

RETAIL SPACE FOR LEASE

331 Riverfront Terrace
Eau Claire, WI



- 958 sq. ft. of retail space available NOW.
- High traffic corner with great visibility and rare off-street parking.
- Excellent location next to Phoenix Park, the Farmers Market pavilion and US Post Office.
- This area boasts over 12,802 residents within a mile of this location. 500+ businesses downtown with a daytime population of 14,899. Traffic count: 15,000 VPD.
- Co-tenants are Cast Iron Pizza, American Family Insurance & V&V Nail Salon .
- Capitalize on built-in customer base with downtown's current 511 apartments along with a projected 405 more either proposed or already under construction.
- Be part of the successful Phoenix Park project and the downtown momentum.
- Rent is \$1643/month plus utilities.

A·F·T

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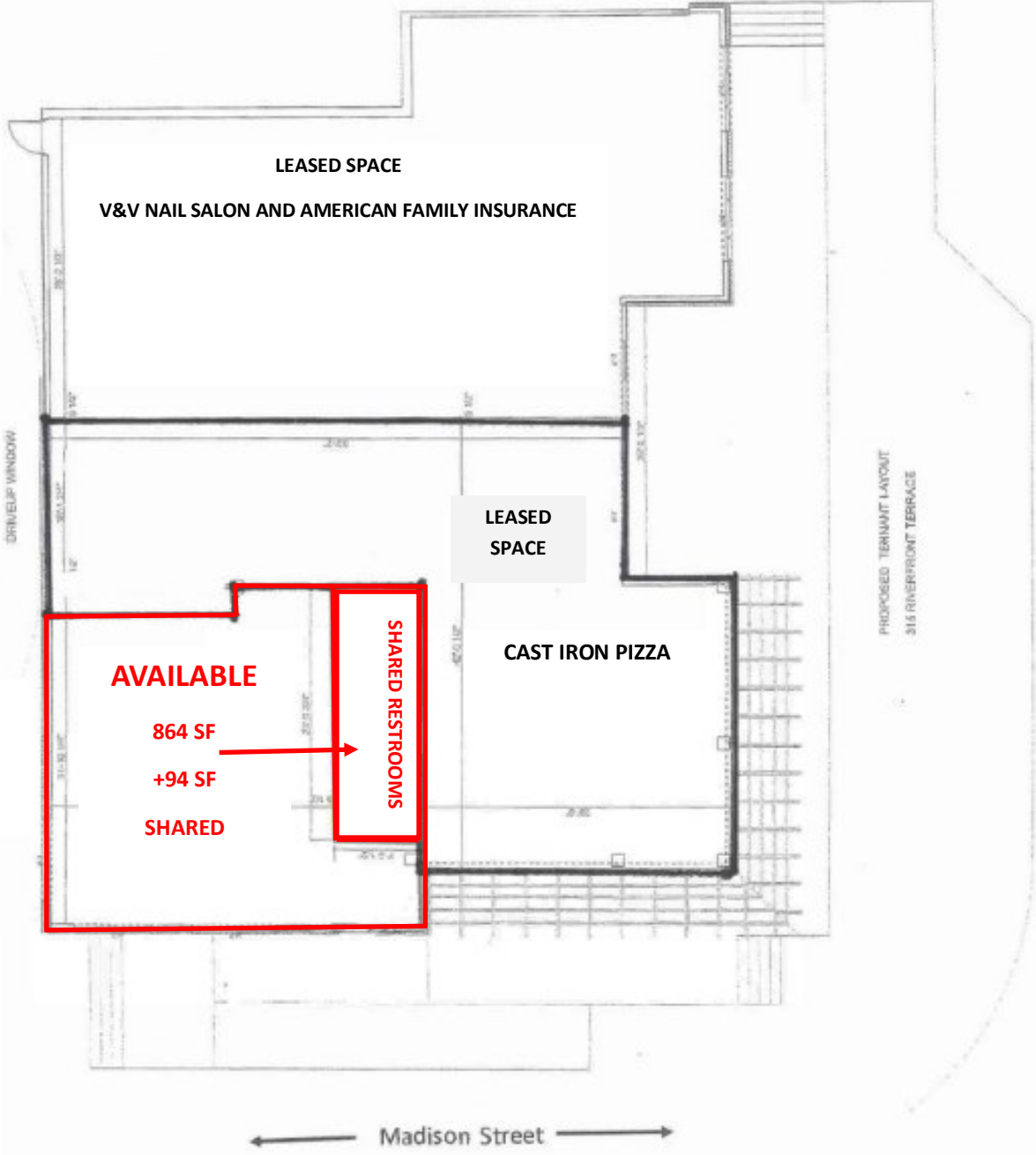
1324 W Clairemont Ave. Ste 4
Eau Claire, WI 54701-6191



NEXT TO CAST IRON PIZZA

AVAILABLE SPACE





LEASED SPACE

V&V NAIL SALON AND AMERICAN FAMILY INSURANCE

LEASED SPACE

CAST IRON PIZZA

AVAILABLE

864 SF

+94 SF

SHARED

SHARED RESTROOMS

Madison Street

PROPOSED TERRACE LAYOUT
315 RIVERFRONT TERRACE

DRIVE/UP WINDOW



Market Profile

Phoenix Park Retail
 329 Riverfront Terrace Eau Claire WI 54703
 Rings: 1, 3, 5 mile radii

Latitude: 44.8157
 Longitude: -91.5042

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	12,569	56,025	77,334
2010 Total Population	12,026	57,287	81,362
2021 Total Population	12,802	61,003	87,018
2021 Group Quarters	457	4,257	4,302
2026 Total Population	13,218	62,958	89,994
2021-2026 Annual Rate	0.64%	0.63%	0.67%
2021 Total Daytime Population	14,899	61,425	98,104
Workers	9,474	33,979	58,826
Residents	5,425	27,446	39,278
Household Summary			
2000 Households	5,281	21,786	30,250
2000 Average Household Size	2.24	2.35	2.39
2010 Households	5,170	23,040	33,111
2010 Average Household Size	2.23	2.29	2.32
2021 Households	5,561	24,815	35,754
2021 Average Household Size	2.22	2.29	2.31
2026 Households	5,760	25,691	37,074
2026 Average Household Size	2.22	2.28	2.31
2021-2026 Annual Rate	0.71%	0.70%	0.73%
2010 Families	1,726	12,232	18,746
2010 Average Family Size	2.91	2.86	2.88
2021 Families	1,756	12,807	19,709
2021 Average Family Size	2.89	2.88	2.89
2026 Families	1,795	13,171	20,312
2026 Average Family Size	2.88	2.87	2.88
2021-2026 Annual Rate	0.44%	0.56%	0.60%
Housing Unit Summary			
2000 Housing Units	5,584	22,505	31,434
Owner Occupied Housing Units	32.1%	55.7%	58.7%
Renter Occupied Housing Units	62.5%	41.1%	37.6%
Vacant Housing Units	5.4%	3.2%	3.8%
2010 Housing Units	5,504	24,119	35,012
Owner Occupied Housing Units	30.7%	54.3%	56.3%
Renter Occupied Housing Units	63.2%	41.2%	38.2%
Vacant Housing Units	6.1%	4.5%	5.4%
2021 Housing Units	5,958	26,138	38,014
Owner Occupied Housing Units	30.2%	54.2%	56.3%
Renter Occupied Housing Units	63.1%	40.8%	37.7%
Vacant Housing Units	6.7%	5.1%	5.9%
2026 Housing Units	6,165	27,031	39,375
Owner Occupied Housing Units	31.3%	55.1%	57.2%
Renter Occupied Housing Units	62.1%	40.0%	37.0%
Vacant Housing Units	6.6%	5.0%	5.8%
Median Household Income			
2021	\$37,152	\$55,643	\$59,021
2026	\$42,637	\$60,877	\$64,656
Median Home Value			
2021	\$123,695	\$172,423	\$182,441
2026	\$147,373	\$206,529	\$223,988
Per Capita Income			
2021	\$21,563	\$28,663	\$30,781
2026	\$24,085	\$32,102	\$34,376
Median Age			
2010	24.8	29.6	31.8
2021	26.2	32.6	34.6
2026	26.5	33.4	35.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 22, 2022

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.