



Phone: 608 - 385 - 5371

707 Rose St
La Crosse WI, 54603

Onalaska WI 6500 SQFT Commercial Leasing Terms

Lot: 1227 Crossing Meadows Drive

Length: 5 - 20 year lease term

Square Footage 1,000 - 6,500 SF

Base Rent: \$25.75 PSF

Triple Net: Tenant pays proportionate share of:
Real Estate Taxes
Building Insurance
Common Area & Maintenance

VEH Properties will provide:
Vanilla Shell
Electrical panel
HVAC units (tenant provides all duct work)
Lighting

Tenants will be responsible for:
Fixtures
Signage
Flooring
Lavatories
Electrical wiring

Leasing Agent:
Timothy van Eijl
VEH Properties
707 Rose St
La Crosse, WI
54603
Phone: 608 - 385 - 5371
Timvaneijl@gmail.com



Traffic Count

I-90 36,000 cars

Hwy 53 27,700

12 Ave S 4,700

Stores in

Crossing Meadows:

Festival Foods

Gander Mountain

Sam's Club

Pet Smart

Quality Inn

Panera Bread

At&t

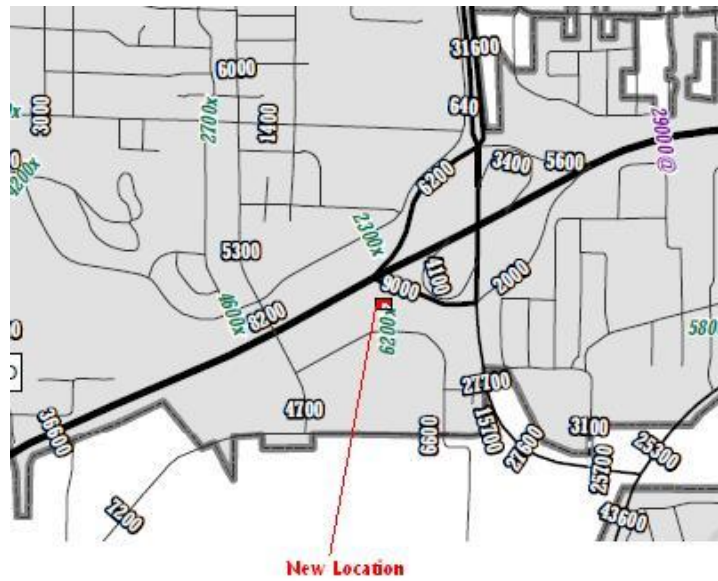
Blockbuster

Taco Bell

Tires Plus

Pawn America

Burger King



Onalaska WI

Urban population: 18,042

Rural population: 2,342

Estimated median house/condo value in 2009: \$170,549

54650: \$170,549

Wisconsin: \$170,800

Median resident age:  35.5 years

Median resident age:

Wisconsin median age:  36.0 years

Average household size:

This zip code:  2.6 people

Wisconsin:  2.5 people

Averages for the 2004 tax year for zip code 54650, filed in 2005:

Average Adjusted Gross Income (AGI) in 2004: \$56,469 (Individual Income Tax Returns)

Here: \$56,469

State: \$47,735

Salary/wage: \$45,612 (reported on 88.2% of returns)

Here: \$45,612

State: \$41,540

Taxable interest for individuals: \$1,513 (reported on 56.6% of returns)

This zip code: \$1,513

Wisconsin: \$1,420

Taxable dividends: \$2,606 (reported on 30.9% of returns)

Here: \$2,606

State: \$2,869

Net capital gain/loss: +\$10,359 (reported on 24.1% of returns)

Here: +\$10,359

State: +\$9,569

Profit/loss from business: +\$12,017 (reported on 12.8% of returns)

Here: +\$12,017

State: +\$10,417

IRA payment deduction: \$2,965 (reported on 3.0% of returns)

54650: \$2,965

Wisconsin: \$2,900

Self-employed pension: \$11,534 (reported on 1.0% of returns)

Here: \$11,534

Wisconsin: \$11,934

Total itemized deductions: \$19,800 (1% of AGI, reported on 40.9% of returns)

Here: \$19,800

State: \$18,160

Charity contributions deductions: \$3,817 (3.5% of AGI, reported on 36.5% of returns)

Here: \$3,817

Wisconsin:\$2,711

Here: 3.5% of AGI

State:3.0% of AGI

Total tax: \$9,367 (reported on 79.5% of returns)

54650:\$9,367

State: \$7,114

Earned income credit: \$1,472 (reported on 9.3% of returns)

Here: \$1,472

State:\$1,544

Percentage of individuals using paid preparers for their 2004 taxes: 54.3%

Here: 54%

State:57%

Estimated median household income in 2009: \$63,330

This zip code:\$63,330

Wisconsin: \$49,993

Nearest zip

codes: 54603, 54636, 54601, 55947, 54669, 55925.

Percentage of family households:

This zip code:71.7%

Whole state: 66.5%

Residents with income below the poverty level in 2009:

This zip code:6.7%

Whole state: 12.4%

Residents with income below 50% of the poverty level in 2009:

This zip code:2.7%

Whole state: 5.3%

