

SPACE *Available*



660 S. Albert Ave | REEDSBURG, WI.

With its rich blue exterior, upscale brick facade and expansive, modern windows, your business will stand out amongst the rest. Located on a high-traffic corner in Reedsburg, WI and just steps away from a brand new high school, this newly built property is in a developing area with huge growth potential. The available end-unit is equipped with a drive thru, making it perfect for a QSR or retail. Co-tenancy includes WCCU Credit Union.

PROPERTY DETAILS:

- SF: 1,800-5,182
- Lease: NNN
- Term: 5 Year
- Taxes: 0.63 psf (2023)
- CAM: \$3.50 psf
- VPD: 5,318
- Empty Shell
- Drive-thru
- High Visibility
- Built in 2023
- Tenant improvement available upon request

SITE FLOOR PLAN:





Location DETAILS...

The adjacent High School boasts 1,000 visitors daily with a full athletic schedule for gym use and field use throughout the year. The newly built, 76 unit apartment complex to the west, is fully occupied with a waiting list for the 2 bedroom, 2 bathroom floor plans. Breaking ground, is a 54 unit townhome development across the street, (within walking distance) offering 1, 2, 3 and 4 bedroom options.

AREA RETAILERS:

O'Reilly Auto Parts, Dollar General, Cost Cutters, Holiday Inn Express, Pizza Hut, Culver's, Arby's, KFC, McDonalds, Walgreens, USCellular, Anytime Fitness and MORE!

REEDSBURG DEMOGRAPHICS:

- Population - 10,057
- Median Household Income - \$66,026
- Households - 3,959
- Homeowners - 64.2%
- High School Graduate - 93.8%
- Bachelor's Degree or Higher - 21.8%

NOTABLE LOCAL EMPLOYERS:

- Lands' End
- Grede Foundries
- Seats
- NUK USA
- Primex Plastics Corporation
- Lakeside Foods
- Reedsburg Medical Center
- Sauk County Health & Human Services