

FOR SALE OR LEASE

[VIEW INTERACTIVE MAP](#)

2677

S Prairie View Rd
CHIPPEWA FALLS | WI

Former Shopko

Strategically located along a major retail corridor between Eau Claire and Chippewa Falls off of the Highway 53 bypass



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****ADDITIONAL FORMER SHOPKO LOCATIONS AVAILABLE - VIEW INTERACTIVE MAP OR CONTACT BROKER****



BUILDING SPECIFICATIONS

Address	2677 S Prairie View Rd Chippewa Falls, WI
Property Type	Retail Big-Box - Standalone
GLA	90,820 SF
Land Area	10.80 AC
Year Built	1982
Parking Count	4.8 per 1,000 SF
Zoning	HC Highway Commercial
Taxkey	22809-2523-70562002 & 22809-2523-72959002
Avg Daily Traffic	23,000 VPD (State Hwy 53 & County Hwy 00)
Sale Price	\$3,600,000
Price PSF	\$40
Lease Rate	Contact Broker



Prominent Retail Location



Only \$40 PSF. Well below replacement cost.



Surrounded by notable retailers such as Walmart, Fleet & Farm, ALDI and Harely-Davidson



Desirable Demographic Profile



Great visibility and access from Highway 53 (40,300 VPD) linking Eau Claire and Chippewa Falls



Located within the Eau Claire MSA boasting a population of nearly 169,000