



**Chippewa Commons**  
**Anchored by Brand New**  
**Gordy's Market**

**BRISKY**  
COMMERCIAL

FOR LEASE

Space Available for Lease



***HIGHLIGHTS:***

*Chippewa Falls, WI—Excellent Location*  
*Competitive Lease Rates vs Eau Claire*  
*916 Parking Stalls*

**BRISKY**  
COMMERCIAL

**Brisky Commercial Real Estate**  
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# 303-409 Prairie View Road

Chippewa Falls, WI 54729

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## Property Overview

### Overview

Chippewa Commons in Chippewa Falls, WI is anchored by a brand new Gordy's Market. This retail complex is poised to be a premier retail center in the Chippewa Valley. It has a prime location & is conveniently located in south Chippewa Falls with easy access to Eau Claire as well as Hwy 29. This enhanced property has competitive lease rates relative to other centers in Chippewa Falls and Eau Claire.

Chippewa Falls is located in west central Wisconsin and is about 12 miles north and east of Eau Claire, WI. According to the U.S. Census Bureau, there were 13,965 people, 6,240 households with a median household income of \$36,170.

### Property Highlights

- Great exposure on Hwy 124
- Daily Traffic Counts 20,000+
- Prime Location in Great Retail Area
- Pylon Sign Along Hwy 124

### Property Summary

<b>Price PSF:</b>	\$13 PSF NNN
<b>CAM:</b>	\$2.50 PSF
<b>Square Feet Available:</b>	1,600—2 Units
<b>Year Built:</b>	1991
<b>Total Acreage:</b>	6.6 Acres
<b>Building Square Footage:</b>	82,792



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Aerial Photo





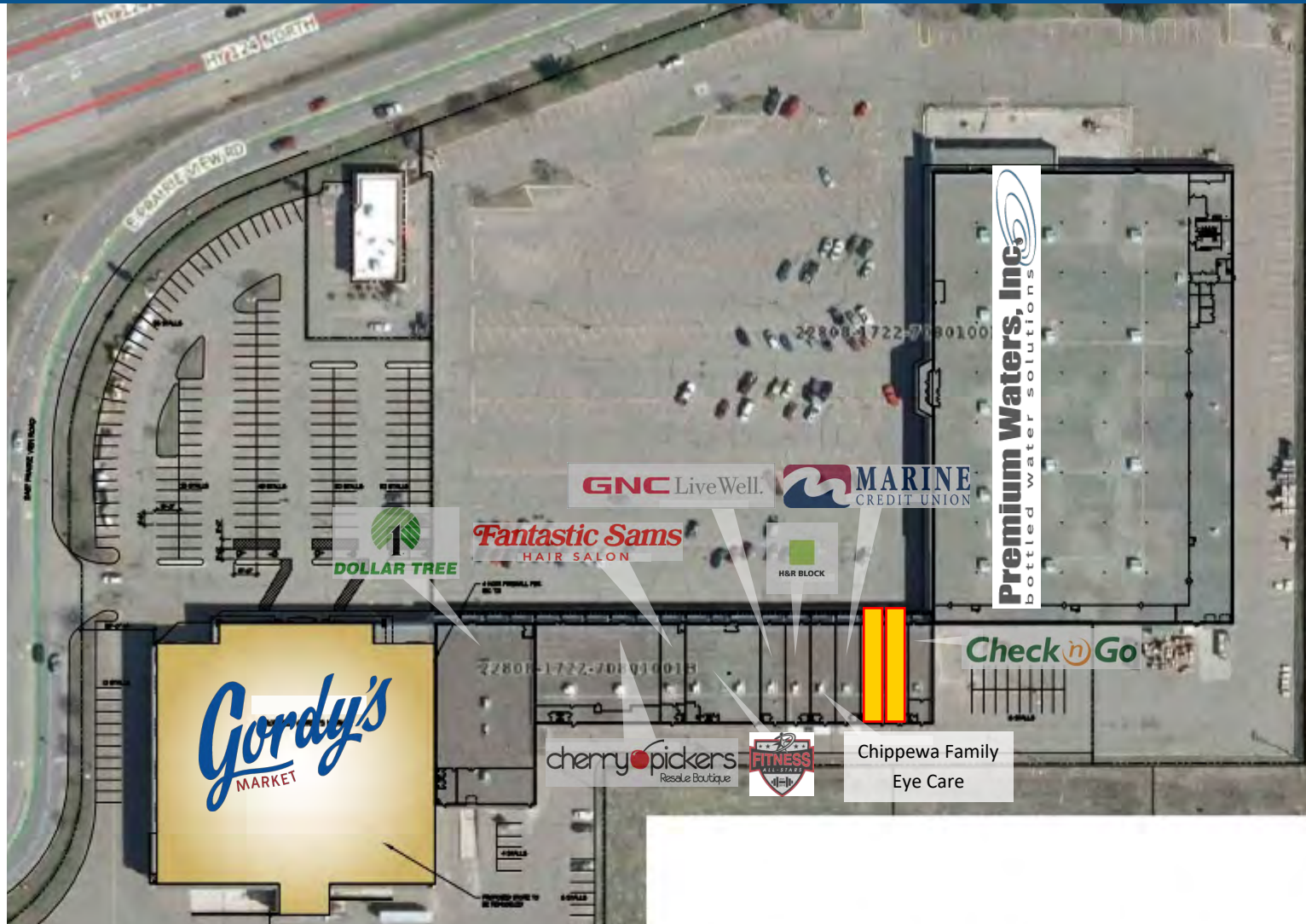
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## Property Layout

### Tenants Left to Right:

1. Gordy's Market 45,592 SF
2. Dollar Tree 11,600 SF
3. Cherry Pickers 8,000 SF
4. Fantastic Sams 1,600 SF
5. Fitness All Stars 4,800 SF
6. GNC 1,600 SF
7. H&R Block 1,600 SF
8. Cardinal Family Eye Care 1,600 SF
9. Marine Credit Union 1,600 SF
10. Available Unit #335 1,600 SF
11. Available Unit #337 1,600 SF
12. Check n' Go 1,600 SF





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Available Unit #335



***Suite #335***  
***1,600 SF***  
***Approximately 80 x 20***





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Available Unit #337



**Suite #337**  
**1,600 SF**  
**Approximately 80 x 20**





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Property Photos







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## Area Overview



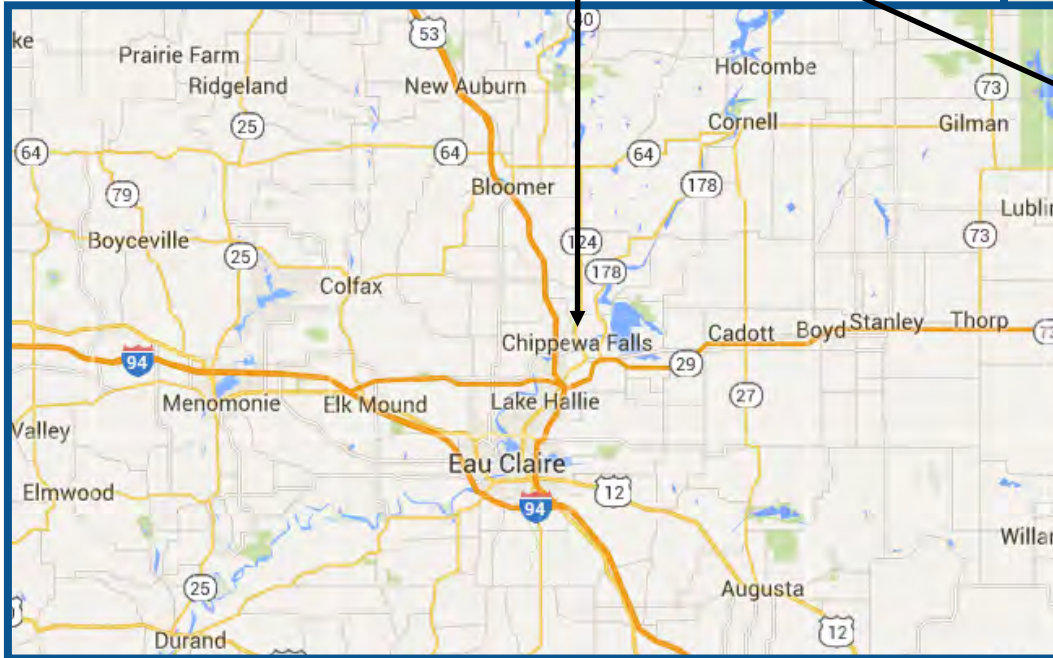


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Property Location

## ***Chippewa Commons***





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## Demographics from CoStar

Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2020 Projection	19,875		27,872		98,785	
2015 Estimate	19,546		27,365		95,827	
2010 Census	19,194		26,706		93,134	
Growth 2015 - 2020	1.68%		1.85%		3.09%	
Growth 2010 - 2015	1.83%		2.47%		2.89%	
<b>2015 Population by Hispanic Origin</b>	335		438		1,810	
<b>2015 Population</b>	19,546		27,365		95,827	
White	18,627	95.30%	25,920	94.72%	89,504	93.40%
Black	239	1.22%	308	1.13%	1,026	1.07%
Am. Indian & Alaskan	144	0.74%	184	0.67%	629	0.66%
Asian	266	1.36%	571	2.09%	3,081	3.22%
Hawaiian & Pacific Island	10	0.05%	12	0.04%	37	0.04%
Other	261	1.34%	369	1.35%	1,549	1.62%
U.S. Armed Forces	0		9		115	
<b>Households</b>						
2020 Projection	8,216		11,331		40,905	
2015 Estimate	8,079		11,123		39,639	
2010 Census	7,937		10,855		38,511	
Growth 2015 - 2020	1.70%		1.87%		3.19%	
Growth 2010 - 2015	1.79%		2.47%		2.93%	
Owner Occupied	5,096	63.08%	7,399	66.52%	25,452	64.21%
Renter Occupied	2,983	36.92%	3,724	33.48%	14,187	35.79%
<b>2015 Households by HH Income</b>	8,079		11,123		39,638	
Income: <\$25,000	2,200	27.23%	2,736	24.60%	9,319	23.51%
Income: \$25,000 - \$50,000	1,968	24.36%	2,705	24.32%	10,578	26.69%
Income: \$50,000 - \$75,000	1,679	20.78%	2,393	21.51%	8,131	20.51%
Income: \$75,000 - \$100,000	838	10.37%	1,286	11.56%	4,995	12.60%
Income: \$100,000 - \$125,000	601	7.44%	895	8.05%	3,237	8.17%
Income: \$125,000 - \$150,000	258	3.19%	397	3.57%	1,310	3.30%
Income: \$150,000 - \$200,000	382	4.73%	501	4.50%	1,400	3.53%
Income: \$200,000+	153	1.89%	210	1.89%	668	1.69%
<b>2015 Avg Household Income</b>	\$62,000		\$63,895		\$62,199	
<b>2015 Med Household Income</b>	\$47,450		\$51,122		\$49,777	