9396 State Road 16

Onalaska, Wisconsin

Great Restaurant Site Available for Sale

- 7,000 (±) sf restaurant space
- Located in East Towne Plaza center, directly across from Valley View Mall, McDonald's and Texas Roadhouse
- Situated south of I-90 along Hwy. 16 in busy retail corridor
- Turnkey restaurant with equipment available
- Restaurant includes new tables and chairs and recently updated carpet, flooring, interior and exterior paint
- FF&E built-ins and equipment in place, with a replacement value totaling $450,000
- 27,600 cars-per-day on Hwy. 16
- Ample parking
- Price at $800,000

DEMOGRAPHICS	1 mi	3 mi	5 mi
Population	2,523	23,168	58,621
Daytime Population	8,815	30,233	66,011
Households	1,095	9,705	23,155
Average HH Income	$107,312	$87,022	$77,453
Medium HH Income	$84,595	$62,373	$56,147

Exclusive Property Listing

Maria Peterson **608.780.1822** maria@accesscre.com

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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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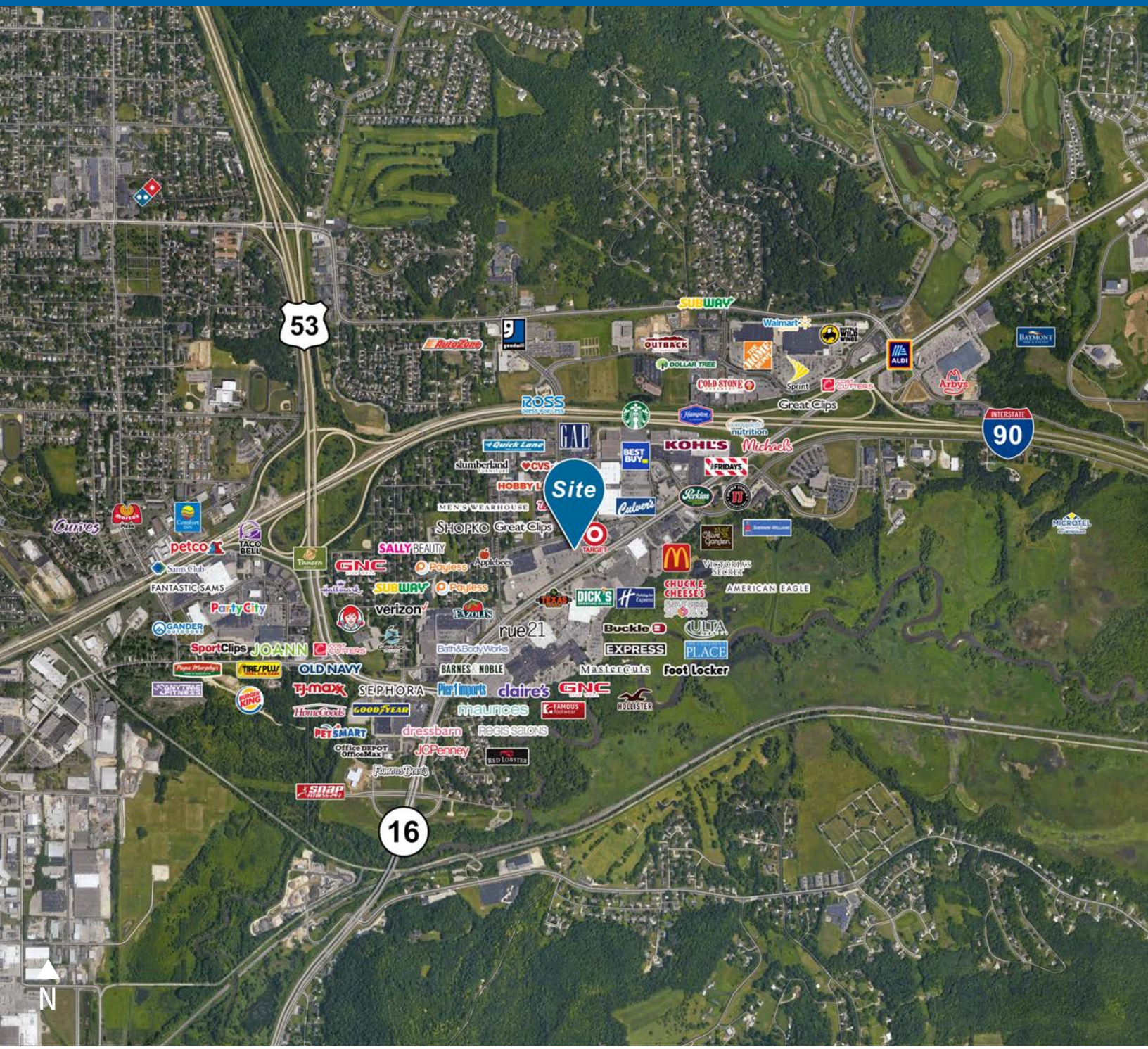

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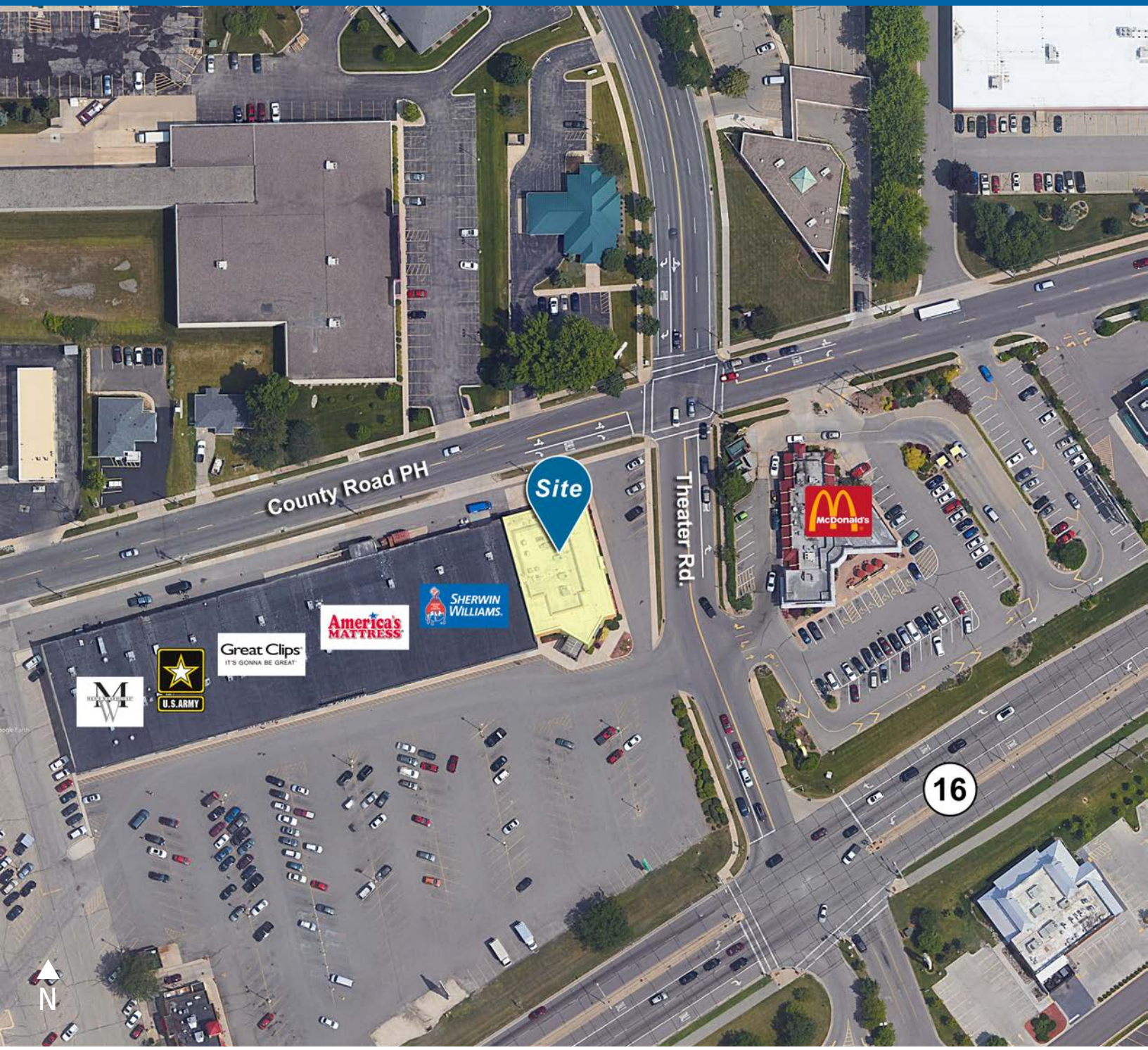

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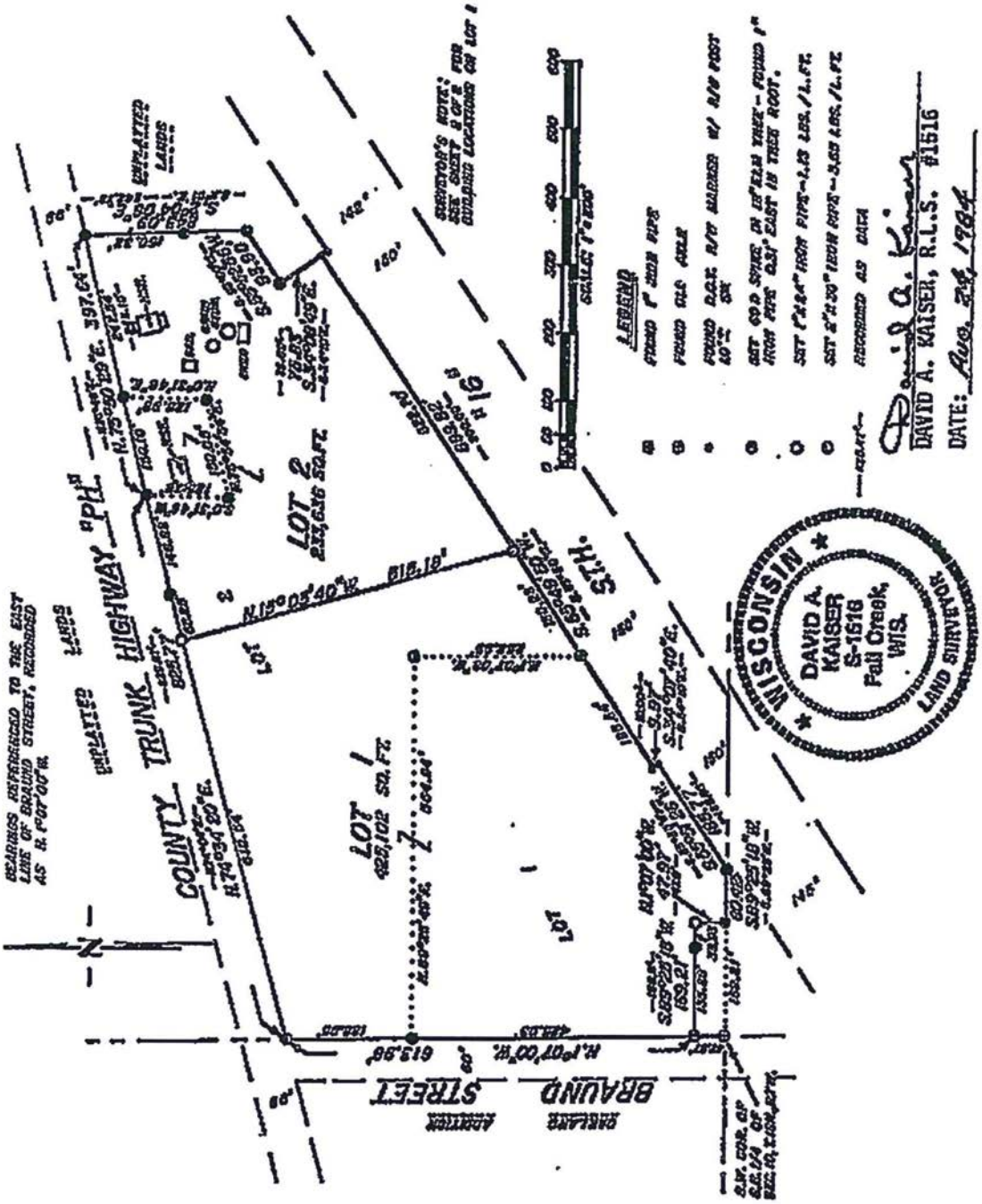
Site Survey



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9396 State Road 16

Onalaska, Wisconsin

9396 State Road 16, Onalaska, Wisconsin, 54650
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.87139
Longitude: -91.19516

	1 mile	3 miles	5 miles
Population			
2000 Population	1,922	20,265	52,568
2010 Population	2,366	22,085	55,582
2019 Population	2,523	23,168	58,621
2024 Population	2,598	23,879	60,452
2000-2010 Annual Rate	2.10%	0.86%	0.56%
2010-2019 Annual Rate	0.70%	0.52%	0.58%
2019-2024 Annual Rate	0.59%	0.61%	0.62%
2019 Male Population	47.8%	48.4%	48.5%
2019 Female Population	52.1%	51.5%	51.5%
2019 Median Age	44.9	39.9	33.8

In the identified area, the current year population is 58,621. In 2010, the Census count in the area was 55,582. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 60,452 representing a change of 0.62% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 44.9, compared to U.S. median age of 38.5.

Race and Ethnicity			
2019 White Alone	91.3%	89.3%	89.4%
2019 Black Alone	0.8%	1.3%	1.6%
2019 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2019 Asian Alone	5.2%	6.0%	5.7%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.7%	0.6%	0.6%
2019 Two or More Races	1.9%	2.3%	2.3%
2019 Hispanic Origin (Any Race)	2.1%	2.3%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 23.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households			
2019 Wealth Index	141	101	88
2000 Households	750	8,113	20,040
2010 Households	1,026	9,241	22,017
2019 Total Households	1,095	9,705	23,155
2024 Total Households	1,128	10,016	23,933
2000-2010 Annual Rate	3.18%	1.31%	0.95%
2010-2019 Annual Rate	0.71%	0.53%	0.55%
2019-2024 Annual Rate	0.60%	0.63%	0.66%
2019 Average Household Size	2.30	2.37	2.37

The household count in this area has changed from 22,017 in 2010 to 23,155 in the current year, a change of 0.55% annually. The five-year projection of households is 23,933, a change of 0.66% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2010. The number of families in the current year is 12,992 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.7%	15.0%	16.5%
Median Household Income			
2019 Median Household Income	$84,595	$62,373	$56,147
2024 Median Household Income	$96,067	$69,027	$61,208
2019-2024 Annual Rate	2.58%	2.05%	1.74%
Average Household Income			
2019 Average Household Income	$107,312	$87,022	$77,453
2024 Average Household Income	$119,770	$98,102	$87,187
2019-2024 Annual Rate	2.22%	2.43%	2.40%
Per Capita Income			
2019 Per Capita Income	$45,138	$36,184	$30,660
2024 Per Capita Income	$50,372	$40,816	$34,563
2019-2024 Annual Rate	2.22%	2.44%	2.43%
Households by Income			

Current median household income is $56,147 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $61,208 in five years, compared to $69,180 for all U.S. households

Current average household income is $77,453 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $87,187 in five years, compared to $99,638 for all U.S. households

Current per capita income is $30,660 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $34,563 in five years, compared to $36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	141	135	118
2000 Total Housing Units	763	8,364	20,873
2000 Owner Occupied Housing Units	569	5,646	12,310
2000 Renter Occupied Housing Units	181	2,467	7,730
2000 Vacant Housing Units	13	251	833
2010 Total Housing Units	1,050	9,628	23,037
2010 Owner Occupied Housing Units	727	6,267	13,174
2010 Renter Occupied Housing Units	299	2,974	8,843
2010 Vacant Housing Units	24	387	1,020
2019 Total Housing Units	1,117	10,126	24,287
2019 Owner Occupied Housing Units	736	6,179	12,979
2019 Renter Occupied Housing Units	359	3,525	10,176
2019 Vacant Housing Units	22	421	1,132
2024 Total Housing Units	1,148	10,453	25,095
2024 Owner Occupied Housing Units	768	6,377	13,384
2024 Renter Occupied Housing Units	360	3,639	10,549
2024 Vacant Housing Units	20	437	1,162

Currently, 53.4% of the 24,287 housing units in the area are owner occupied; 41.9%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 23,037 housing units in the area - 57.2% owner occupied, 38.4% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 2.38%. Median home value in the area is $188,987, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 2.79% annually to $216,856.

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