

Commercial Development Opportunity Onalaska, WI



- Two parcels available along Theater Road:
Parcel 1: 1.50 acres
Parcel 2: 10.58 acres
- Strong local and regional traffic corridor, with excellent visibility from Interstate 90.
- Located next to Mayo Clinic and the Elmwood Business Park.
- Less than ½ mile north of Valley View Mall.
- Available for Sale, Build to Suit or Lease, with opportunity for both developers and end users.

Demographics: 2009 Estimates

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	2,810	21,697	53,957
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Median HH Income:	\$73,250	\$53,104	\$46,932
Source: claritas.com			

Average Daily Traffic (2008):

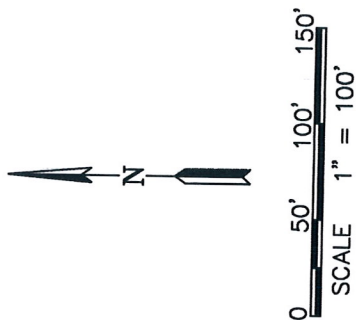
Theater Rd:	6,800 VPD
Main St:	15,000 VPD
I-90:	29,000 VPD

For Additional Information Contact: TOLD Development Company
 Brian Adamson 262.797.4104 badamson@toldwi.com
 Mike Arneson 262.797.4100 marneson@toldwi.com

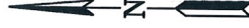
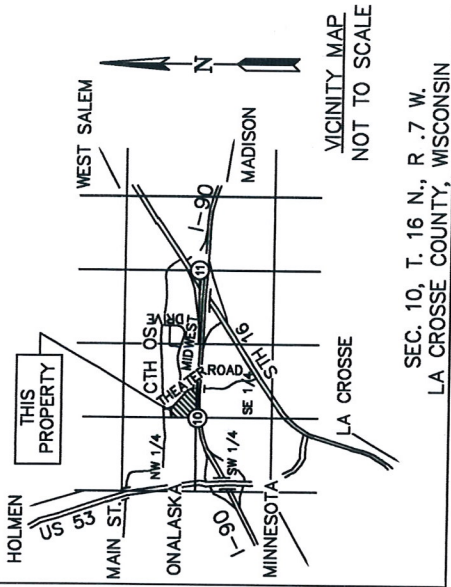
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PROJECT:	WEST THEATER ROAD		
	LOCATED IN PART OF THE SW 1/4 - NE 1/4 SEC. 10, T.16 N., R. 7 W., CITY OF ONALASKA, LA CROSSE COUNTY, W		
DATE	REVISONS	BY	
6/25/9			
SCALE 1" = 100'			
ELMWOOD PARTNERS LIMITED PARTNERSHIP			
1859 SAND LAKE ROAD			
ONALASKA, W 54650			
PHONE (608) 781-4777 FAX (608) 779-4970			
FILENAME: K:\ELMWOOD\ELC\WESTTHEATERROAD			SHEET 1 OF 1



0 100' 200' 300'
 SCALE 1" = 200'

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