



2205 Stewart Avenue  
Wausau, WI 54401

CHRIS GHIDORZI  
m: 715.302.8185  
chrsg@ghidorzi.com

2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
www.ghidorzi.com



### Features

- Premier retail space between two national chains
- Daytime population within a mile is 14,000
- Located in the heart of Wausau’s hotel district – eight major chains within one mile for a total of nearly 1,000 rooms
- Surrounded by Stewart Avenue office, retail and restaurant traffic

### Demographics

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2004 (vehicles)
Stewart Ave.	12,700
US 51/I-39	62,500

CITY	Est. 2007 POPULATION
Wausau	38,881
5-mile radius	54,921
7-mile radius	72,854

### Anchor Tenants

Q'doba, Jimmy Johns

### Area Map

image by Google maps



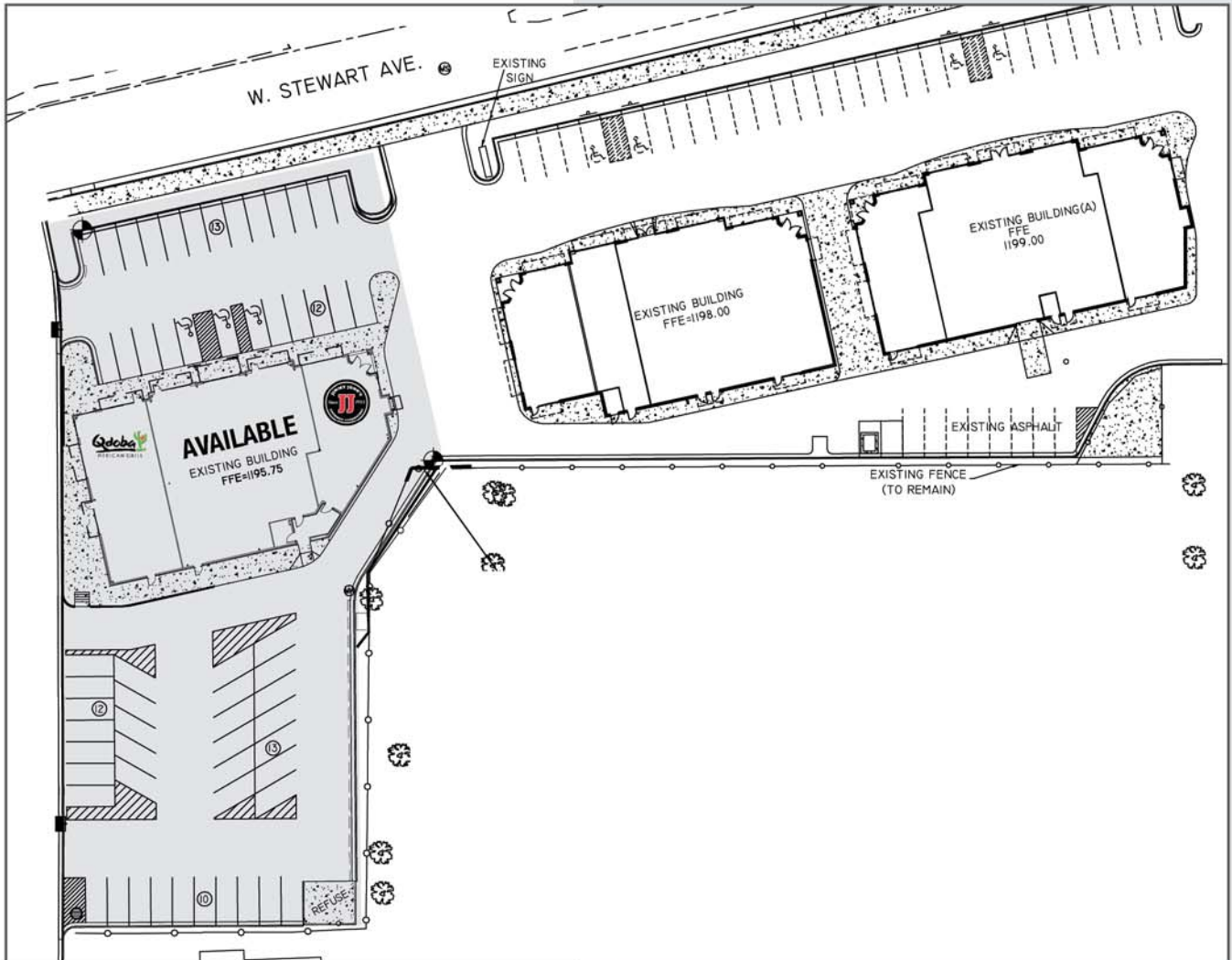
THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES. WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED. THIS DOCUMENT IS PROVIDED SUBJECT TO ERRORS, OMISSIONS AND CHANGES IN INFORMATION.



# 2205 Stewart Avenue Site Plan

CHRIS GHIDORZI  
m: 715.302.8185  
chrisg@ghidorzi.com

2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
www.ghidorzi.com



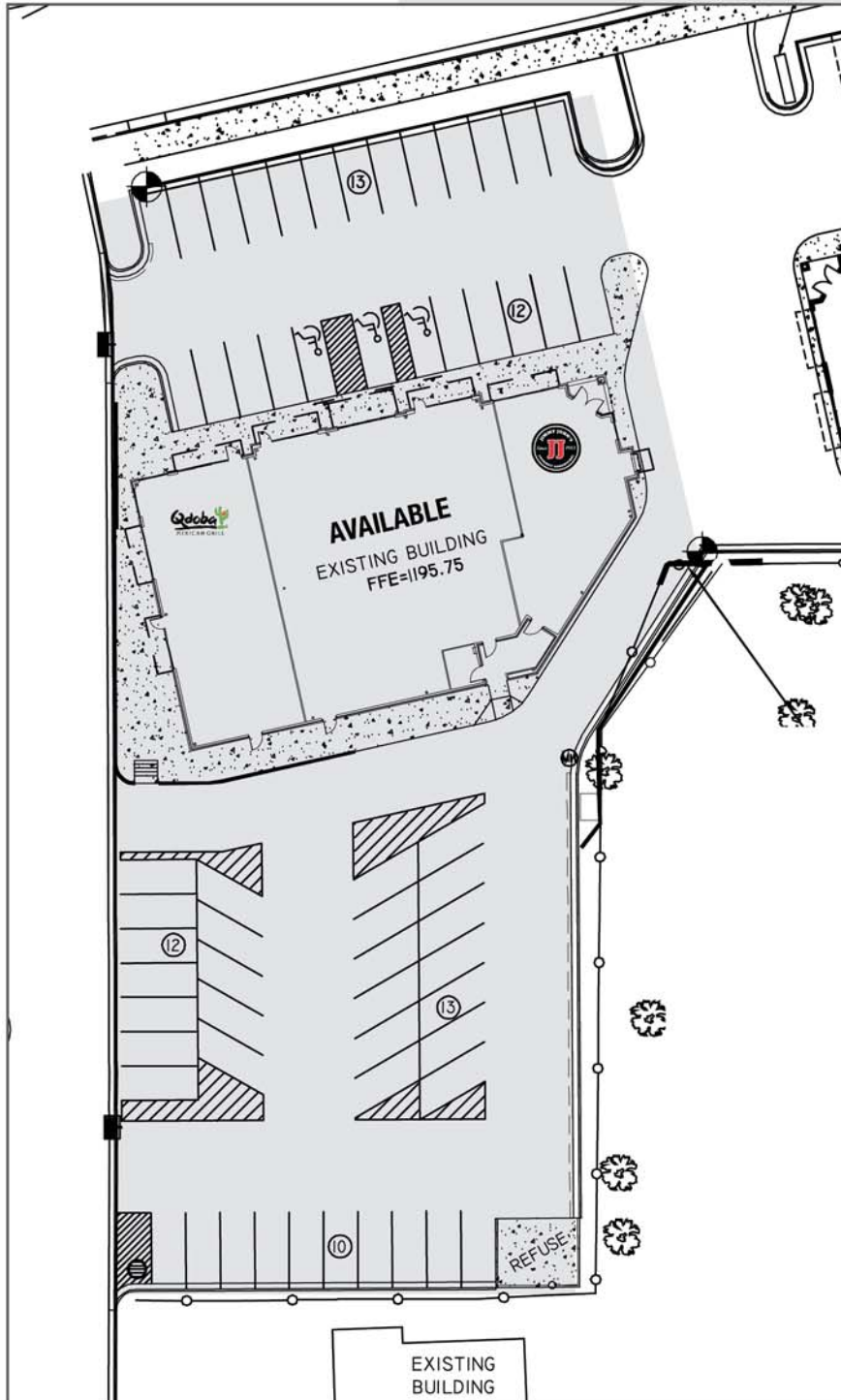


# 2205 Stewart Avenue

## Site Plan Detail

CHRIS GHIDORZI  
m: 715.302.8185  
chrisg@ghidorzi.com

2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
www.ghidorzi.com





## 2205 Stewart Avenue Suite Layouts

CHRIS GHIDORZI  
m: 715.302.8185  
chrisg@ghidorzi.com

2100 Stewart Ave., Suite 300  
Wausau, WI 54401  
www.ghidorzi.com

