

FOR LEASE

**2021 CENEX DR
RICE LAKE, WI 54868**

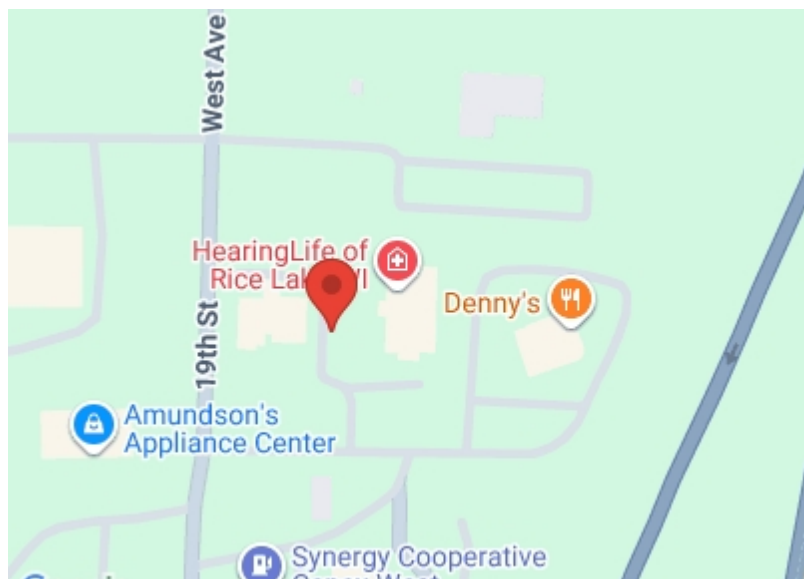


PROPERTY SUMMARY

The Winter Building is located in the heart of one of Rice Lake's highest demand neighborhoods. The proximity to the Marshfield Clinic, Hospital and Medical Center has made this a sought after area. A dominant upper level 2,290 sq. ft. suite is currently available in this class A building. Features include plenty of employee and client parking, easy access to both Highways 53 and 48.

- Space includes an employee break area with plenty of storage.
- Features include an open reception area large enough to accommodate seating for 10+ patients/customers.
- The front view, open balcony off the reception area is an added plus allowing plenty of natural light in all day long.
- Easy access to upper level suite from front and side entrance to stairs or elevator.

Space Available	2,290 SF
Lease Requirement	5 Year \$14.50 SF NNN
Building SqFt	10,500 SqFt
Lot Size (SF)	74,008.00 SqFt
Parcel ID	276-5002-83-000
Zoning Type	Commercial
County	Barron
Coordinates	45.511088,-91.764334
Levels	2



CHARLES S FEATHER

President

Mobile: 7153086600

charles@featherrealestategroup.com

License #: 57513-99



Feather Real Estate Group

3011 S. Main Street, Suite 4
Rice Lake, WI 54868

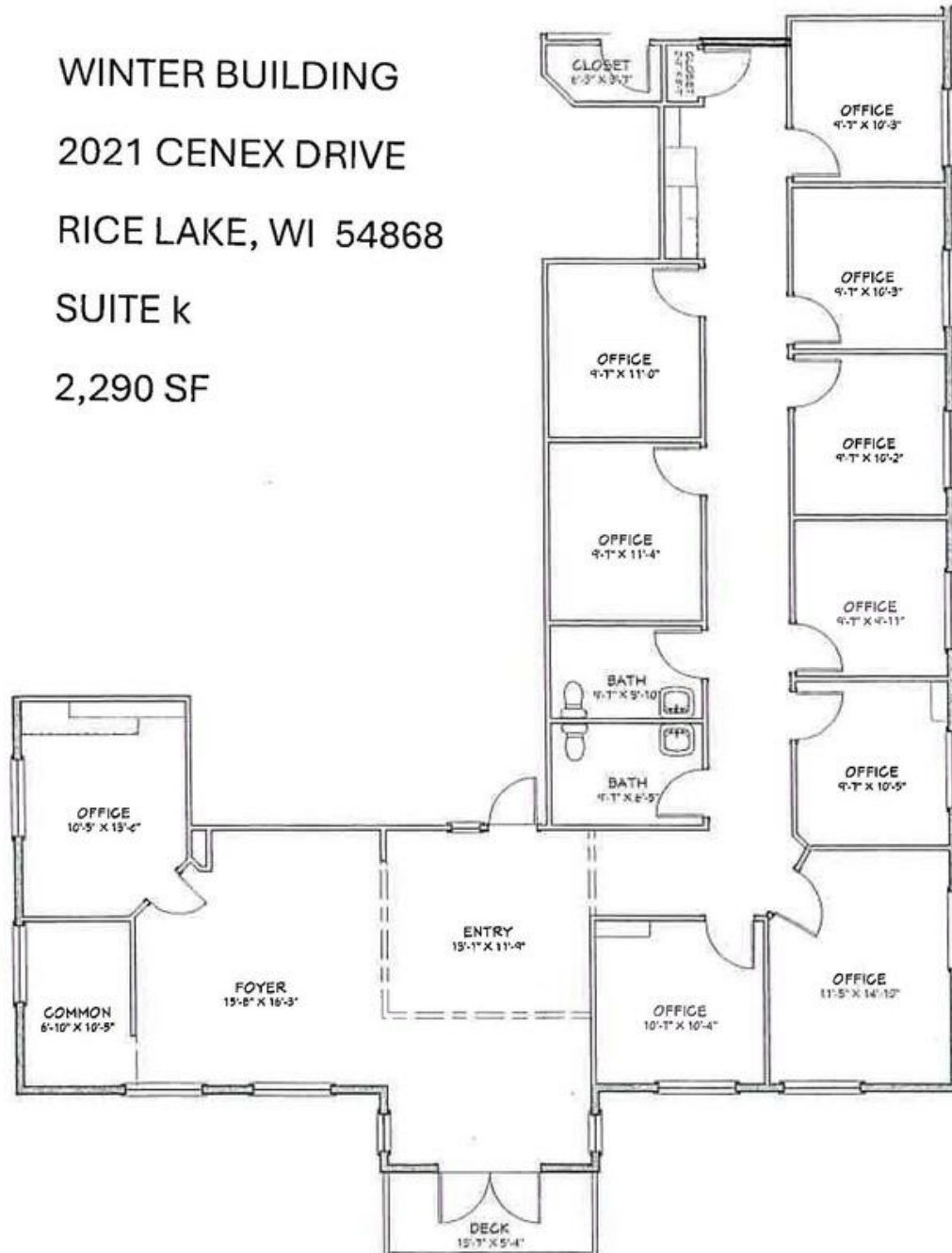
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WINTER BUILDING
2021 CENEX DRIVE
RICE LAKE, WI 54868
SUITE K
2,290 SF



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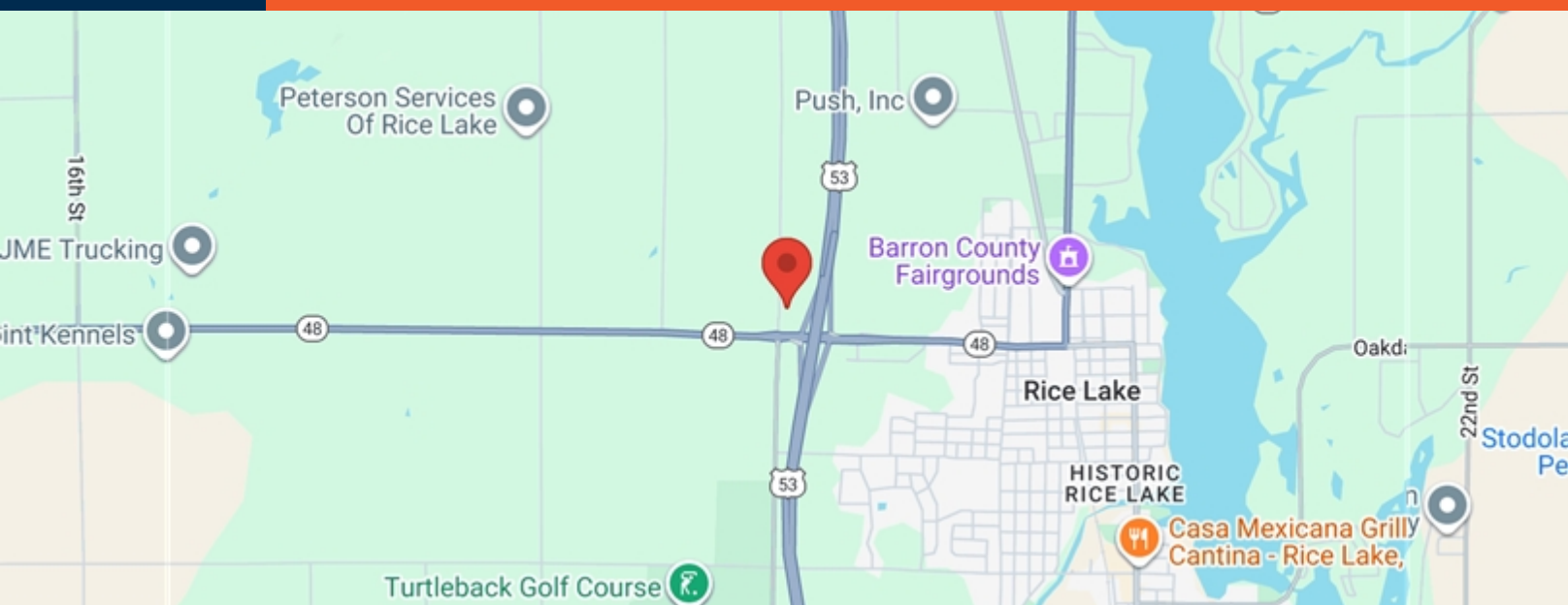
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,277	9,861	12,494
2010 Population	1,428	9,765	12,698
2025 Population	1,724	10,266	13,598
2030 Population	1,752	10,359	13,796
2025-2030 Growth Rate	0.32 %	0.18 %	0.29 %
2025 Daytime Population	2,231	13,548	16,158

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	106	469	561
\$15000-24999	35	354	461
\$25000-34999	57	347	459
\$35000-49999	108	683	899
\$50000-74999	112	794	1,093
\$75000-99999	104	714	951
\$100000-149999	66	514	701
\$150000-199999	16	193	290
\$200000 or greater	92	370	490
Median HH Income	\$ 61,986	\$ 61,307	\$ 62,912
Average HH Income	\$ 104,611	\$ 92,905	\$ 92,108

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	522	4,161	5,170
2010 Total Households	635	4,403	5,631
2025 Total Households	697	4,437	5,906
2030 Total Households	706	4,455	5,970
2025 Average Household Size	2.25	2.23	2.23
2025 Owner Occupied Housing	414	2,780	3,814
2030 Owner Occupied Housing	415	2,813	3,882
2025 Renter Occupied Housing	283	1,657	2,092
2030 Renter Occupied Housing	291	1,642	2,087
2025 Vacant Housing	53	389	545
2025 Total Housing	750	4,826	6,451

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CITY OF RICE LAKE

COUNTY	BARRON
INCORPORATED	3/31/1887

AREA

CITY	9.7 SQ MI
LAND	8.6 SQ MI
WATER	1.1 SQ MI
ELEVATION	1135 FT

POPULATION

ABOUT RICE LAKE

Rice Lake is a city in Barron County in northwest Wisconsin, United States, on the shore of the lake with the same name. The city is a commercial and tourist center for the surrounding rural areas. As of the 2020 census, the city had a total population of 9,040.

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