

FOR LEASE

11 E MARSHALL ST RICE LAKE, WI 54868



INVESTMENT SUMMARY

This former City Hall Building has been completely and professionally remodeled top to bottom in 2014. The building features 7 private suites totaling 8,512 sf of net rentable space with 35 off-street parking spaces for employees and customers. The building has a complimentary list of tenants including a Salon, CPA, Engineering Firm, WEAC and Wellness Councilor. The building is located in the CBD of Rice Lake adjacent to Sterling Bank and across from the Rice Lake Library.

PROPERTY SUMMARY

Building SqFt	10,000 SqFt
Parcel ID	276-1642-52-000
Zoning Type	Commercial
County	Barron
Coordinates	45.504668,-91.732539
Levels	2
Year Renovated	2014

PROPERTY HIGHLIGHTS

- 8,512 Net Rentable Square Footage
- Two Story Building on a 0.399 AC City Improved Lot
- 7 Individual Suites
- Geo Thermo Heating System
- Great CBD Location

Feather Real Estate Group

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

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CHARLES S FEATHER

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1	Office/Medical	\$ 12.00 SF/Yr	NNN	1,617 SF	Negotiable
#3	Office/Medical	\$ 775.00 Monthly	FSG	550 SF	Negotiable
#4	Office	\$ 12.00 SF/Yr	NNN	1,250 SF	Negotiable



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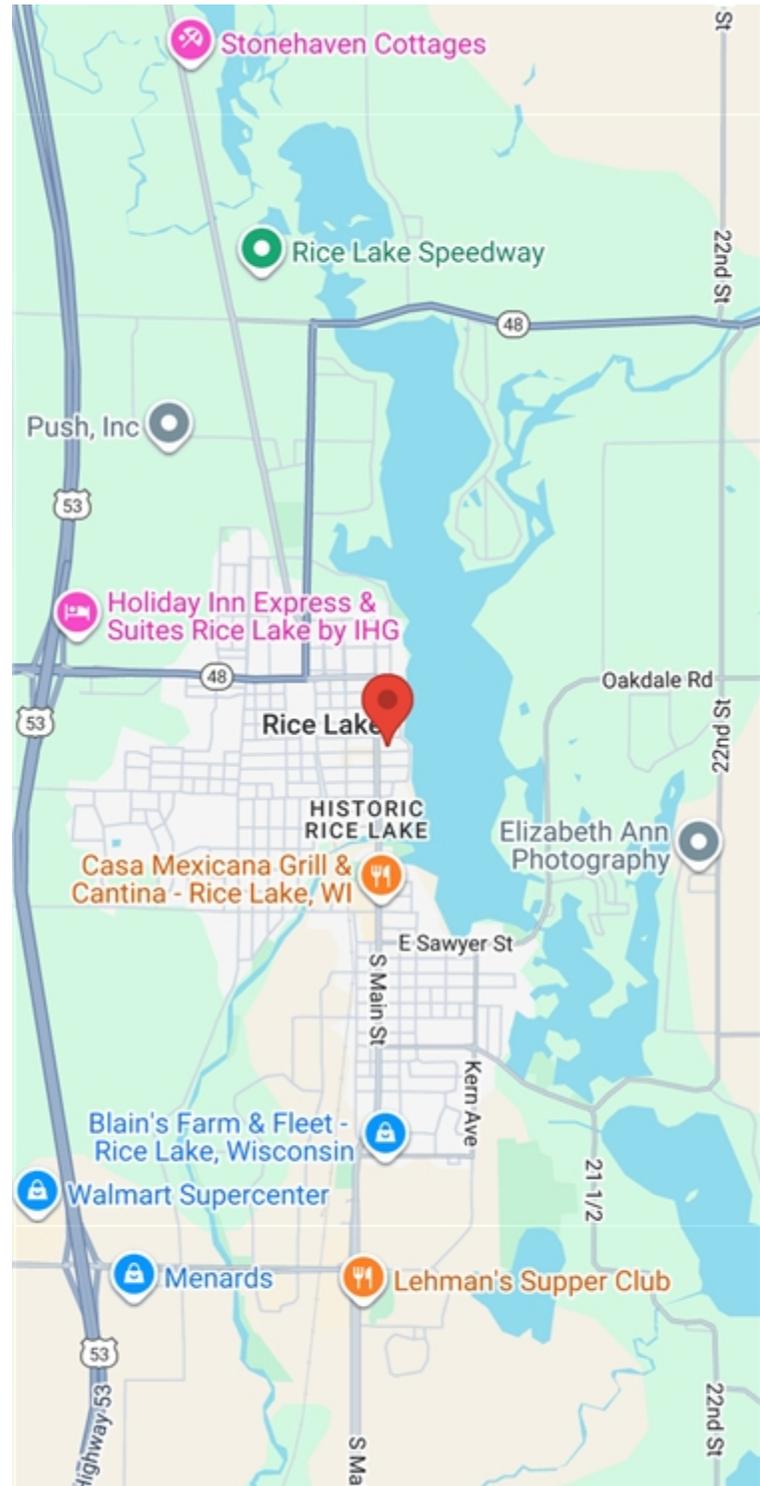
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,057	11,090	12,797
2010 Population	4,770	11,164	13,093
2025 Population	4,815	12,068	14,076
2030 Population	4,807	12,248	14,287
2025-2030 Growth Rate	-0.03 %	0.3 %	0.3 %
2025 Daytime Population	4,539	15,166	16,376

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	304	533	573
\$15000-24999	162	418	475
\$25000-34999	192	432	464
\$35000-49999	294	833	915
\$50000-74999	392	979	1,136
\$75000-99999	388	855	971
\$100000-149999	252	589	738
\$150000-199999	45	233	298
\$200000 or greater	130	426	521
Median HH Income	\$ 56,984	\$ 61,385	\$ 63,219
Average HH Income	\$ 83,595	\$ 90,271	\$ 92,977

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,215	4,674	5,293
2010 Total Households	2,196	5,056	5,797
2025 Total Households	2,158	5,298	6,092
2030 Total Households	2,142	5,358	6,160
2025 Average Household Size	2.17	2.2	2.24
2025 Owner Occupied Housing	1,254	3,285	3,987
2030 Owner Occupied Housing	1,262	3,346	4,060
2025 Renter Occupied Housing	904	2,013	2,105
2030 Renter Occupied Housing	881	2,011	2,100
2025 Vacant Housing	196	508	553
2025 Total Housing	2,354	5,806	6,645



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ABOUT RICE LAKE

Rice Lake is a city in Barron County in northwestern 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.

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



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