

# NEW RETAIL DEVELOPMENT

**FOR  
LEASE**

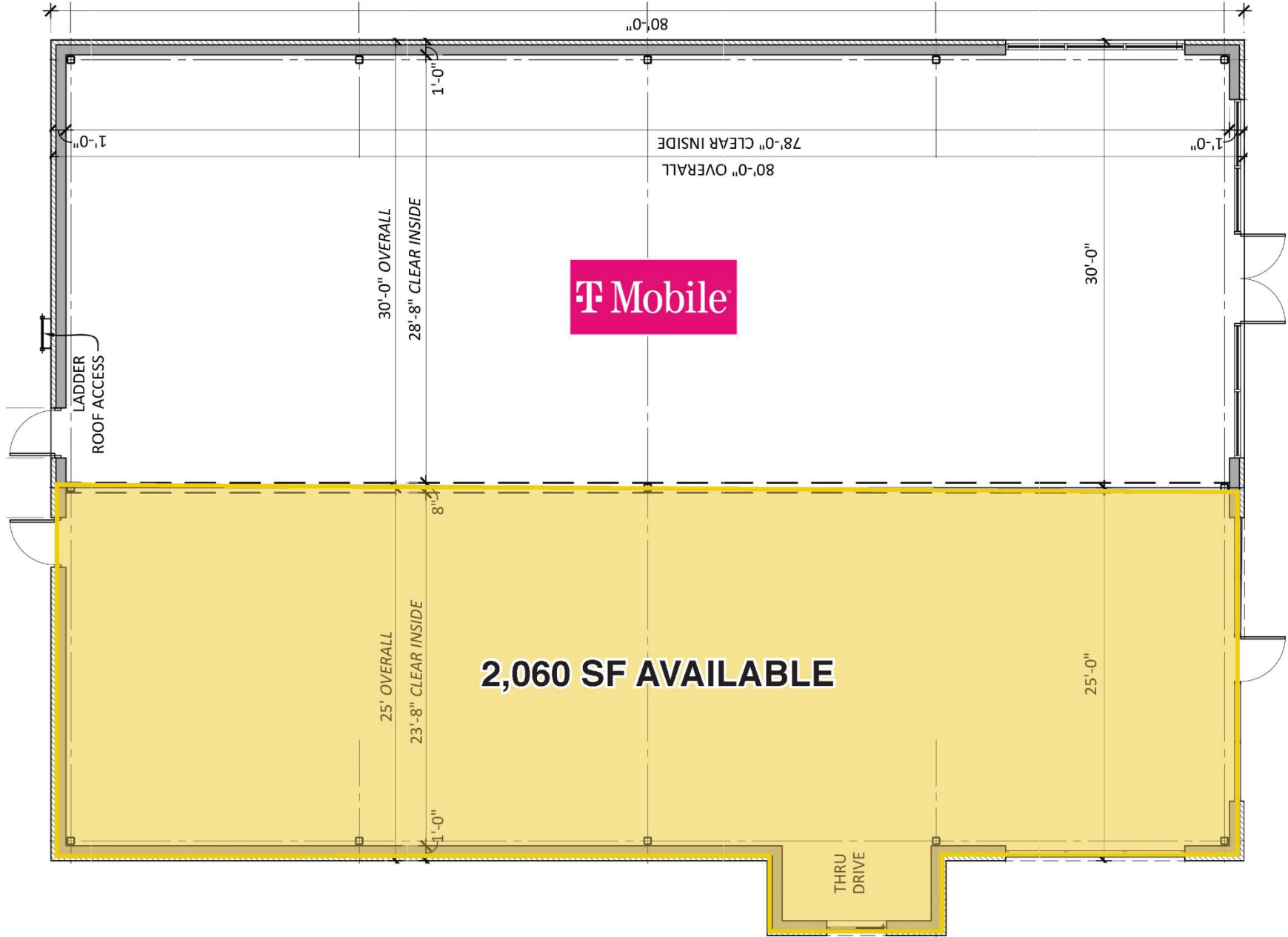
NEC County Road O & West Ave. | Rice Lake, WI 54868

## PROPERTY INFORMATION

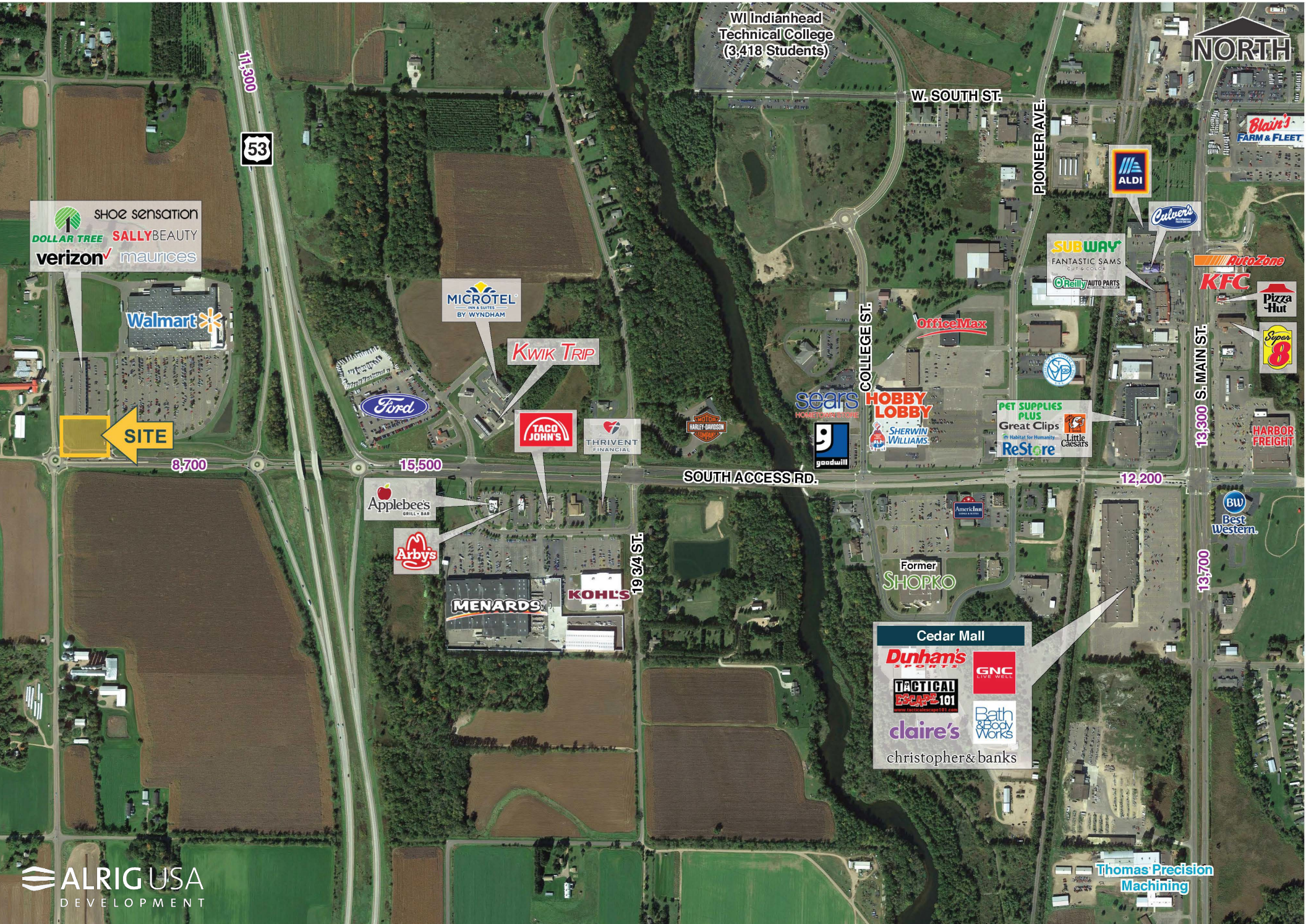
- New retail development adjacent cotenant T-Mobile with up to **2,060 SF** available for lease with a drive-thru
- Out lot to Walmart Supercenter located at the northeast corner of County Road O and West Avenue in Rice Lake, WI. Immediate access to Highway 53 and direct visibility to County Road O
- Area tenants include Walmart, Dollar Tree, Verizon, Hobby Lobby, Dunham's Sports and many more
- Immediate delivery
- Retail and restaurant opportunity available



# SITE PLAN



# AERIAL



NORTH

WI Indianhead  
Technical College  
(3,418 Students)

11,300

53

W. SOUTH ST.

PIONEER AVE.

SHOE SENSATION  
DOLLAR TREE SALLY BEAUTY  
verizon maurices

Walmart

MICROTEL  
INN & SUITES  
BY WYNDHAM

Kwik TRIP

Ford

TACO JOHN'S

THRIVENT  
FINANCIAL

HARLEY-DAVIDSON

sears  
HOMEWARE STORE

HOBBY LOBBY

SHERWIN  
WILLIAMS

PET SUPPLIES  
PLUS  
Great Clips

Little  
Caesars

ReStore

AutoZone

KFC

Pizza Hut

Super 8

HARBOR FREIGHT

13,300 S. MAIN ST.

SITE

8,700

15,500

SOUTH ACCESS RD.

12,200

Applebee's  
GRILL • BAR

Arby's

MENARDS

KOHL'S

19 3/4 ST.

goodwill

OfficeMax

ReStore

BW  
Best Western

13,700

Cedar Mall  
Dunham's  
TACTICAL  
ESCAPE 101  
GNC  
Bath  
& Body  
Works  
claire's  
christopher & banks

Former  
SHOPKO

Thomas Precision  
Machining



# DEMOGRAPHICS

	3 - MILE	5 - MILES	7 - MILES
<b>POPULATION</b>	9,884	15,317	20,996
<b>HH INCOME Average</b>	\$66,767	\$68,669	\$68,496
<b>DAYTIME Employees</b>	12,769	17,127	24,397
<b>HOUSEHOLDS</b>	4,512	6,777	9,046

# AREA TENANTS



## Contact Us

**Gabe Schuchman**  
 248.646.9999  
[gabe@alrigusa.com](mailto:gabe@alrigusa.com)

**Faith Fruciano**  
 248.646.9999  
[faith@alrigusa.com](mailto:faith@alrigusa.com)

**Alrig USA**  
 30200 Telegraph Road Suite 205  
 Bingham Farms, MI 48025



The average income within 1-mile is over 65K<sup>8th</sup>

© ALRIG USA Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited ALRIG USA and ALRIG USA logo are service marks of ALRIG USA and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.