

OFFERING MEMORANDUM



502 N MAIN STREET
RICE LAKE, WI 54868



**Feather Real Estate
Group**

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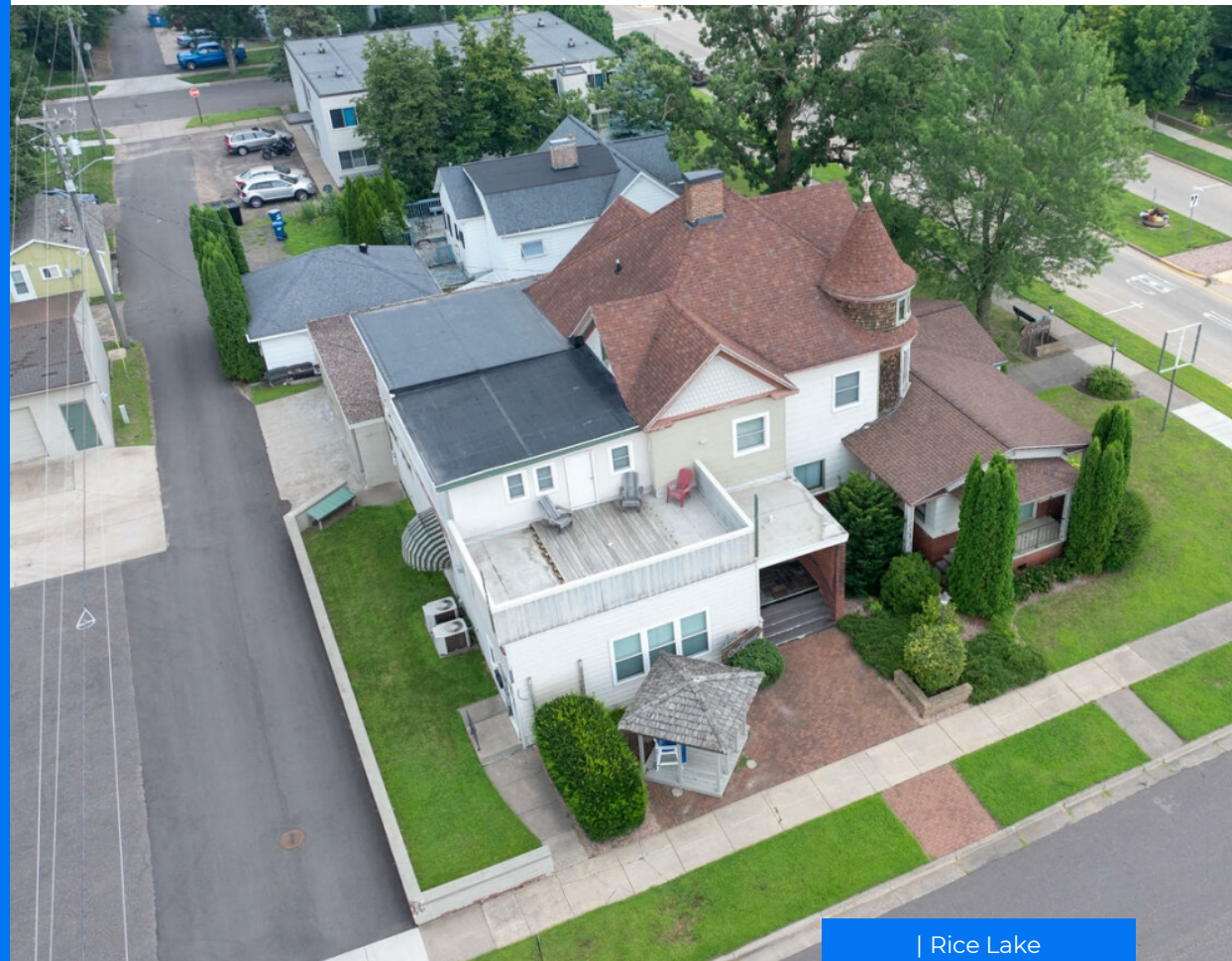
PROPERTY SUMMARY

Offering Price	\$499,000.00
Building SqFt	6,968 SqFt
Year Built	1900
Lot Size (acres)	0.47
Parcel ID	276-1884-46-000
Zoning Type	Commercial
County	Barron
Lot Size (SF)	11,805.00 SqFt
Tax Amount	\$6,157.25

INVESTMENT SUMMARY

Feather Real Estate Group is pleased to offer 502 N. Main Street in Rice Lake, WI. This is an ideal property for investor or retail, medical or office user. The main level offers 2,999 SF plus 1,106 attached main level warehouse. The upper floor features two separate apartments with their own entrance plus two large offices with access to the main level. All this plus an additional lot with 1,800 SF detached warehouse complete with power and overhead door. The property has been well maintained and benefited from multiple upgrades throughout the years. The most current use for the building is a retail sales location for "Out There Nordic".

Property features a gas boiler plus forced air furnace, 200 amp electrical service, fireplace (not functional), 1/2 bath on main level with two full bath rooms upstairs, main warehouse constructed with precast concrete and so much more. This is truly a unique property and a great location for your next business.



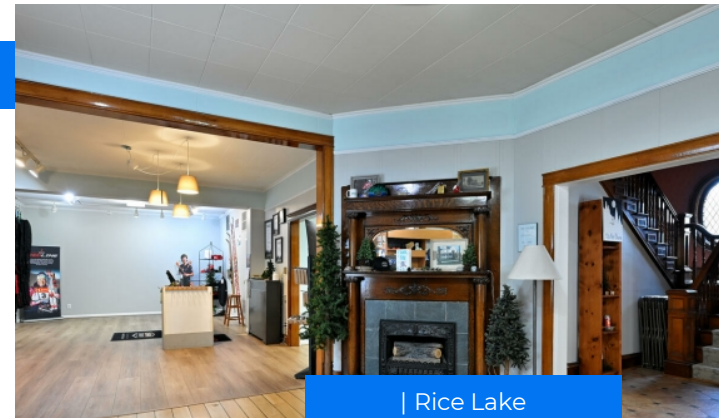






LOCATION HIGHLIGHTS

- Excellent Visibility from Main St and Surrounding Businesses.
- Located on Main St, a major thoroughfare and premier location.
- Commanding Victorian Queen Anne Style building will help your business stand out
- Separate detached warehouse could be leased for additional revenue
- With four distinct entrances to the main building renting excess space is possible
- Upstairs apartments are accessed from a private stairway



3 MILE RADIUS



POPULATION
12,005



DAYTIME POPULATION
15,098



HOUSEHOLDS
5,272



AVG. HOUSEHOLD INCOME
\$ 90,226

| Rice Lake

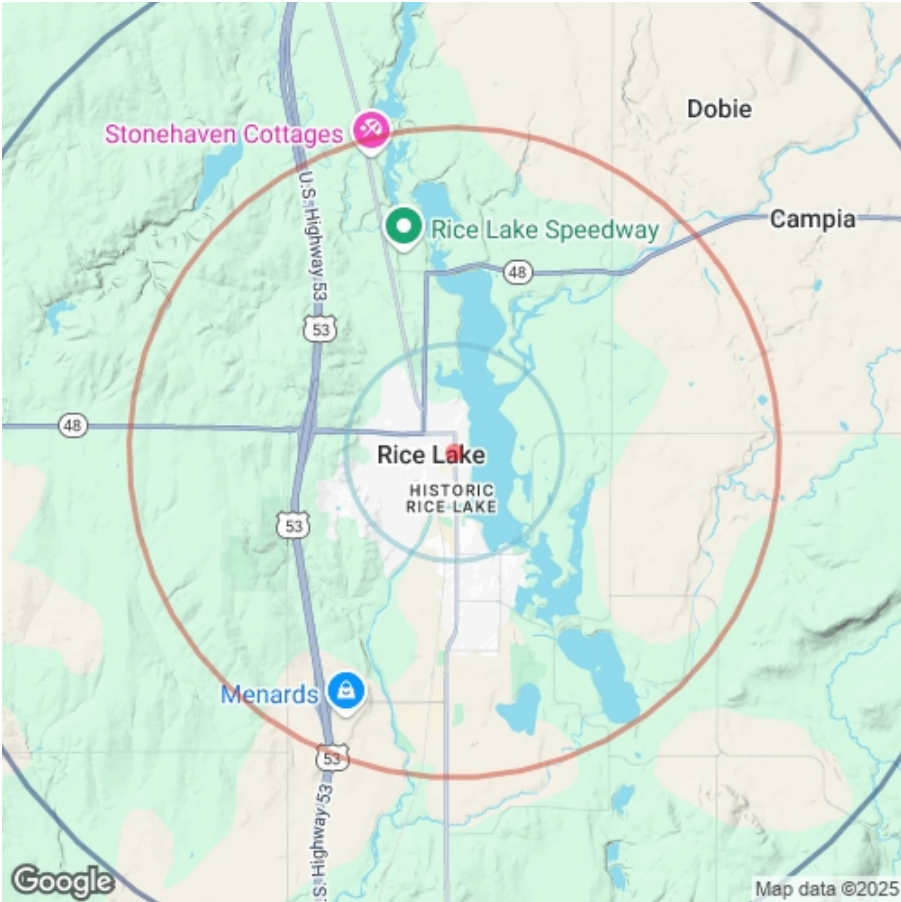


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,698	11,040	12,652
2010 Population	4,423	11,107	12,900
2025 Population	4,502	12,005	13,864
2030 Population	4,500	12,183	14,070
2025-2030 Growth Rate	-0.01 %	0.29 %	0.3 %
2025 Daytime Population	4,320	15,098	16,259

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	303	531	566
\$15000-24999	149	417	468
\$25000-34999	176	430	461
\$35000-49999	262	830	909
\$50000-74999	341	973	1,118
\$75000-99999	384	851	961
\$100000-149999	239	586	723
\$150000-199999	30	231	293
\$200000 or greater	119	423	511
Median HH Income	\$ 56,731	\$ 61,313	\$ 63,131
Average HH Income	\$ 83,152	\$ 90,226	\$ 92,837

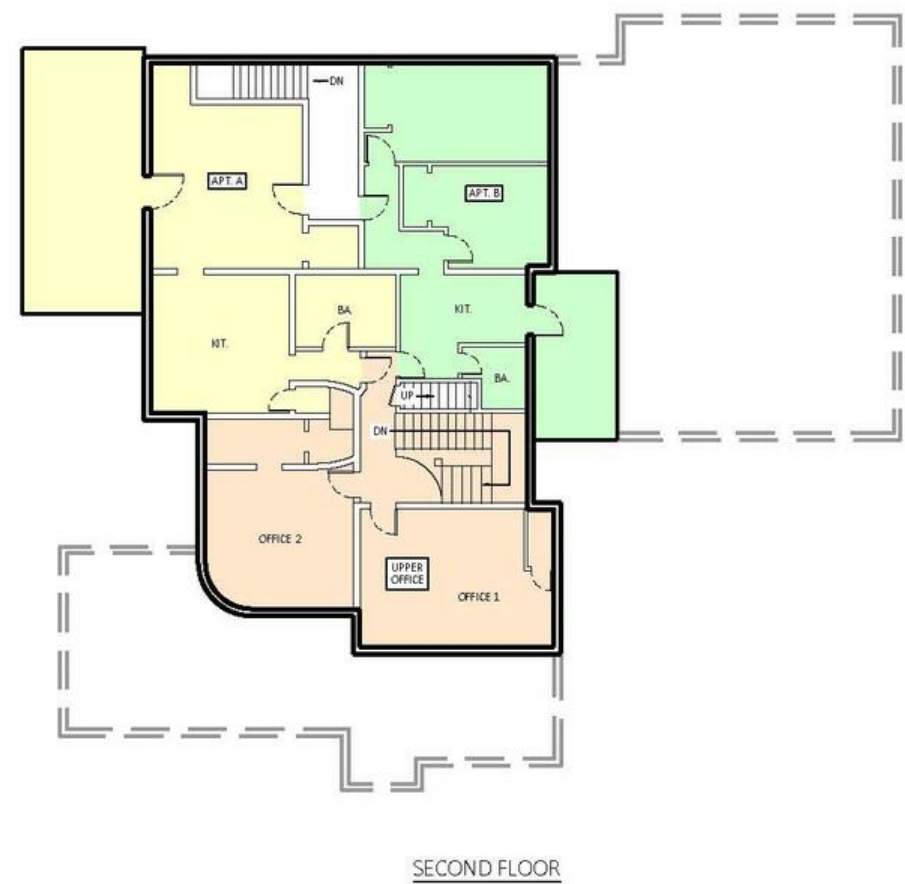
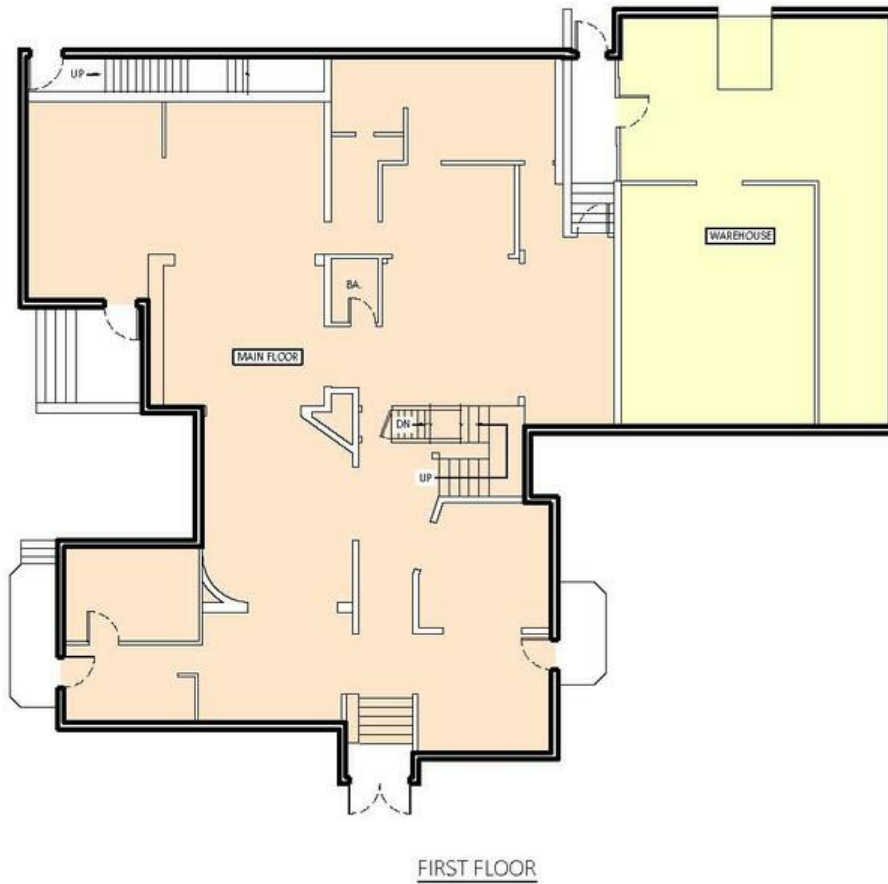
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,042	4,656	5,234
2010 Total Households	2,019	5,034	5,719
2025 Total Households	2,003	5,272	6,009
2030 Total Households	1,990	5,331	6,075
2025 Average Household Size	2.18	2.2	2.24
2025 Owner Occupied Housing	1,156	3,266	3,913
2030 Owner Occupied Housing	1,163	3,327	3,984
2025 Renter Occupied Housing	847	2,006	2,096
2030 Renter Occupied Housing	827	2,004	2,091
2025 Vacant Housing	182	508	544
2025 Total Housing	2,185	5,780	6,553





Upper Floor Plan

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PLOT DATE: Aug 06, 2025

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from FEATHER REAL ESTATE GROUP and it should not be made available to any other person or entity without the written consent of FEATHER REAL ESTATE GROUP.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE FEATHER REAL ESTATE GROUP ADVISOR FOR MORE DETAILS.**

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