



## OFFICE / MEDICAL PROPERTY FOR LEASE

2021 CENEX DR  
RICE LAKE, WI 54868



### OFFERING SUMMARY

|                          |                       |
|--------------------------|-----------------------|
| <b>Space Available</b>   | 844 - 1410 SF         |
| <b>Lease Requirement</b> | 5 Year \$14.50 SF NNN |
| <b>Building SqFt</b>     | 10,500 SqFt           |
| <b>Lot Size (SF)</b>     | 74,008.00 SqFt        |
| <b>Parcel ID</b>         | 276-5002-83-000       |
| <b>Zoning Type</b>       | Commercial            |
| <b>County</b>            | Barron                |
| <b>Coordinates</b>       | 45.511088,-91.764334  |
| <b>Levels</b>            | 2                     |

### PROPERTY OVERVIEW

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. Two dominant lower level suite are currently available in this class A building. Features include plenty of employee and client parking, easy access to both Highways 53 and 48.

### PROPERTY HIGHLIGHTS

- Professional Class A Commercial Office Building
- Well Maintained Inside and Out
- Variety of Suites Sizes
- Easy access to upper level suite from front and side entrance to stairs or elevator.
- Ideal Location Near Major Highways
- Across Highway from Regional Medical Facilities



#### Feather Real Estate Group

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Rice Lake, WI 54868

Office: 7157190880

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#### Charles S Feather

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| SPACE    | SPACE USE      | LEASE RATE     | LEASE TYPE | SIZE(SF) | TERM  |
|----------|----------------|----------------|------------|----------|-------|
| #Suite C | Office/Medical | \$ 14.50 SF/Yr | NNN        | 844 SF   | 5 Yrs |
| #Suite D | Office/Medical | \$ 14.50 SF/Yr | NNN        | 1,410 SF | 5 Yrs |



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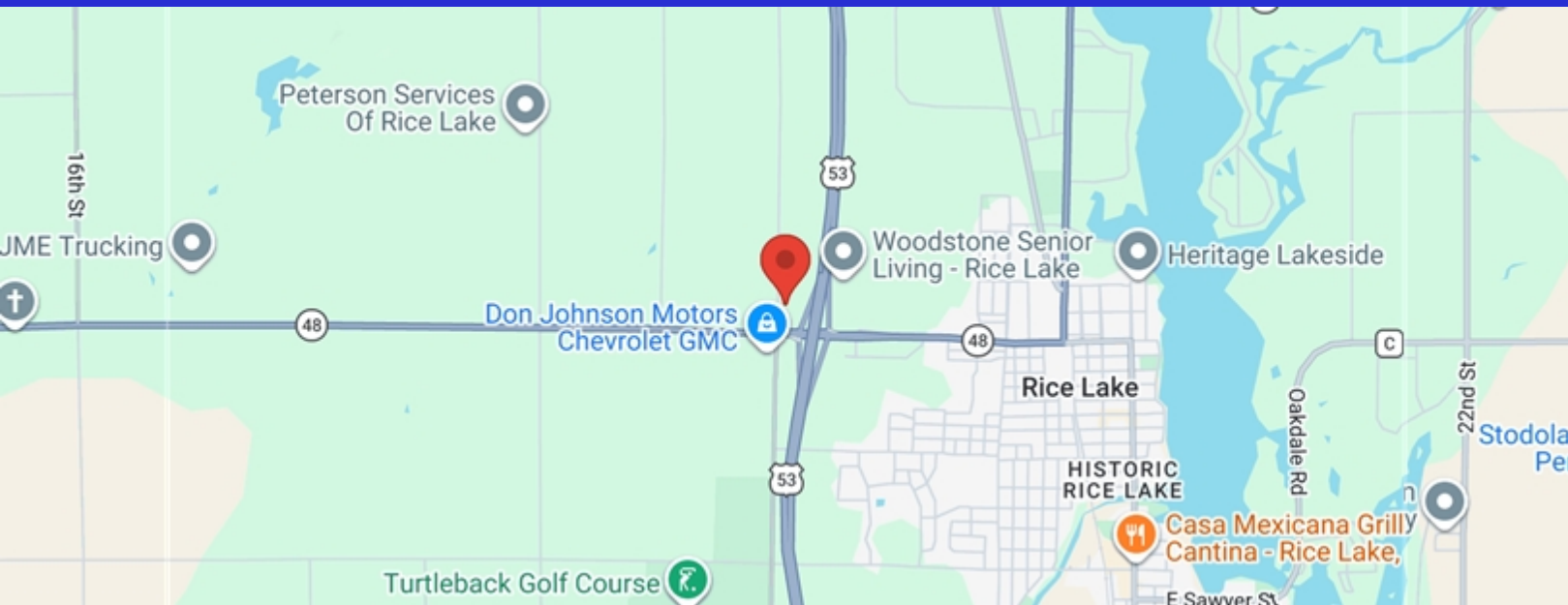
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| POPULATION              | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| 2000 Population         | 1,277  | 9,861  | 12,494 |
| 2010 Population         | 1,428  | 9,765  | 12,698 |
| 2025 Population         | 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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### 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.



#### 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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