

1047 & 1051 PEARSON DRIVE

Ban Tara Development

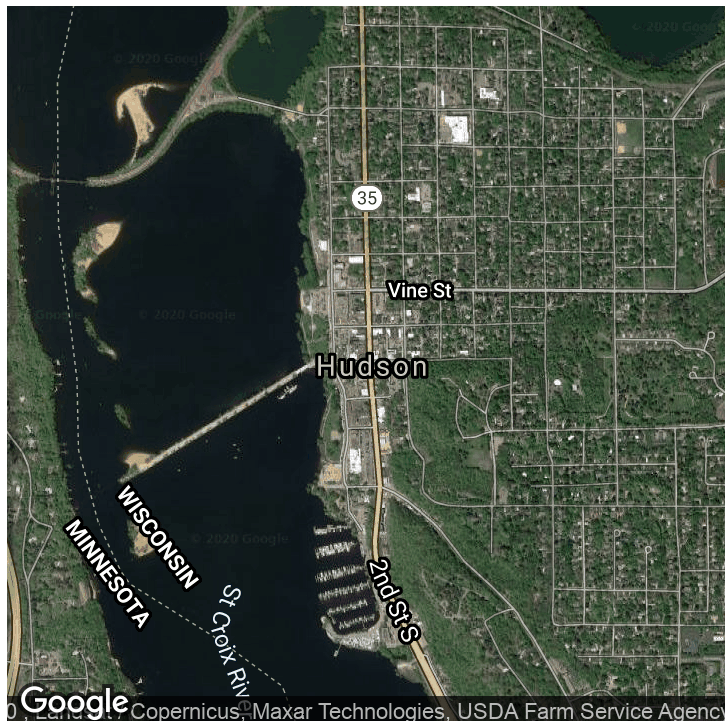


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Executive Summary



OFFERING SUMMARY

Available SF:	1,534 and 1898 - SF
Lease Rate:	\$26.00 SF/yr (NNN)
CAM Rate:	\$8.09
Lot Size:	1.58 Acres
Building Size:	11,838 SF
Zoning:	G2- Commercial
Market:	East Metro/Saint Croix Valley

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PROPERTY OVERVIEW

A business relocation provides a unique opportunity to lease premier retail space in the Ban Tara development. The building features a national tenant base, prime retail location, a central location, and close proximity to I-94. Area retailers include: Starbucks, Cold Stone Creamery, Chipotle, Verizon, Fed Ex Office, Buffalo Wild Wings, Perkins, US Bank, Massage Envy, Mattress Galaxy, Home Depot, County Market, Menards, Leeann Chin, Caribou Coffee, Mainstream Boutique, AT&T, Pita Pit, Panera, and Five Guys.

PROPERTY HIGHLIGHTS

- Close proximity to I-94
- National Tenant Base
- Great Visibility
- Rapidly growing retail market
- Excellent visibility from two major arteries
- High Traffic Counts I-94=83,200; Site location 34,000

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Property Details & Highlights

Property Name:	1047 & 1051 Pearson Drive
Property Address:	Ban Tara Development, Hudson, WI
Property Type:	Retail
PID:	236-2018-03-000
Lot Size:	1.58 AC
Building Size:	11,838 SF
Zoning:	G2- Commercial
Number of Stories:	1
Number of Units:	5

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LOCATION OVERVIEW

Close proximity to I-94. Traffic counts over 34,000 at the site. I-94 traffic counts are 83,200. Area retailers include Starbucks, Cold Stone Creamery, Chipotle, Verizon, Fed Ex Office, Buffalo Wild Wings, Perkins, US Bank, Massage Envy, Mattress Galaxy, Home Depot, County Market, Menards, Leeann Chin, Caribou Coffee, Mainstream Boutique, AT&T, Pita Pit, Panera, and Five Guys.



LEASE HIGHLIGHTS

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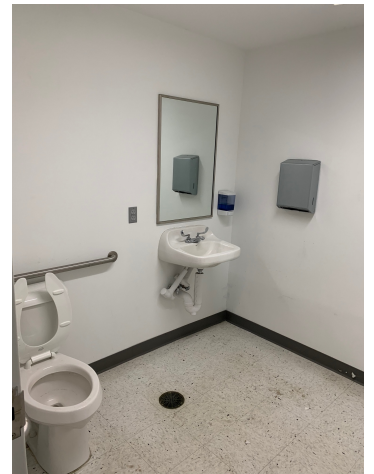
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Additional Photos



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Hudson Retailer Map



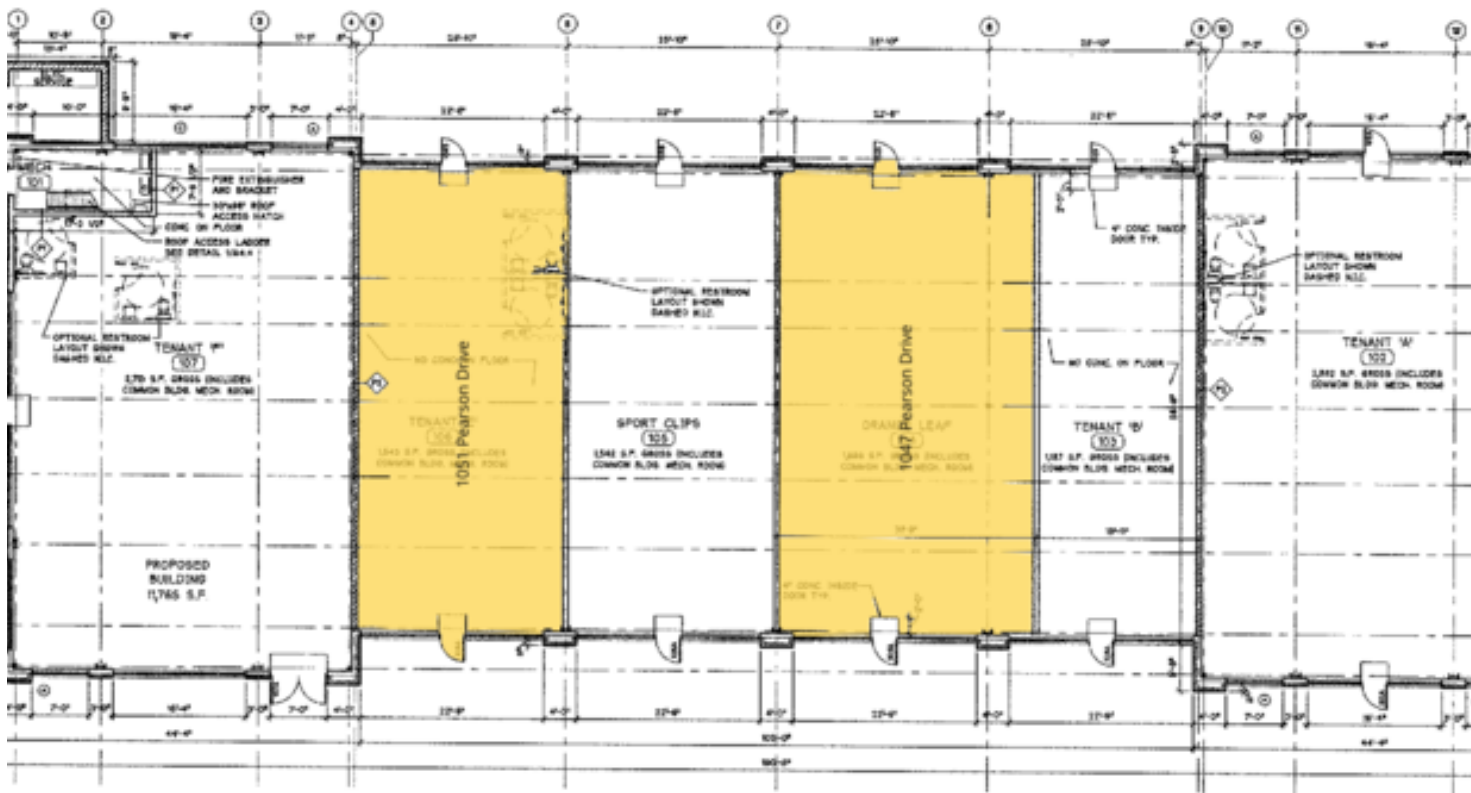
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Floor Plans



FLOOR PLAN
SCALE: 1/8" = 1'-0"

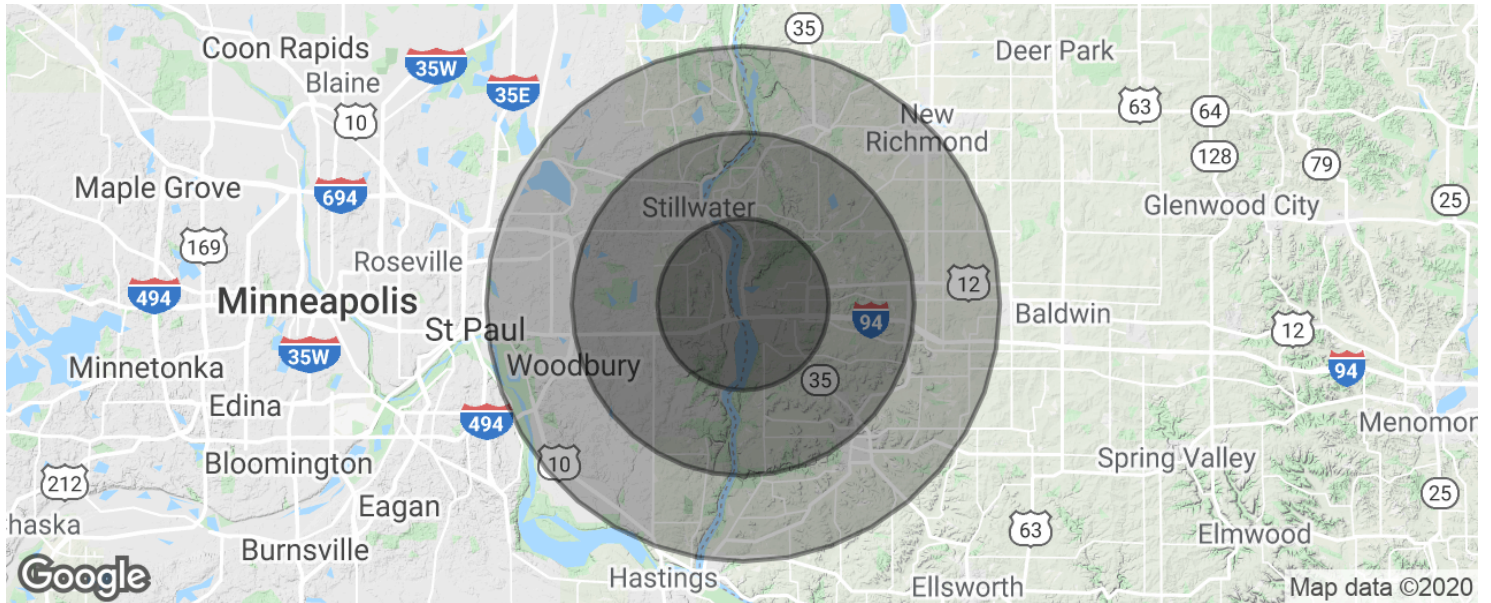


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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	42,419	114,909	278,392
Median age	38.8	39.0	37.4
Median age (Male)	38.1	38.4	36.8
Median age (Female)	39.5	39.8	38.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	16,452	43,762	102,838
# of persons per HH	2.6	2.6	2.7
Average HH income	\$91,740	\$99,881	\$99,998
Average house value	\$327,699	\$350,138	\$332,250

* Demographic data derived from 2010 US Census

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