompanies.com)

📍 Wausau, WI.