



5703 & 5705 MEMORIAL COURT.



WWW.LOKRE.COM



2026

GROSS LEASABLE AREA: 6,042 SF

FLOORS: 1

YEAR BUILT: 2008

LOT SIZE: 1.14 Acres

ZONED: B-3

TYPE OF OWNERSHIP: Private



[CLICK TO VIEW ON GOOGLE MAPS](#)

OFFERING PRICE:

\$749,000



5703, 5705 Memorial Ct Weston, WI 54476

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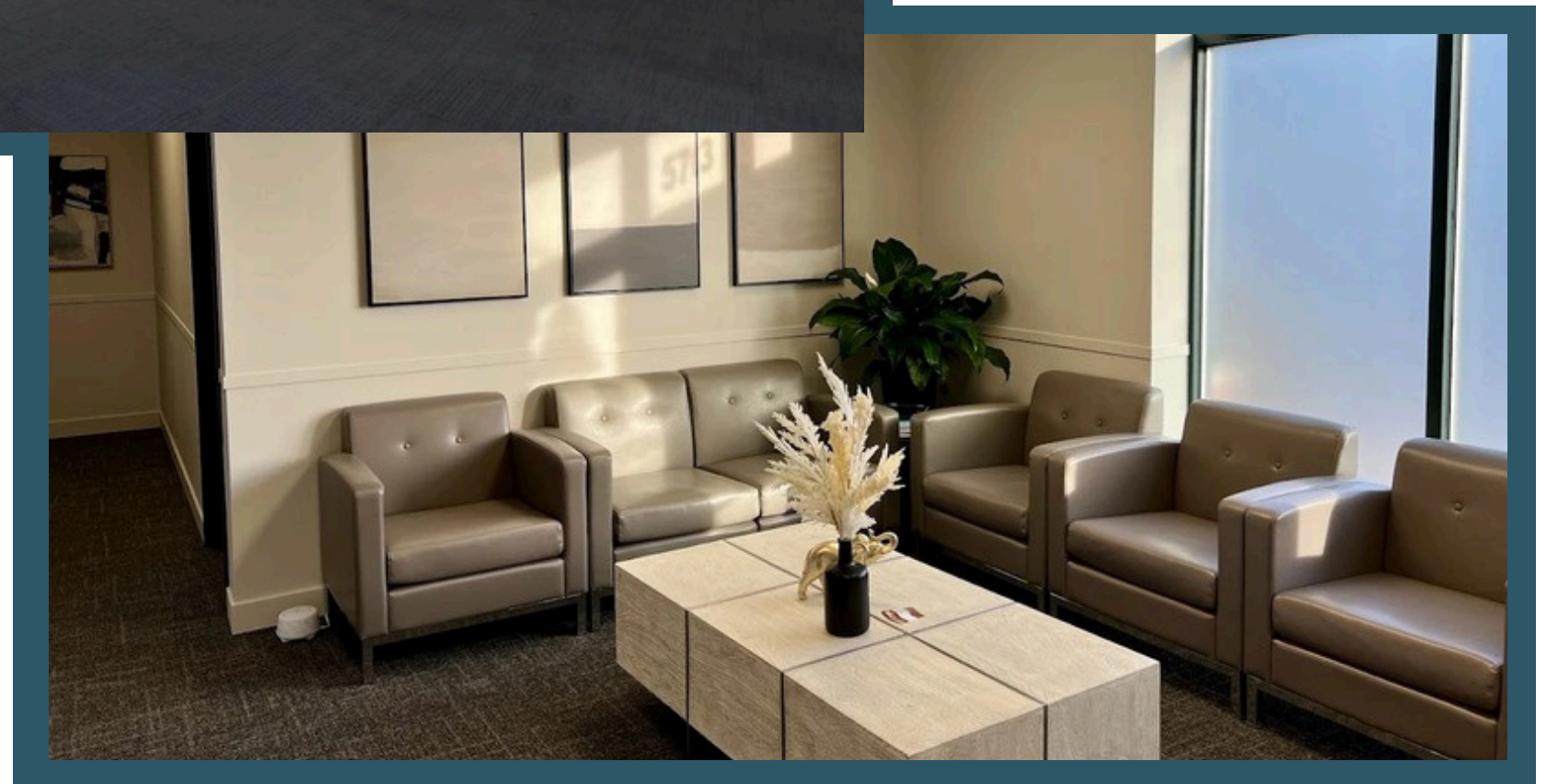
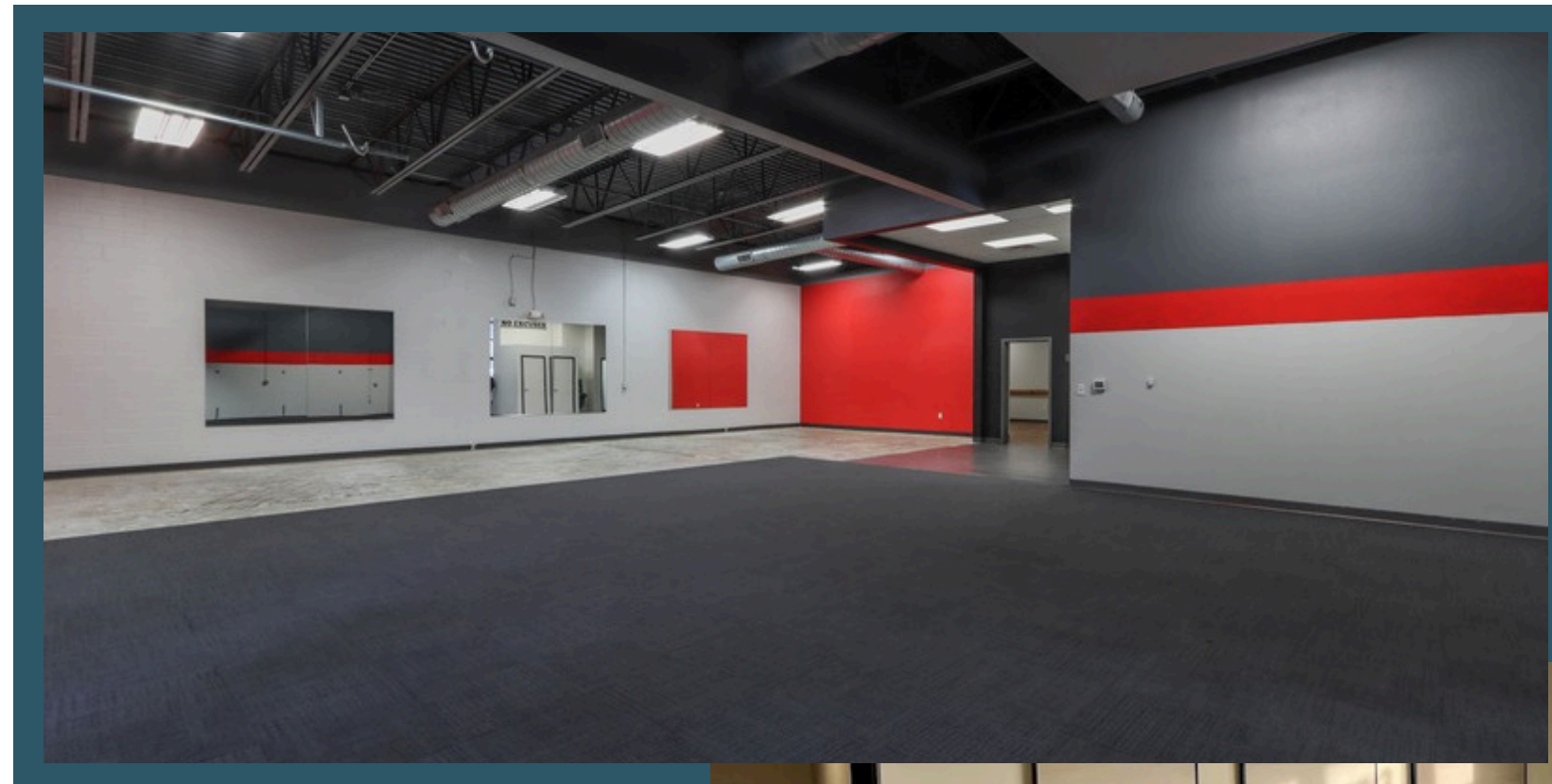
UNIQUE INVESTMENT OPPORTUNITY IN THE HEART OF WESTON'S BUSIEST HUB

PRIME LOCATION

- 10,000 CARS, DAILY
- 2 MINUTES FROM I-39 AND THE SECOND BUSIEST INTERSECTION IN MARATHON COUNTY
- 50 PARKING STALLS
- NEIGHBORS WITH DALE'S WESTON LANES

FLEXIBLE SPACE

- 3600 SF AVAILABLE IMMEDIATELY
 - PREVIOUSLY FIRE GYM
 - FULLY BUILT OUT
 - FLEX SPACE
 - 16 FOOT CEILINGS
- 1705 SF AVAILABLE STARTING NOV 1
 - PREVIOUSLY WESTON PSYCHIATRIC
 - FULLY BUILT OUT
 - OFFICE SPACE
 - 10 FOOT CEILINGS





DEMOGRAPHICS

22 MILE RADIUS POPULATION



DAILY CARS

8,000+



22 MILE RADIUS POPULATION

160,00



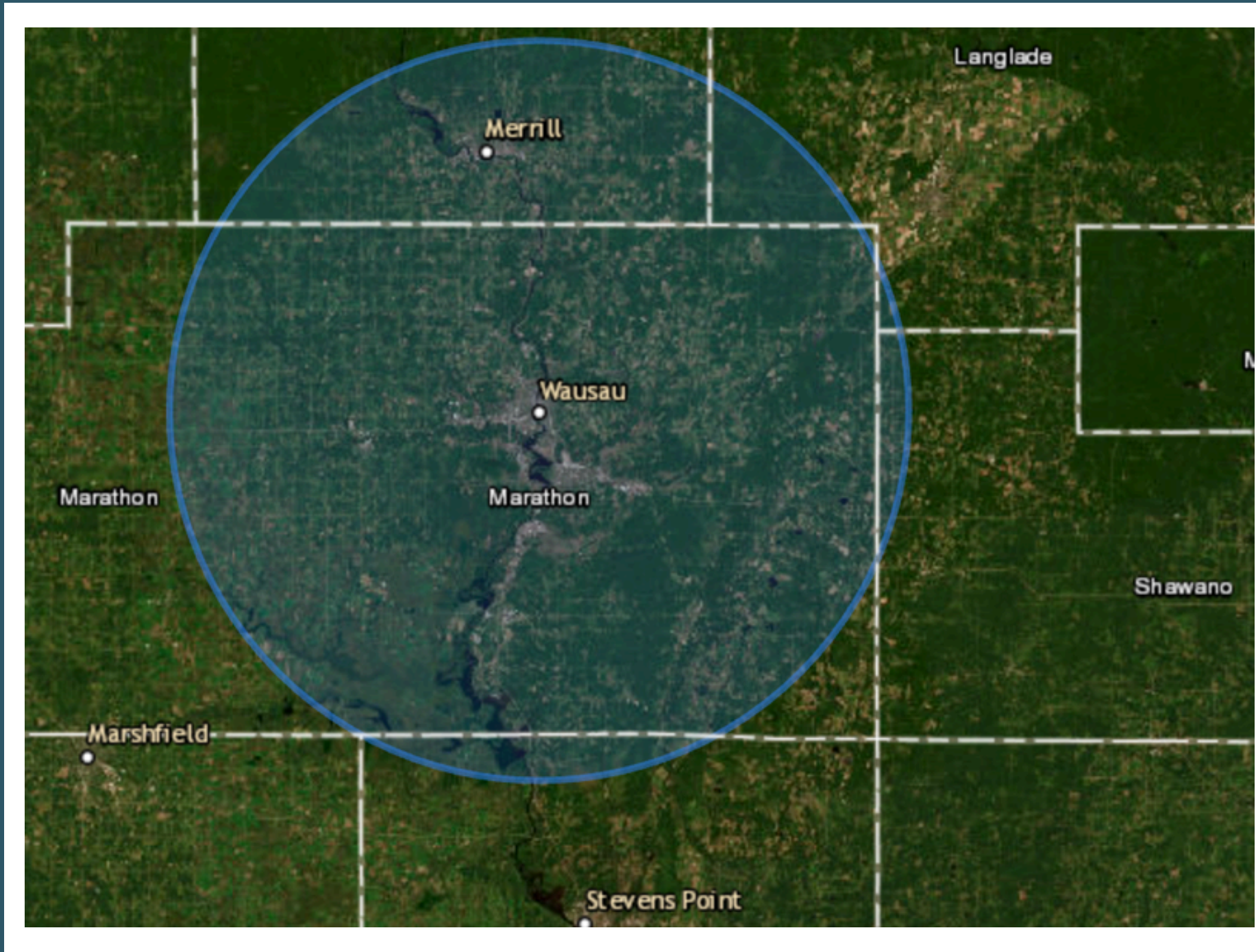
MARATHON COUNTY HOUSEHOLDS

57,000+

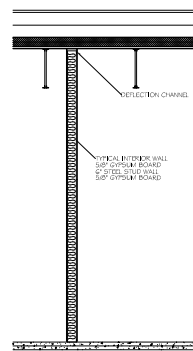
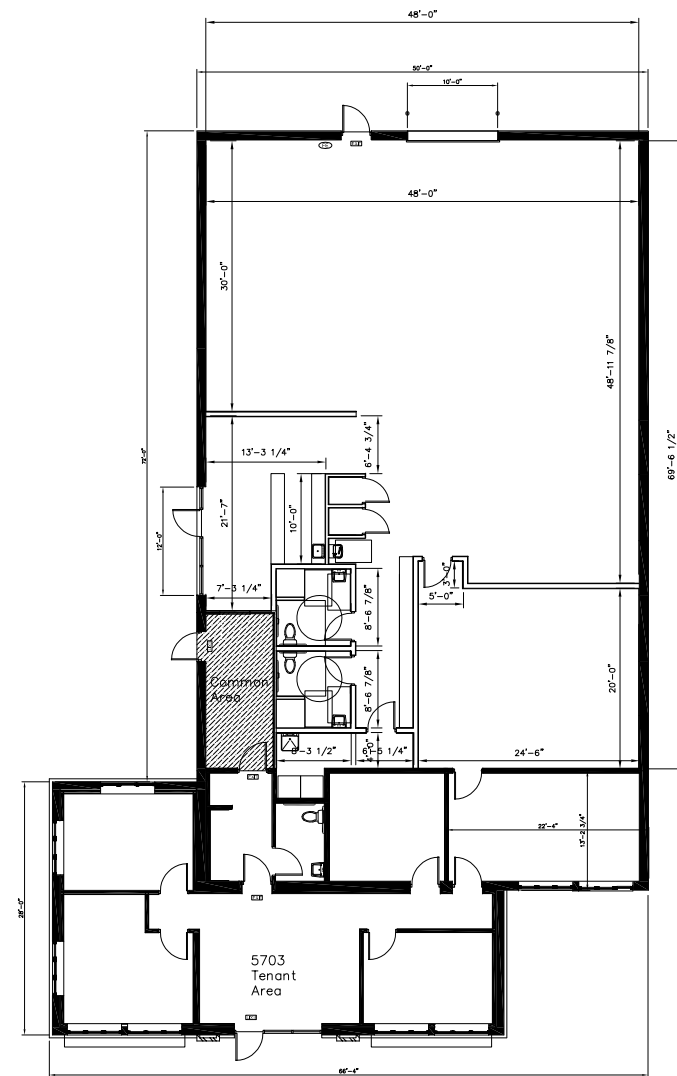


METRO AREA AVG. HOUSEHOLD INCOME

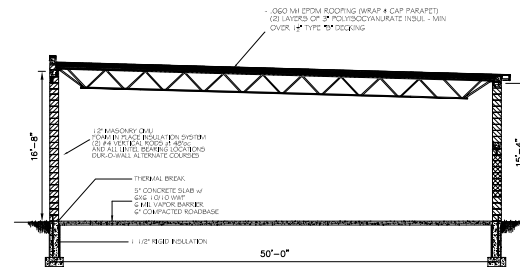
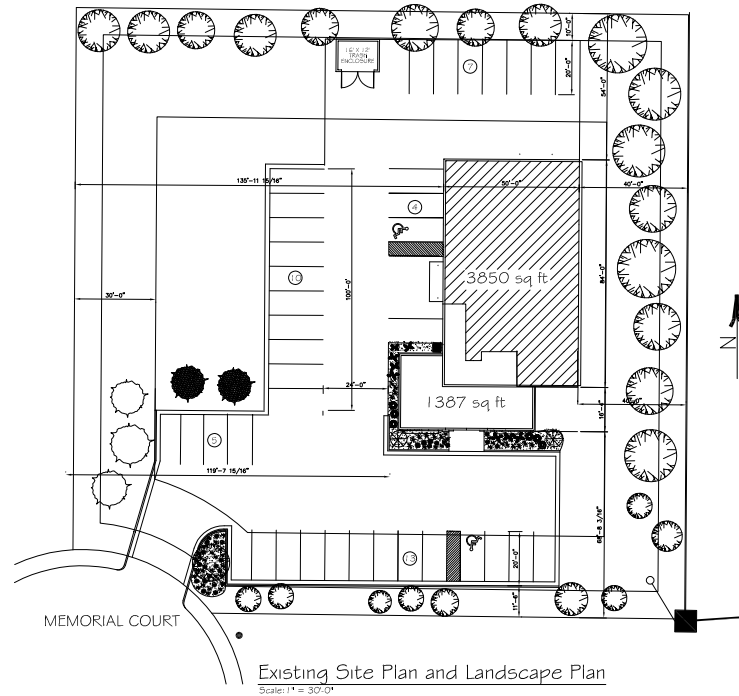
\$75,000



FLOOR PLAN



1. Typical Wall Section
Scale: 1/8" = 1'-0"



1. Existing Typical Building Section
Scale: 1/8" = 1'-0"

BUILDING INFORMATION
 Existing Building = 5,237 Sq Ft
 NON SPRINKLERED
 Construction Type = III B
 Occupancy Classification = B

GENERAL PLAN NOTES

- ALL DIMENSIONS REPRESENT SHIP TO DIMS.
- REVISIONS TO BE MADE BY THE ARCHITECT.
- DO NOT SCALE DIMENSIONS FROM THIS DRAWING.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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SHEET INDEX	
A1 - Floor Plan / Site Plan	

REVISIONS:

OWNER:
 AY LLC
 8600 White Pine Court
 Wausau, WI 54403

162856 Foxwood Ct
 Wausau, WI 54403
 Phone: (715) 355-4700

PDM
 CONSTRUCTION LLC

PROJECT:
 5705 & 5703 Memorial Court
 Weston, WI 54476

DATE:
 DESIGN NO.:

SHEET
 A1

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[**FULL DISCLAIMER**](#)



Clickable Link!

SITE MAP

5703, 5705 Memorial Ct
Weston, WI 54476




A photograph of a modern office interior. The room features a light-colored wall with three framed abstract artworks. A brown leather armchair is positioned on the left. A large window on the right side of the frame provides a view of the outdoors. A semi-transparent blue overlay covers the bottom right portion of the image, containing contact information and a 'THANK YOU' message.

**THANK
YOU**

CONTACT US

VICTOR ANDERSON

 1.715.574.1677

 www.lokre.com

 Wausau, WI.