

RETAIL FOR SALE

609 N MAIN - LODI

609 NORTH MAIN STREET, LODI, WI 53555



FOR SALE

**KW COMMERCIAL - GLOBAL**

1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

*PRESENTED BY:*

**GREG WAGNER**

Broker

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## PROPERTY SUMMARY

609 NORTH MAIN STREET



### Property Summary

Building SF:	6,000
Lot Size:	1.16 Acres
Parking:	11-20
Price:	\$568,500
Year Built:	1986
Zoning:	Commercial

### Property Overview

Exceptionally well maintained stand alone retail building.

Investor or owner occupant opportunity. Current tenant (Advance Auto Parts, 5,000 of 6,000 s.f.) is ending its lease as of 5/29/25 due to corporate's decision to close 700 locations. Second tenant, a hair salon (1,000 s.f.) strongly desires to continue occupancy, they rent month to month.

### Location Overview

Large parcel on Main street in Lodi, just north of the city center. Excellent location near other retail businesses on the north side of town.

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# PROPERTY PHOTOS

609 NORTH MAIN STREET



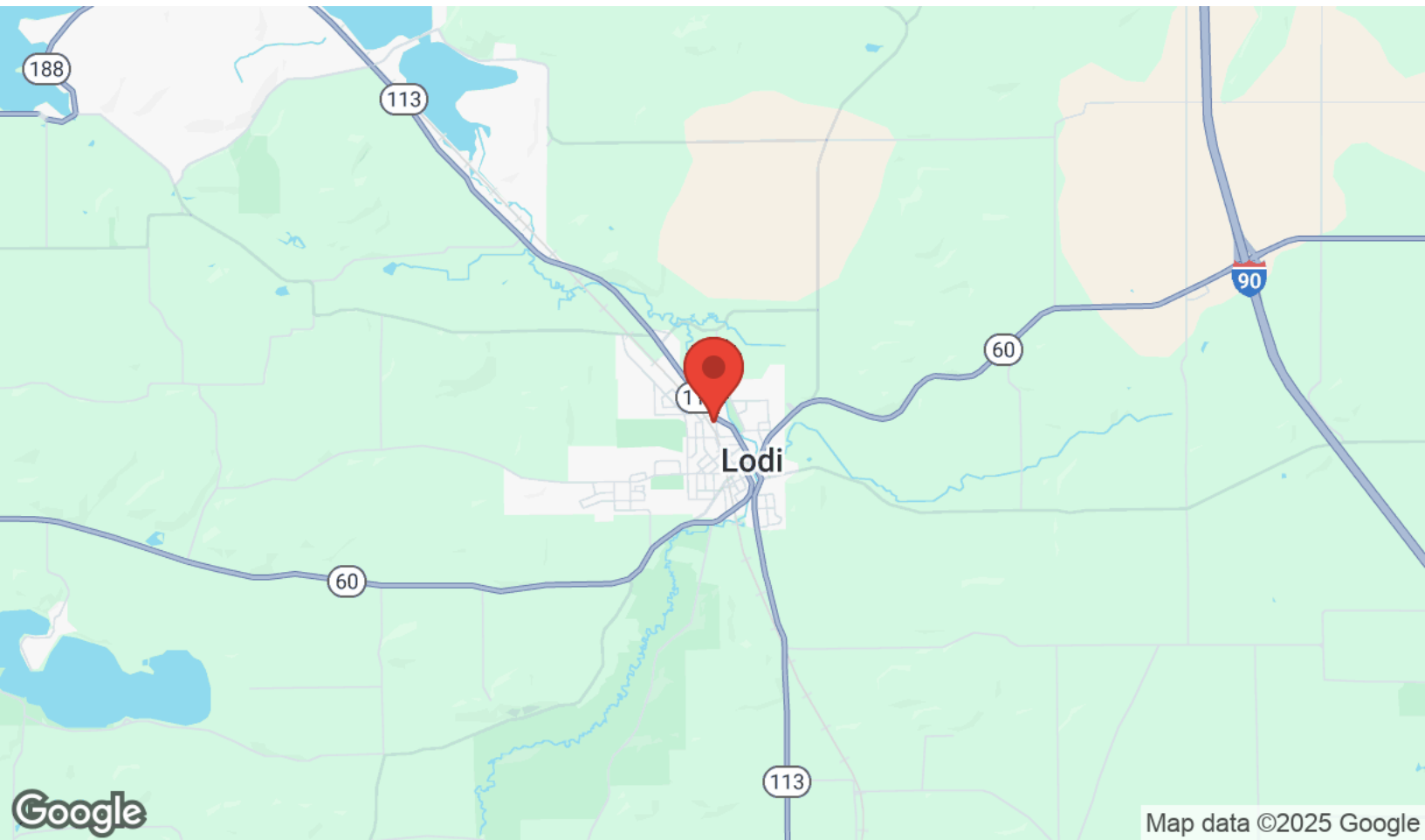
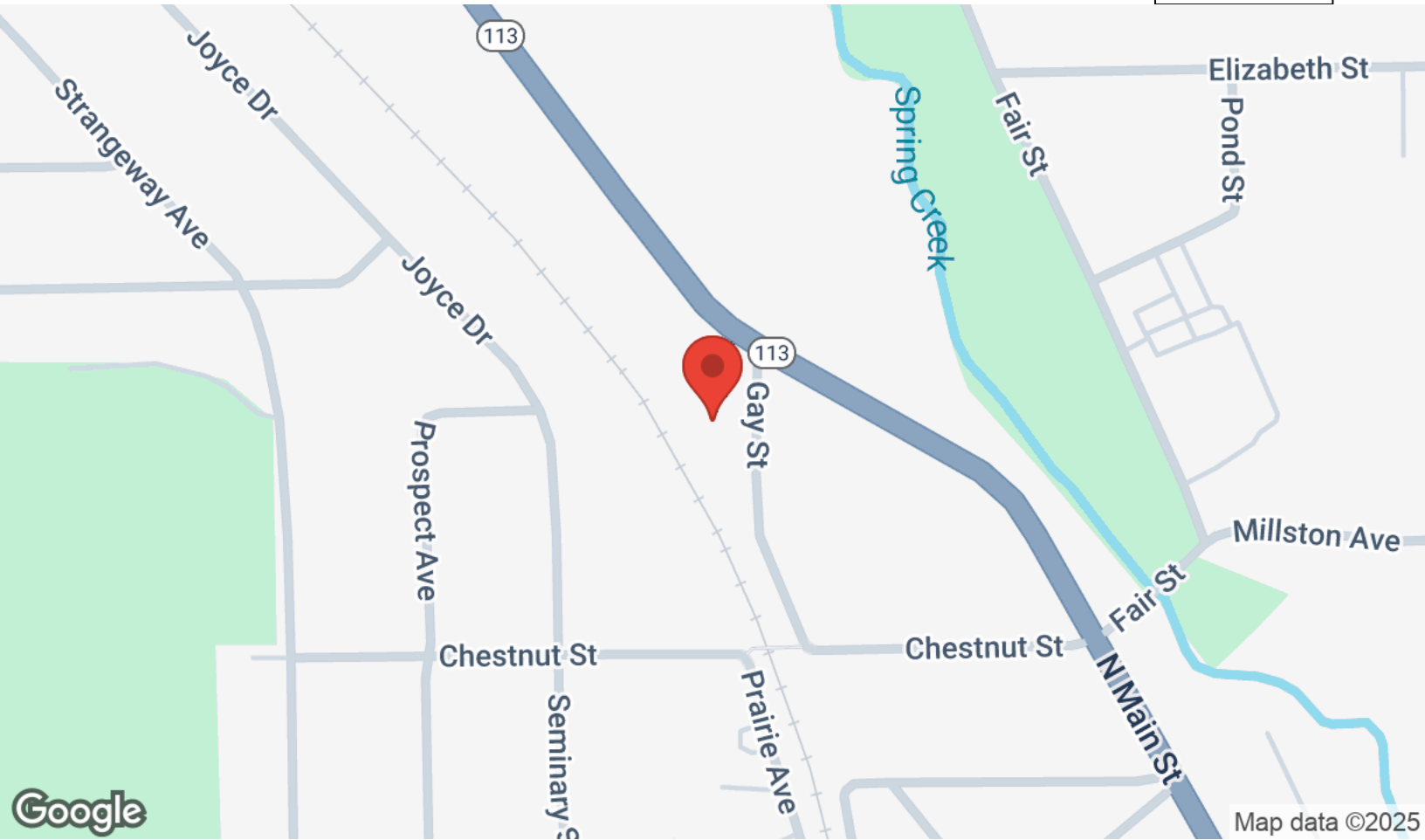
# AERIAL MAP

609 NORTH MAIN STREET



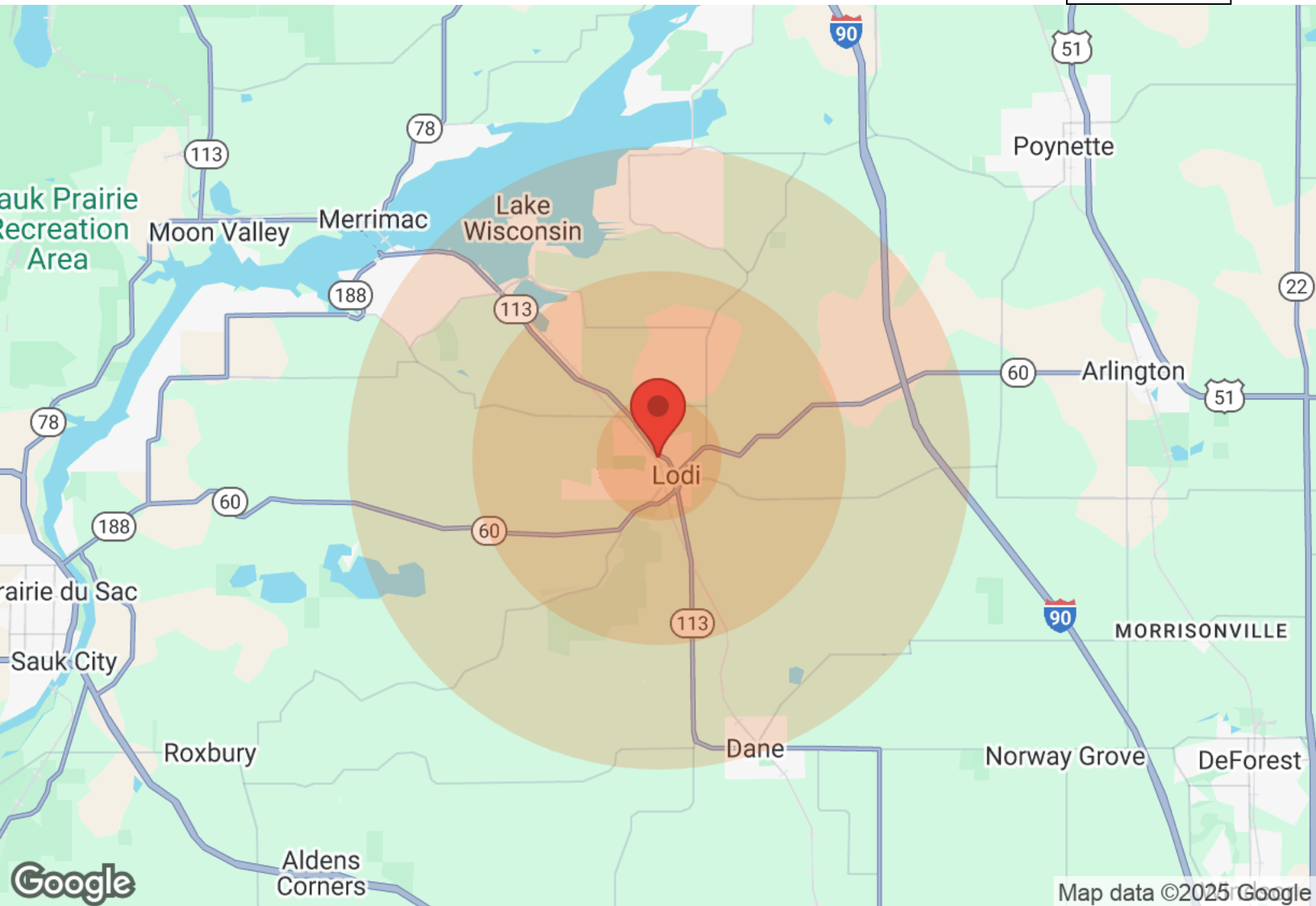
# LOCATION MAPS

609 NORTH MAIN STREET



# DEMOGRAPHICS

609 NORTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,386	3,889
Female	N/A	2,522	3,977
Total Population	N/A	4,908	7,866

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	914	1,444
Ages 15-24	N/A	644	1,030
Ages 25-54	N/A	1,780	2,883
Ages 55-64	N/A	655	1,094
Ages 65+	N/A	915	1,415

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,853	7,781
Black	N/A	2	2
Am In/AK Nat	N/A	7	10
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	50	79
Multi-Racial	N/A	66	120

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$66,200	\$75,865
< \$15,000	N/A	124	168
\$15,000-\$24,999	N/A	102	125
\$25,000-\$34,999	N/A	229	312
\$35,000-\$49,999	N/A	226	355
\$50,000-\$74,999	N/A	489	773
\$75,000-\$99,999	N/A	334	618
\$100,000-\$149,999	N/A	360	533
\$150,000-\$199,999	N/A	57	141
> \$200,000	N/A	58	89

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,196	3,889
Occupied	N/A	1,928	3,080
Owner Occupied	N/A	1,441	2,502
Renter Occupied	N/A	487	578
Vacant	N/A	268	809

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