

**LEASE**

# Former Pizza Hut

**2212 ROSE STREET**

La Crosse, WI 54603

**PRESENTED BY:**

**RICHARD S. HURST, CCIM**

O: 913.538.5568

[rick.hurst@svn.com](mailto:rick.hurst@svn.com)



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	2,388 SF
<b>LOT SIZE:</b>	0.61 Acres
<b>BUILDING SIZE:</b>	2,388 SF

## PROPERTY DESCRIPTION

Discover exceptional opportunities at this prime property in La Crosse, WI. With outstanding visibility to 23,800 cars per day and prominent pylon signage, this site is very compelling for businesses seeking maximum exposure. Boasting a surrounding population of 34,995 people with an average household income of \$77,590 within three miles, this location offers a strong customer base. Enjoy the convenience of close proximity to I-90, three colleges, Logan High School, and Interstate Industrial Park, ensuring a steady flow of potential patrons. This is a fantastic chance to establish a presence in an underserved trade area and capitalize on the limitless potential of this dynamic property.

## PROPERTY HIGHLIGHTS

- Exceptional visibility to 23,800 cpd
- Pylon signage
- Site is surrounded by 34,995 people with an Avg. HH income of \$77,590 within three miles
- Close proximity to I-90, three colleges and Logan High School
- Fantastic opportunity in an underserved trade area.

**RICHARD S. HURST, CCIM**

O: 913.538.5568

rick.hurst@svn.com

## ADDITIONAL PHOTOS

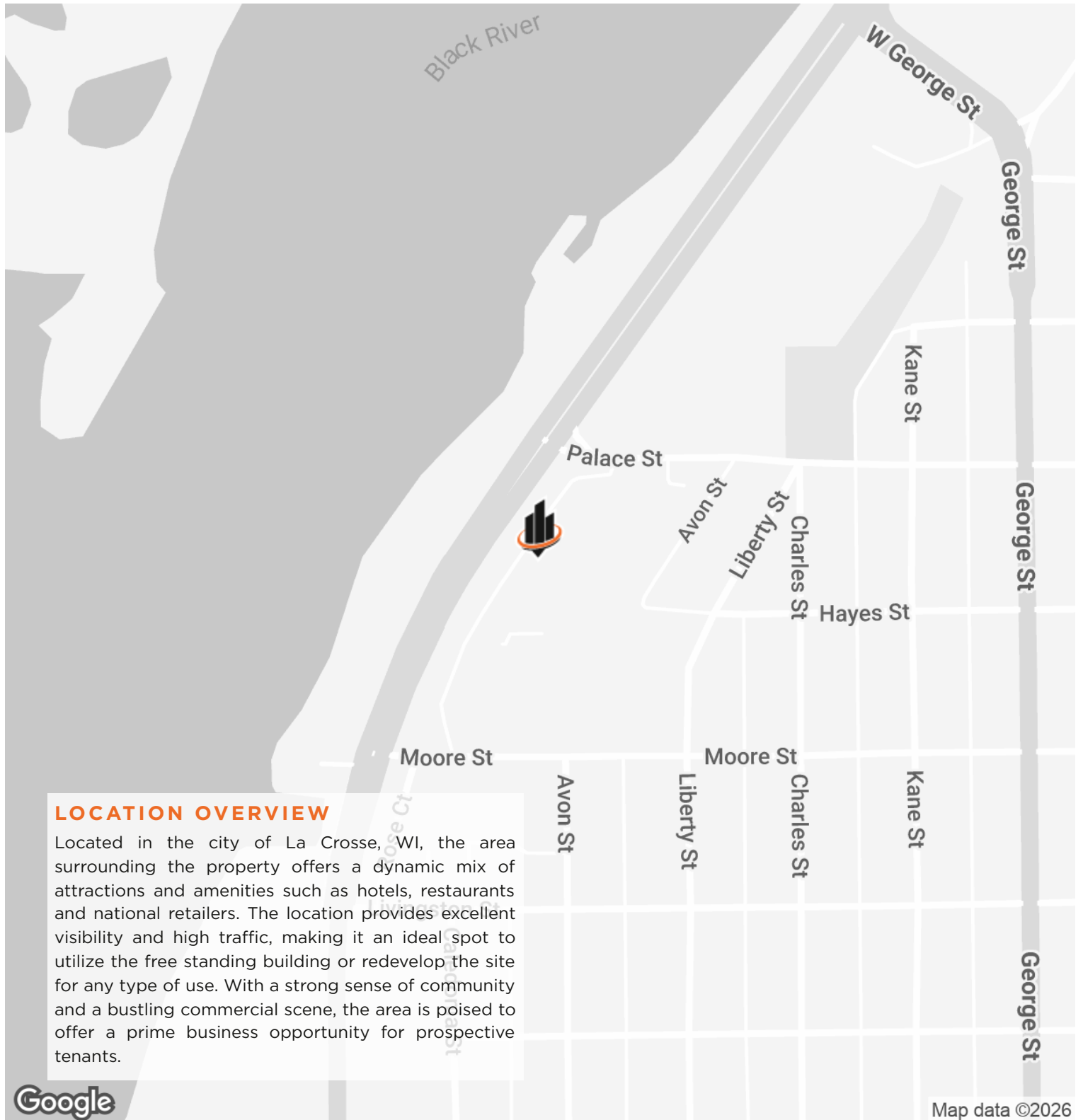


**RICHARD S. HURST, CCIM**

O: 913.538.5568

rick.hurst@svn.com

## LOCATION MAP



**RICHARD S. HURST, CCIM**

O: 913.538.5568

rick.hurst@svn.com

