

Waterford Galleria

401 Pinnacle Way
Eau Claire, WI 54701
Eau Claire County



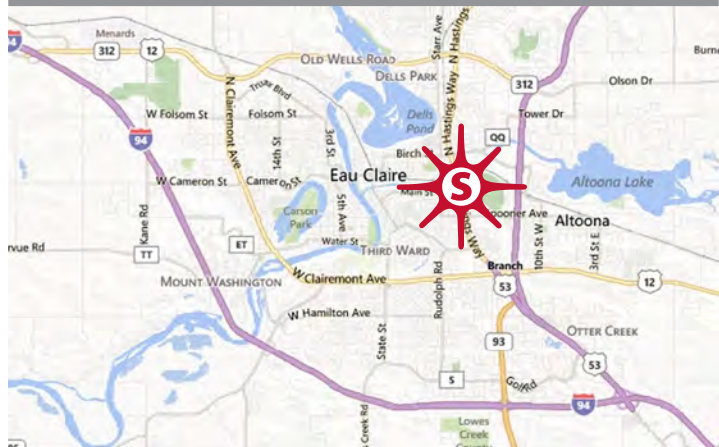
key features

- beautifully designed and constructed buildings provide a sophisticated appeal
- ample parking
- up to 12,945 contiguous sf available
- anchor pad and outlots available
- signage opportunities capture the attention of 50,000 motorists on Hastings Way each day
- easy access from signalized intersection at Main Street and Hastings Way
- 38 upscale residential units located just steps away from storefronts

demographics

	1 mile	3 miles	5 miles
population	7,832	64,968	88,873
households	3,660	27,292	37,248
avg. household income	\$88,015	\$89,566	\$93,010
daytime population	7,207	49,949	73,531

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



retail space for lease 2,102 – 12,945 sf

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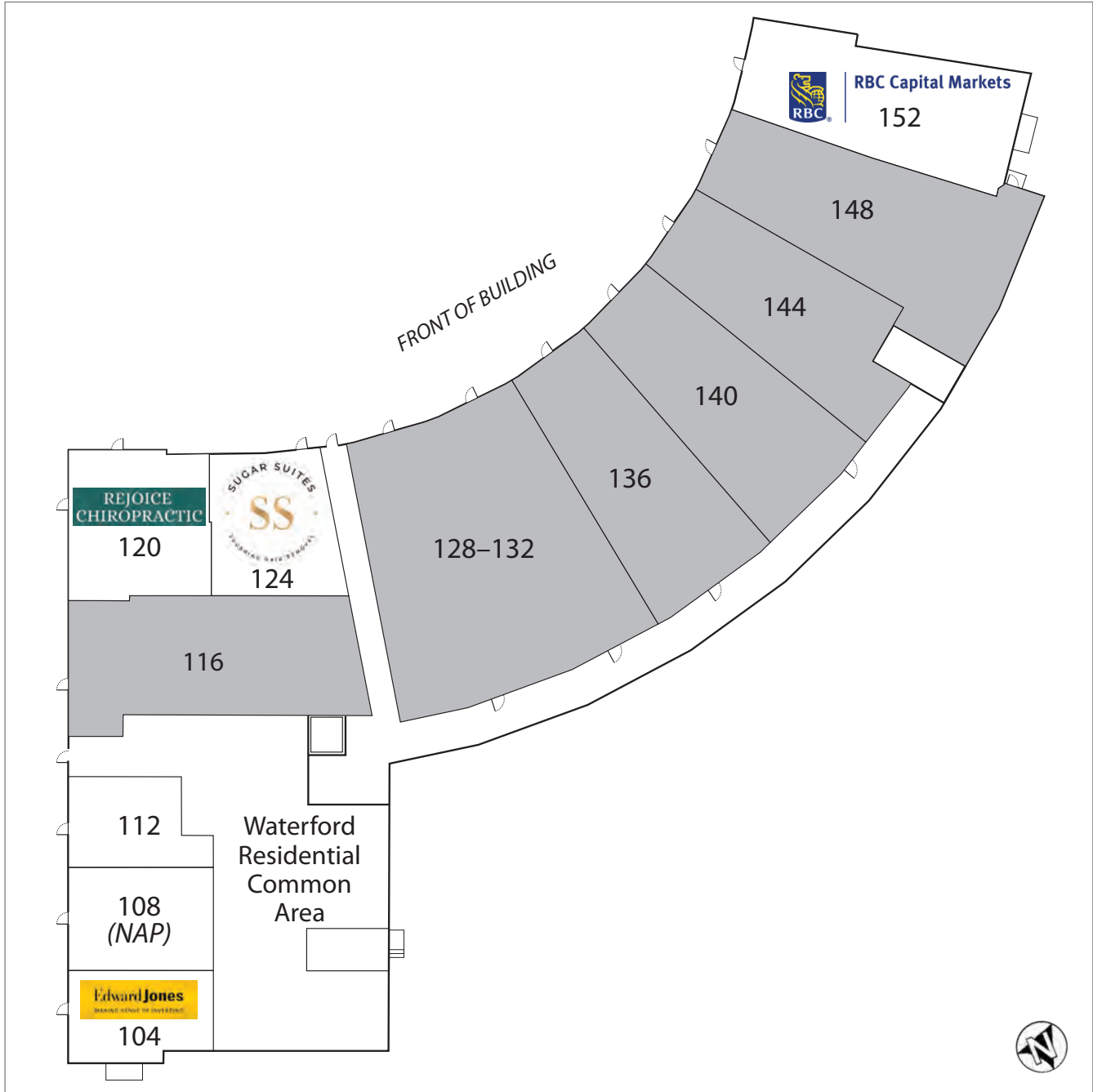
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UNIT	TENANT	DIMS.	S.F.
104	EDWARD JONES	23 x 37 IRR	819
108	MAYHEW & WALTERS (NAP)	25 x 37 IRR	977
112	WATERFORD SALES OFFICE	24.5 x 37 IRR	737
116	AVAILABLE	35 x 80 IRR	2,322
120	REJOICE CHIROPRACTIC	38 x 35 IRR	1,347
124	SUGAR SUITES	27.5 x 38 IRR	1,154

UNIT	TENANT	DIMS.	S.F.
128-132	AVAILABLE - CAN BE DIVIDED	46 x 73 IRR	4,194
136	AVAILABLE	23 x 73 IRR	2,104
140	AVAILABLE	23 x 73 IRR	2,102
144	AVAILABLE - CAN BE COMBINED	23 x 73 IRR	2,272
148	AVAILABLE - CAN BE COMBINED	23 x 82 IRR	2,273
152	RBC CAPITAL MARKETS	21 x 72 IRR	1,929



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