

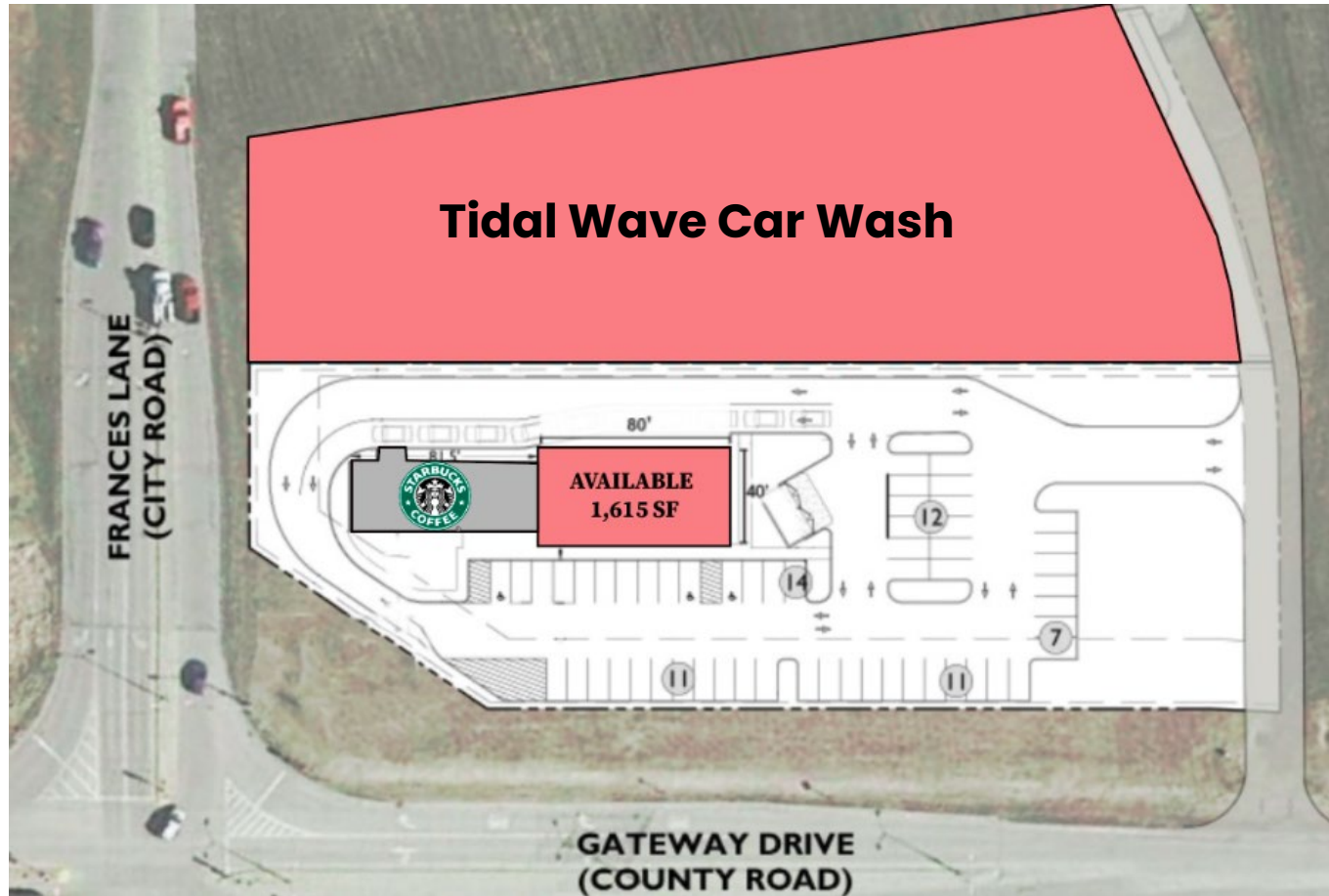
GATEWAY COMMONS

FOR LEASE

**121 Frances Lane
Beaver Dam, WI**

PROPERTY INFORMATION

- Brand new retail development with up to **1,615 SF** available for lease with an additional 1.21 acre parcel
- Located in the NEQ of Gateway Drive and Frances Lane with proximity to the Hwy. 151 and Gateway Drive exit. Delivery is scheduled for Q2 2023.
- Nearby retailers include Walmart Supercenter, Menards, Dollar Tree, Great Clips, USCellular and more
- Retail & Restaurant Opportunities



Aerial

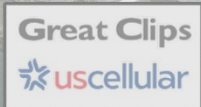


DEMOGRAPHICS

	1-MILE	3 - MILES	5 - MILES
POPULATION	1,477	16,531	21,906
HH INCOME Average	\$64,573	\$72,201	\$72,109
HOUSEHOLDS	633	6,838	9,124
DAYTIME Employment	2,690	17,093	21,402

TRAFFIC COUNTS

12,000 vpd on Gateway Dr.
17,200 vpd on Hwy. 151



National Coffee User

THE AVERAGE HOUSEHOLD INCOME WITH A 5-MILE RADIUS IS OVER \$70K

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