

# SALE

## 109 S CROSBY AVE

109 S Crosby Ave Janesville, WI 53548



### OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.98 Acres
Zoned:	B-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,581	15,072	27,379
Total Population	6,645	35,650	63,447
Average HH Income	\$80,282	\$79,889	\$84,345

### PROPERTY DESCRIPTION

Court St corridor outlot for sale in Janesville, WI. This 0.98-acre parcel offers a prime opportunity for retail, restaurant, medical, professional, or service-based development. Positioned near the intersection of Court St and Crosby Ave, surrounded by established traffic generators, the site provides strong visibility, convenient access, and flexible development potential. Nearby users include Daniels Foods, Culver's, Taco Bell, Super Wash, Anytime Fitness, and other area businesses. Property is zoned B-3 and the nearby intersection has a combined traffic count of 13,400 vehicles per day.

**Adam Shultz**  
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**COLDWELL BANKER  
COMMERCIAL**  
MCGUIRE MEARS  
& ASSOCIATES

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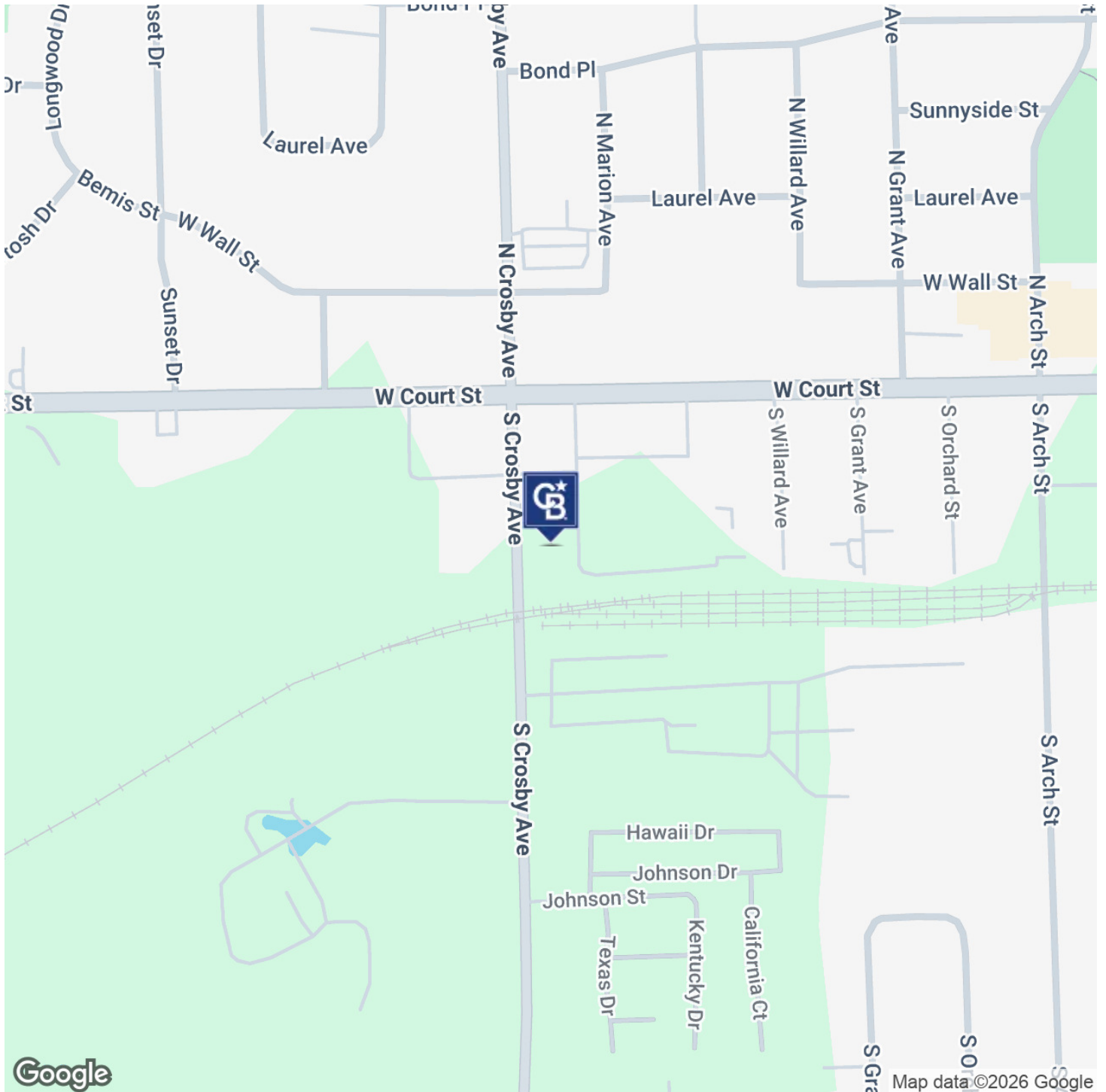


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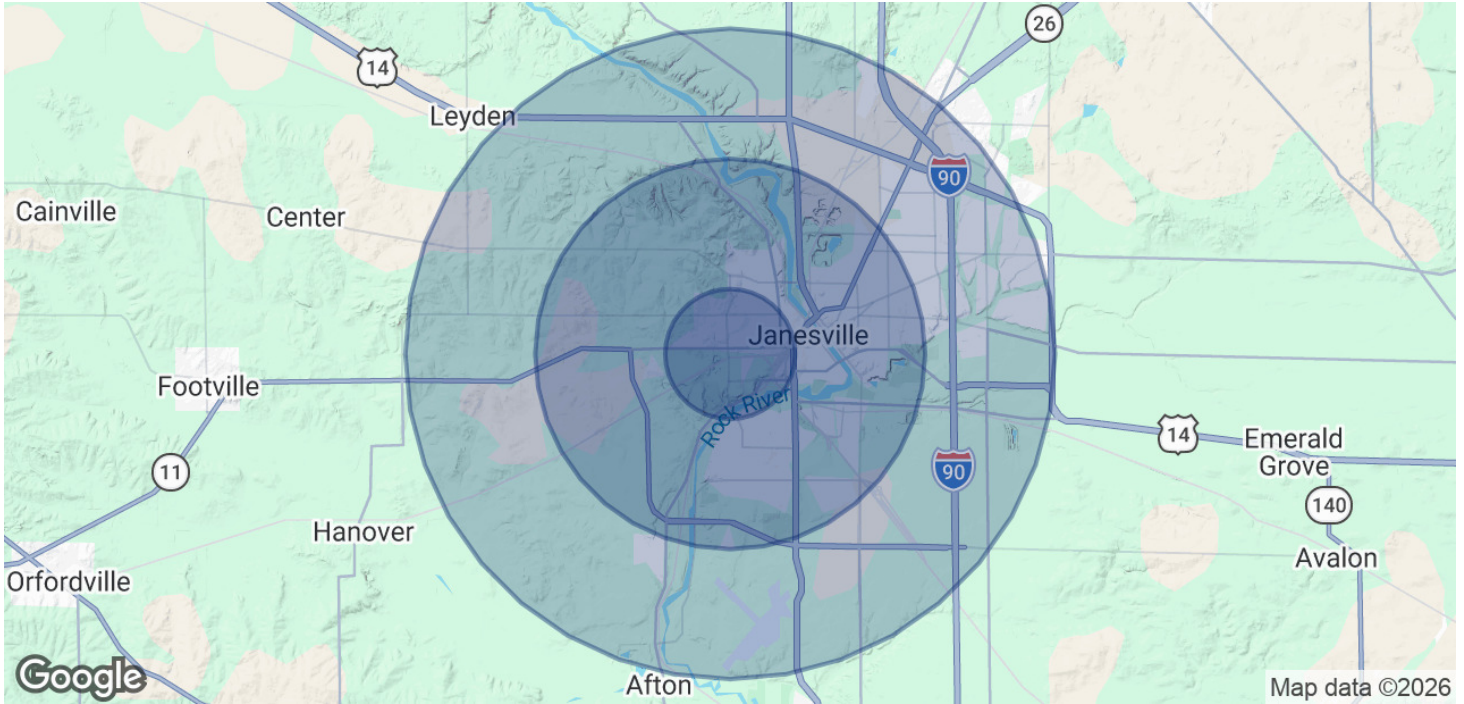


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,645	35,650	63,447
Average Age	38.5	39.8	41.2
Average Age (Male)	37.3	38	39.2
Average Age (Female)	39.3	41.4	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,581	15,072	27,379
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$80,282	\$79,889	\$84,345
Average House Value	\$206,060	\$201,397	\$221,404

2023 American Community Survey (ACS)

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