

1803 WASHINGTON ST.

1803 WASHINGTON ST., TWO RIVERS, WI 54241

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: Whole building or individual spaces from 1,230 sf being smallest space to 3,404 SF being the biggest.

Lease Rate: Negotiable

Building Size: 6,053 SF

PROPERTY OVERVIEW

Strong visibility on the southeast corner of Washington St and 19th St with up to 3404 Sq Ft available



Presented By:

Legacy Commercial Property

847.904.9200

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LEGACY

COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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[ADDITIONAL PHOTOS](#)

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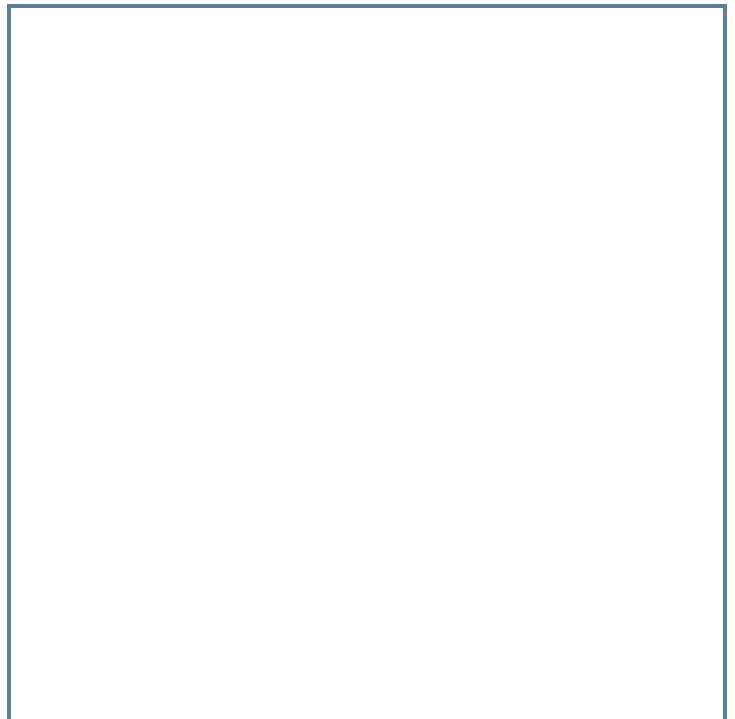
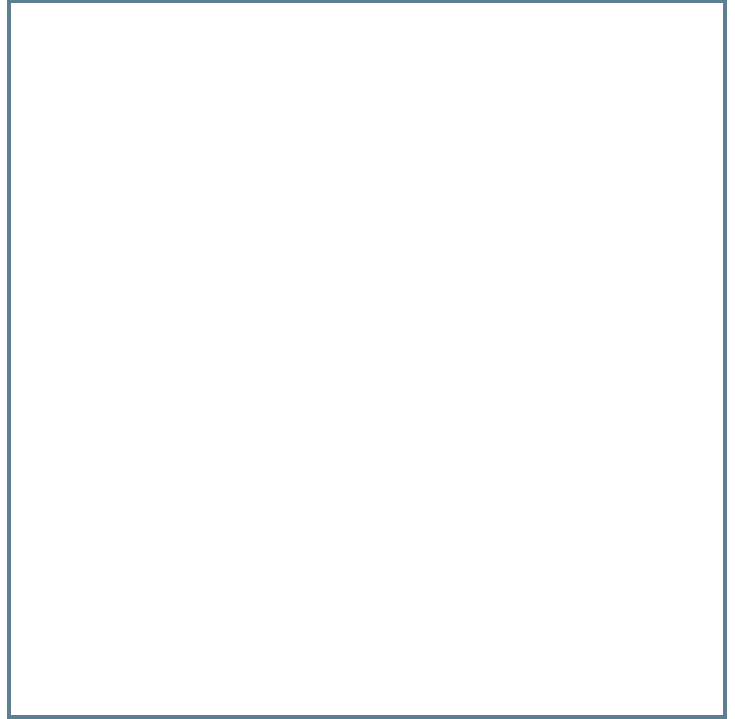
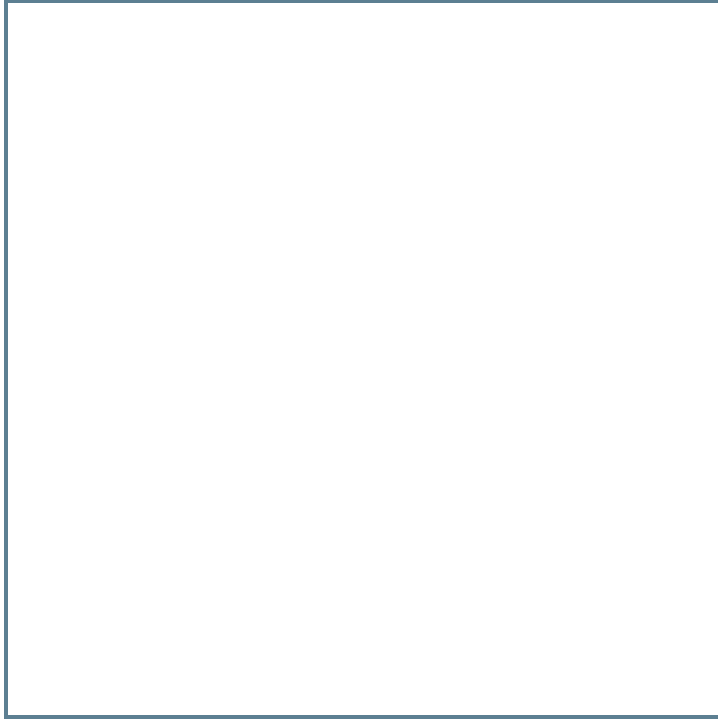
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,512 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1803 Washington St	US Cellular	1,212 SF	NNN	-	-
1803 Washington St	Available	3,512 SF	NNN	Negotiable	-
1803 Washington St	Sweet Fire Tobacco	1,329 SF	NNN	-	-

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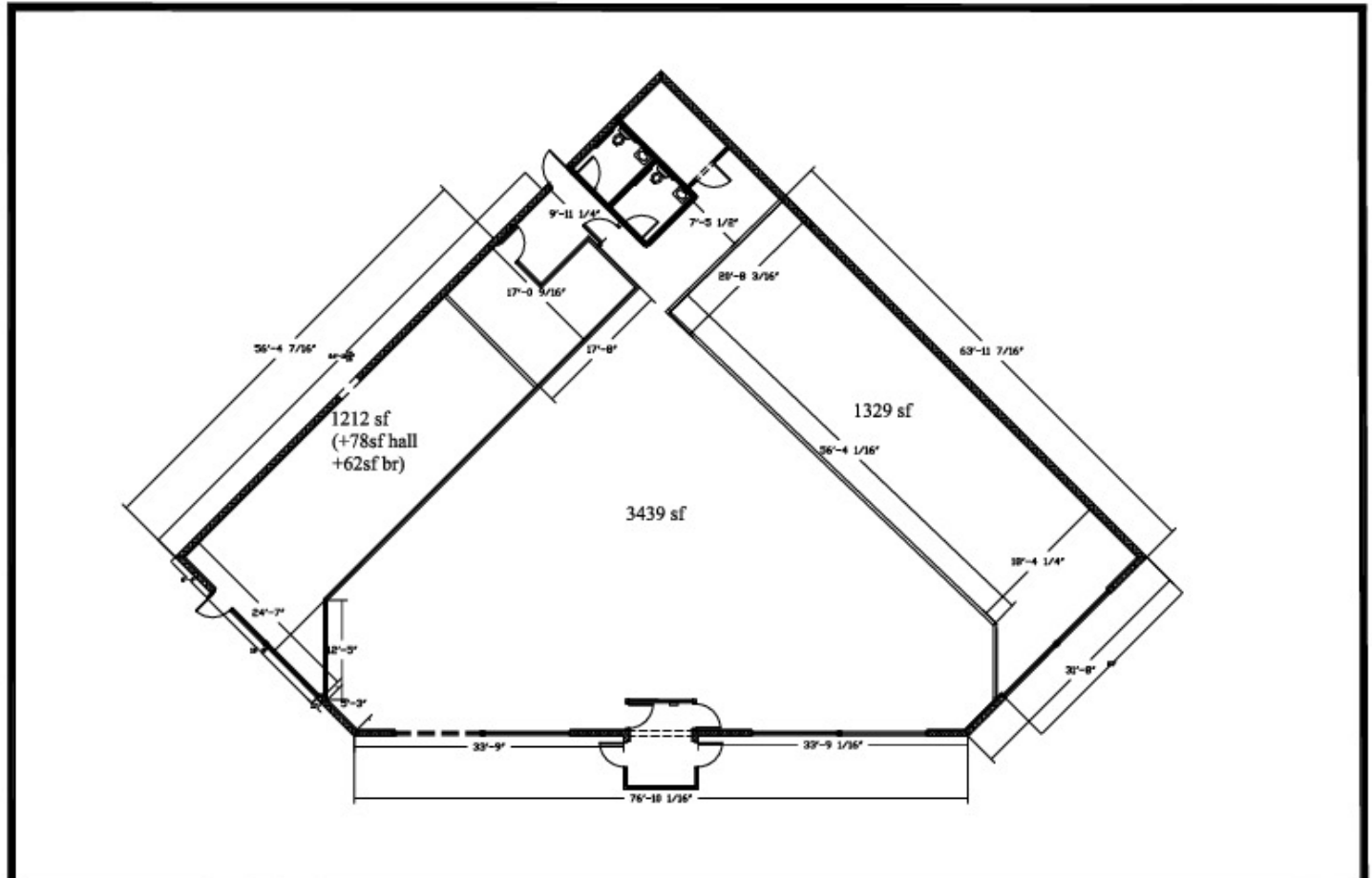
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FLOOR PLANS



#375 Two Rivers, WI
1803 Washington St. Two Rivers, WI 54241
Floor Plan

***EXISTING CONDITIONS: V.I.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 2/4/2021

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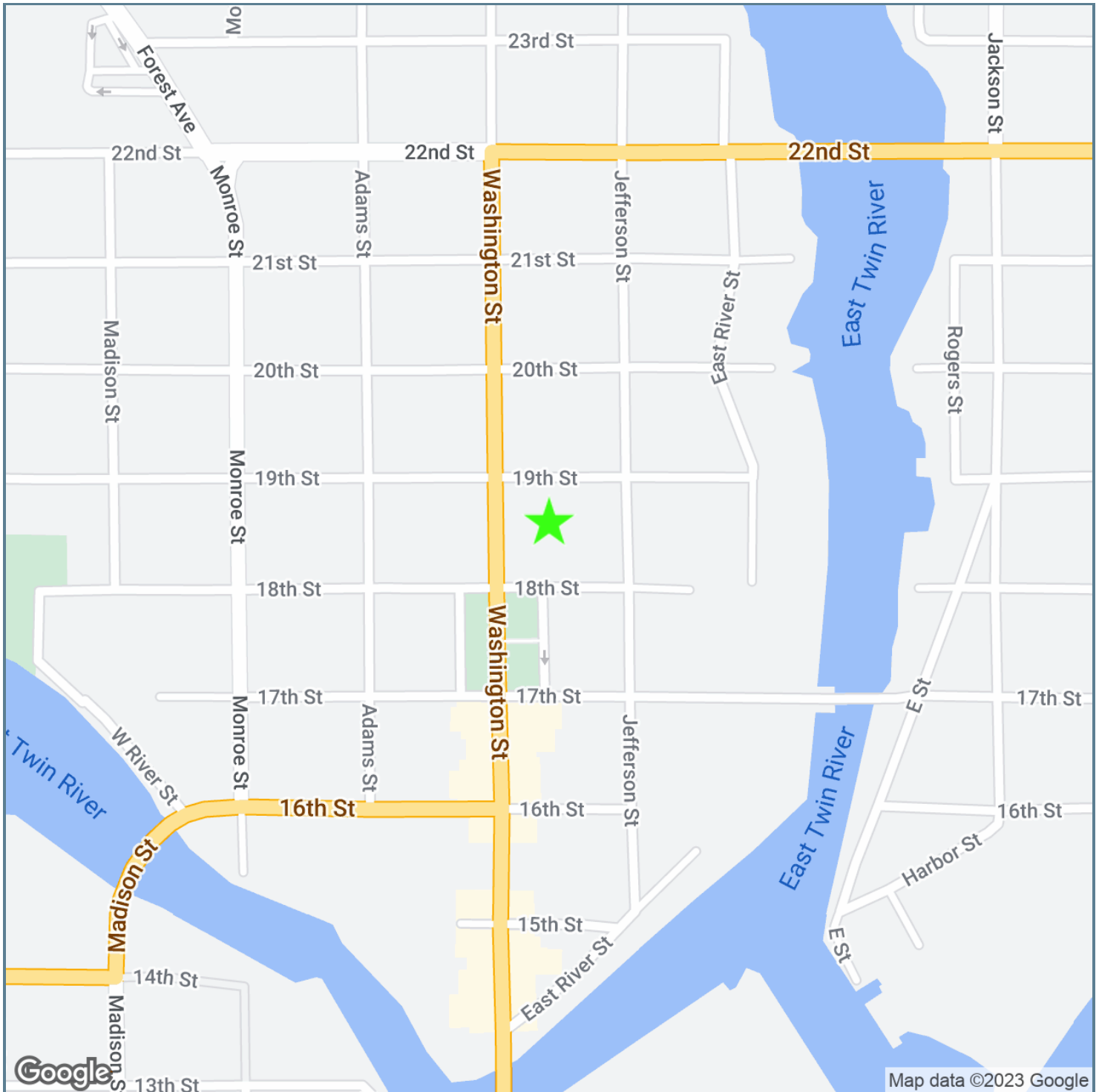
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LOCATION MAPS



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RETAILER MAP



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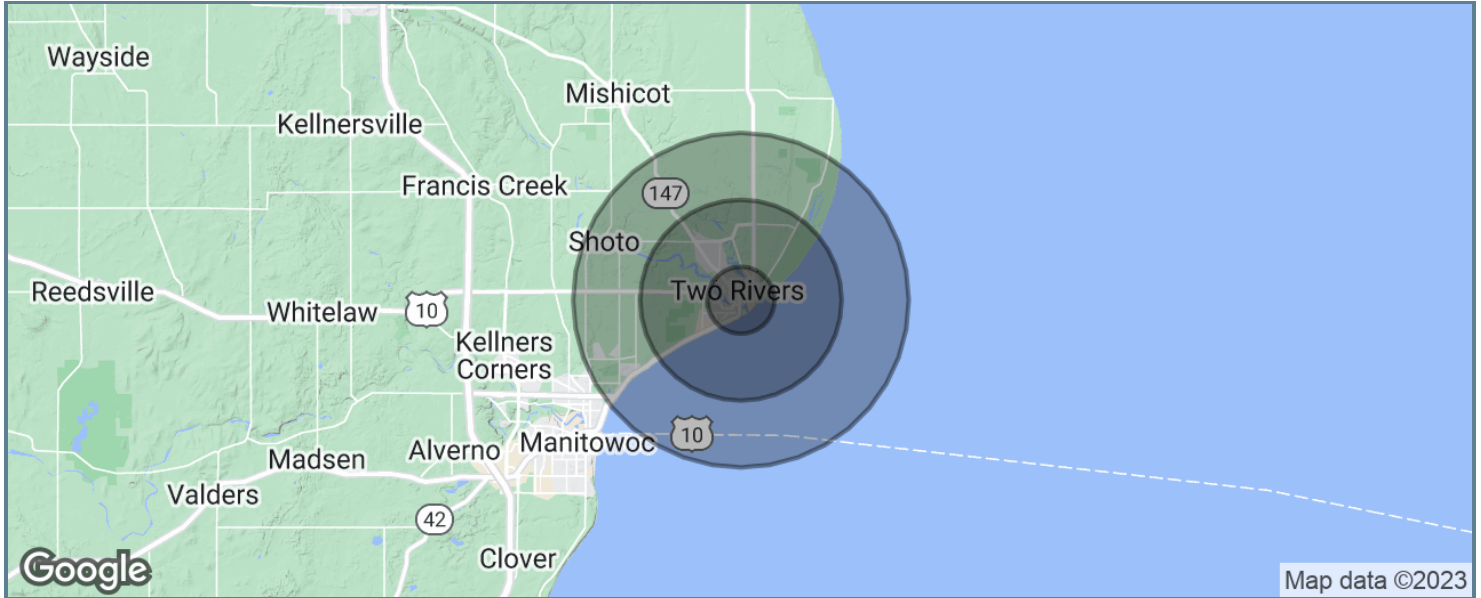
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total population	5,428	11,351	16,492
Median age	41.7	44.5	46.5
Median age (Male)	39.8	43.2	44.2
Median age (Female)	45.0	46.8	48.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,769	5,663	8,390
# of persons per HH	2.0	2.0	2.0
Average HH income	\$50,446	\$56,899	\$60,481
Average house value	\$83,490	\$102,245	\$115,365

* Demographic data derived from 2020 ACS - US Census

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