



**FOR LEASE**

## TOWN CENTRE

331 South Main Street  
Rice Lake, WI 54868

**1,599 - 2,428 SF**  
AVAILABLE

**\$14.50**  
SF/YR

**2**  
SPACES

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**Feather Real Estate Group**

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# Property Overview

## EXECUTIVE SUMMARY

Feather Real Estate Group is proud to represent the Towne Center Building located in Rice Lake, WI. This class A building is otherwise known as the Mayo Clinic Building. We are currently offering for lease two beautifully designed suites available off the south entrance. The suites each feature a reception area, multiple offices and custom built-ins throughout. Your customers and employees would be proud to office in this location. There is more than enough parking and the location, across from the City Centre and Marketplace Foods Center is ideal and identifiable for those looking for your services.



**4,027 SF**  
AVAILABLE SF



**\$14.50**  
ASKING RATE SF/YR



**2**  
SPACES AVAILABLE



**3.66 ac**  
LOT SIZE



**50,000**  
BUILDING SQFT



**276157602000**  
PARCEL ID



**Commercial**  
ZONING



**Barron**  
COUNTY



**2**  
UNITS

## ACCESSIBILITY



### AIRPORTS

|                             |         |
|-----------------------------|---------|
| Cumberland Muni Airport-UBE | 12.0 mi |
| Rice Lake Regional Airport  | 5.9 mi  |
| Four Seasons Airport        | 11.1 mi |



### HIGHWAYS

|                  |        |
|------------------|--------|
| US 53            | 1.5 mi |
| East Main Street | 6.1 mi |
| South 1st Street | 6.1 mi |
| 14th Avenue      | 6.1 mi |

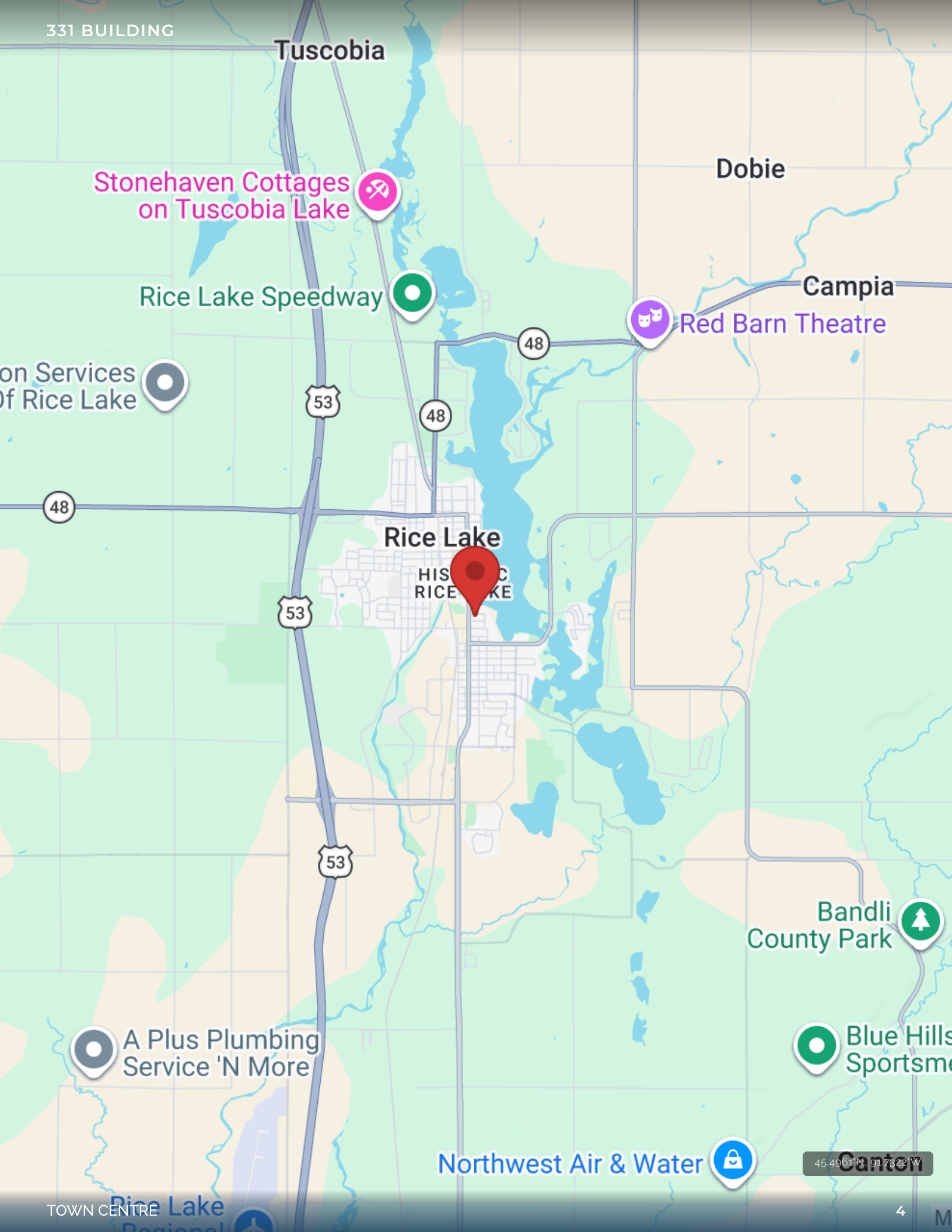
## | Space Available

| SPACE / SUITE | SF AVAILABLE | RENT RATE            | LEASE TYPE | USE            | LEASE TERM |
|---------------|--------------|----------------------|------------|----------------|------------|
| <b>101</b>    | 2,428 SF     | <b>\$14.50 SF/Yr</b> | NNN        | Medical/Office | 5 Years    |
| <b>103</b>    | 1,599 SF     | <b>\$14.50 SF/Yr</b> | NNN        | Medical/Office | 5 years    |

### SUITE DETAILS

**101:** This space features a large reception/customer waiting area, numerous offices and a 440 SF loft that could be used for accounting or even telemarketing.

**103:** This space features a reception area and numerous offices.



Tuscobia

Dobie

Stonehaven Cottages  
on Tuscobia Lake

Rice Lake Speedway

Campia

Red Barn Theatre

on Services  
of Rice Lake

48

53

48

48

53

53

Rice Lake

HISTORIC  
RICE LAKE

A Plus Plumbing  
Service 'N More

Bandli  
County Park

Blue Hills  
Sportsman's Club

Northwest Air & Water

45.4961°N, 91.7322°W

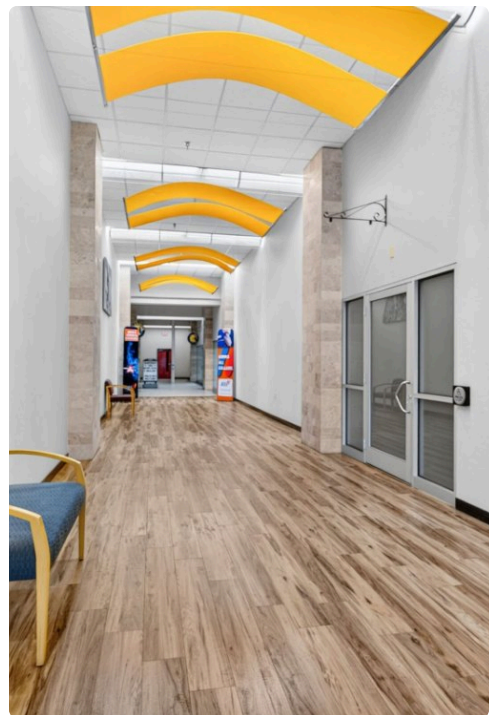
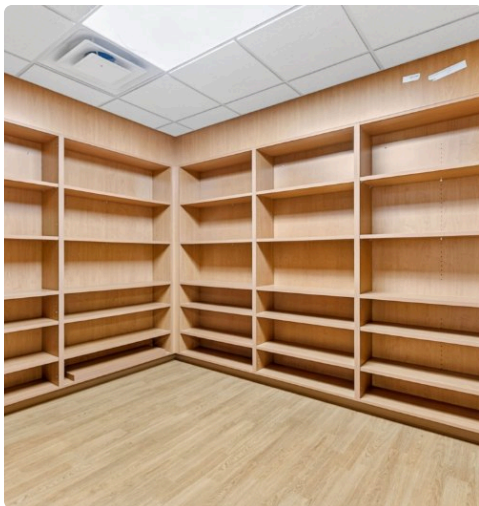
TOWN CENTRE  
Rice Lake Regional







# Photo Gallery



# Market Overview

## Market Overview: Rice Lake, WI

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 with 10 mile population 26,703.

Rice Lake is a growing and active community that balloons in population during the day with some of the World's top employers. Rice Lake Weighing, Johnson Truck Bodies, Henry Rifles and so many more call Rice Lake their home. The community proudly supports their own Walmart, Menards, Farm & Fleet, Kohls, Hobby Lobby and even TJ Maxx and attracts shoppers from a 25 mile radius.



### KEY FACTS

|            |               |
|------------|---------------|
| Population | 9,040         |
| Area       | 9.7 sq mi     |
| Elevation  | 1,148 ft      |
| County     | Barron County |
| State      | Wisconsin     |

### DEMOGRAPHIC SNAPSHOT

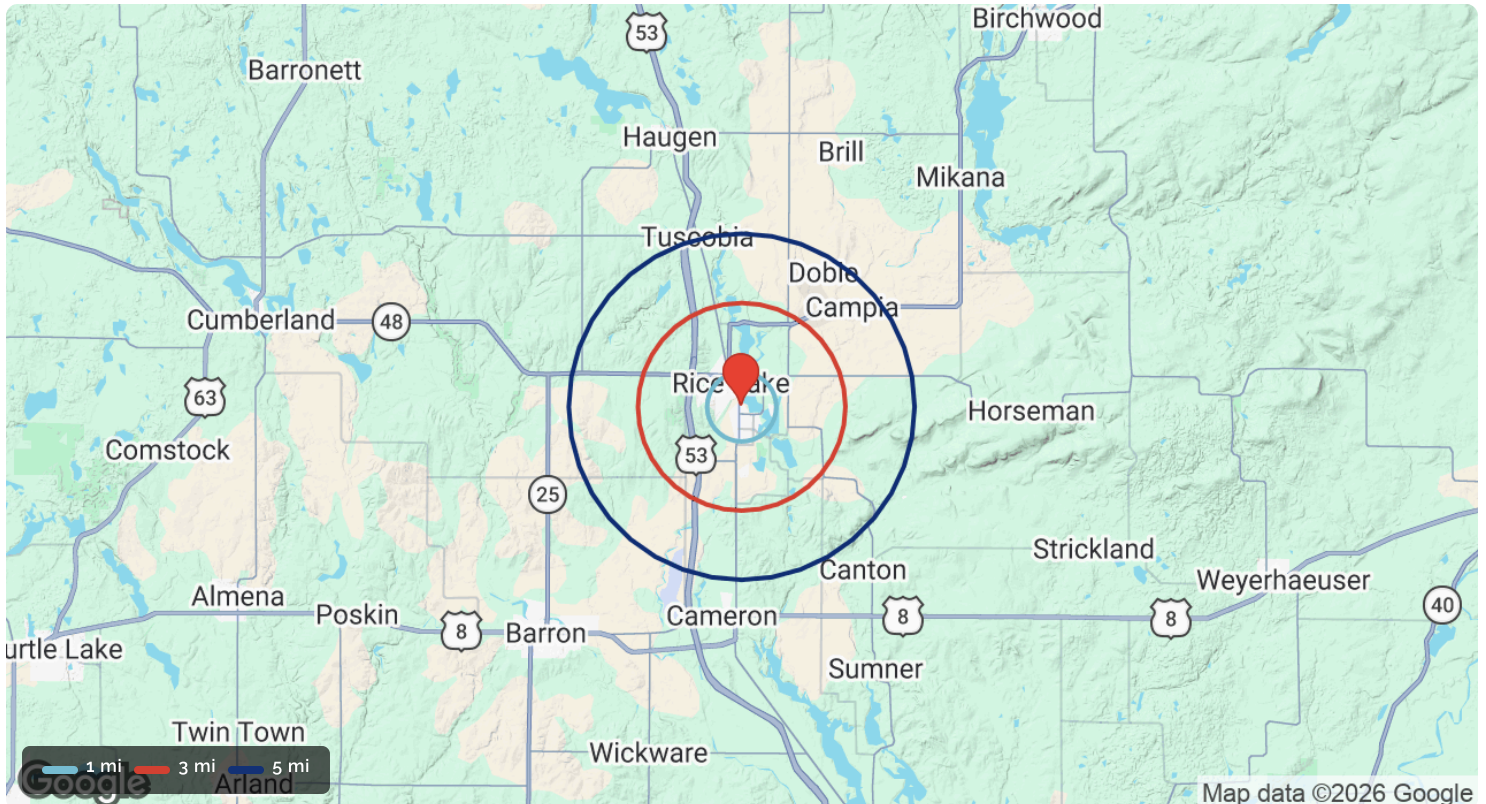
| 1-MILE RADIUS    | 3-MILE RADIUS    | 5-MILE RADIUS    |
|------------------|------------------|------------------|
| Population       | Population       | Population       |
| Median HH Income | Median HH Income | Median HH Income |
| Households       | Households       | Households       |
| 5,630            | 11,680           | 13,982           |
| \$57,660         | \$61,485         | \$63,739         |
| 2,591            | 5,222            | 6,156            |

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

| POPULATION              | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| 2000 Population         | 5,737  | 10,807 | 12,841 |
| 2010 Population         | 5,532  | 10,911 | 13,170 |
| 2026 Population         | 5,630  | 11,680 | 13,982 |
| 2031 Population         | 5,651  | 11,781 | 14,094 |
| 2026-2031 Growth Rate   | 0.07 % | 0.17 % | 0.16 % |
| 2026 Daytime Population | 7,309  | 14,783 | 16,217 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE | 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------------|--------|--------|--------|-----------------------|----------|----------|----------|
| 2000 Total Households        | 2,555  | 4,575  | 5,310  | less than \$15,000    | 290      | 543      | 589      |
| 2010 Total Households        | 2,618  | 4,952  | 5,826  | \$15,000-\$24,999     | 212      | 390      | 449      |
| 2026 Total Households        | 2,591  | 5,222  | 6,156  | \$25,000-\$34,999     | 209      | 428      | 466      |
| 2031 Total Households        | 2,611  | 5,294  | 6,238  | \$35,000-\$49,999     | 420      | 836      | 938      |
| 2026 Avg. Household Size     | 2.12   | 2.16   | 2.21   | \$50,000-\$74,999     | 502      | 932      | 1,120    |
| 2026 Owner Occupied Housing  | 1,510  | 3,215  | 4,050  | \$75,000-\$99,999     | 418      | 834      | 965      |
| 2031 Owner Occupied Housing  | 1,549  | 3,300  | 4,149  | \$100,000-\$149,999   | 296      | 619      | 811      |
| 2026 Renter Occupied Housing | 1,081  | 2,007  | 2,106  | \$150,000-\$199,999   | 91       | 234      | 305      |
| 2031 Renter Occupied Housing | 1,063  | 1,994  | 2,089  | \$200,000 or greater  | 153      | 406      | 513      |
| 2026 Vacant Housing          | 209    | 491    | 541    | Median HH Income      | \$57,660 | \$61,485 | \$63,739 |
| 2026 Total Housing           | 2,800  | 5,713  | 6,697  | Average HH Income     | \$80,395 | \$88,328 | \$91,825 |



Source: ESRI / ArcGIS Business Analyst

# TOWN CENTRE

331 South Main Street, Rice Lake, WI 54868



PRESENTED BY



**Charles S Feather**

President

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Lic# 57513-99

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