

FOR LEASE

117 S US Hwy 141
Crivitz, WI 54114



\$10.50 / sf
8,000 sf

Real Estate Taxes: \$11,002.37 (2022)

Tax Key: # 121-00489.008

Construction	Masonry & Steel
Signage	Monument
Zoning	B-3
Traffic Counts	8,800 (DOT)
HVAC	Rooftop Unit
Parking	4.22 / 1,000sf
Year Built	2004

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414-276-5285 • Ogdenre.com

Contact Us:



Luke Fehrenbach
Assistant VP Commercial
Brokerage

 Lukef@ogdenre.com

 262.312.4865

The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or conditions or withdrawal without notice.

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Area Demographics

Population	2 mile	5 mile	10 mile
2010 Population	1,244	2,937	7,135
2022 Population	1,216	2,825	6,980
2027 Population Projection	1,217	2,820	6,994
Annual Growth 2010-2022	-0.20%	-0.30%	-0.20%
Annual Growth 2022-2027	0.00%	0.00%	0.00%

Population Summary

Age 15+	1,042	2,430	6,042
Age 20+	978	2,282	5,690
Age 55+	546	1,297	3,318
Age 65+	352	832	2,138

Household Occupation

Trade Transportation & Utilities	358	385	451
Information	3	3	3
Financial Activities	146	157	213
Professional & Business Services	151	167	204
Education & Health Services	322	323	423
Leisure & Hospitality	200	269	362
Other Services	94	104	124
Public Administration	58	100	147
Goods-Producing Industries	89	190	369
Natural Resources & Mining	0	9	50
Construction	66	128	192
Manufacturing	23	53	127
Total	1,421	1,698	2,296

Household Income	2 mile	5 mile	10 mile
< \$25,000	124	289	699
\$25,000 - 50,000	89	231	688
\$50,000 - 75,000	137	309	696
\$75,000 - 100,000	101	216	466
\$100,000 - 125,000	30	74	223
\$125,000 - 150,000	25	57	136
\$150,000 - 200,000	30	57	101
\$200,000+	19	38	75
Avg Household Income	\$72,869	\$70,091	\$66,515
Median Household Income	\$61,406	\$60,039	\$55,496

Households

2010 Households	563	1,312	3,148
2022 Households	555	1,270	3,085
2027 Household Projection	555	1,267	3,085
Annual Growth 2010-2022	0.30%	0.30%	0.30%
Annual Growth 2022-2027	0.00%	0.00%	0.00%
Avg Household Size	2.2	2.2	2.2

Housing

Median Home Value	\$161,042	\$159,055	\$155,103
Median Year Built	1979	1981	1979
Owner Occupied Households	407	968	2,539
Renter Occupied Households	148	299	546

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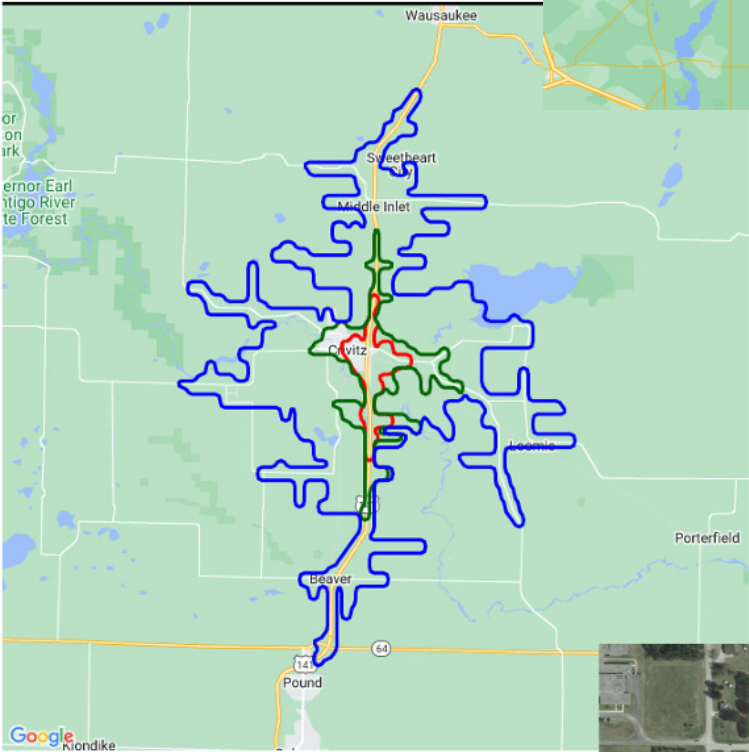
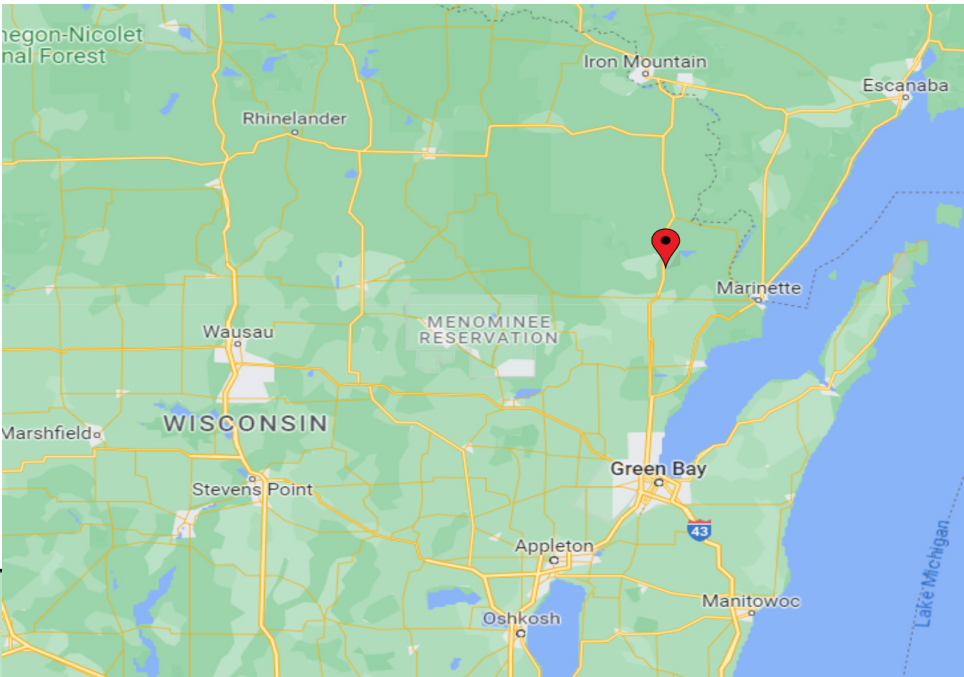


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Population

Distance	Male	Female	Total
3- Minute	293	306	599
5- Minute	545	554	1,099

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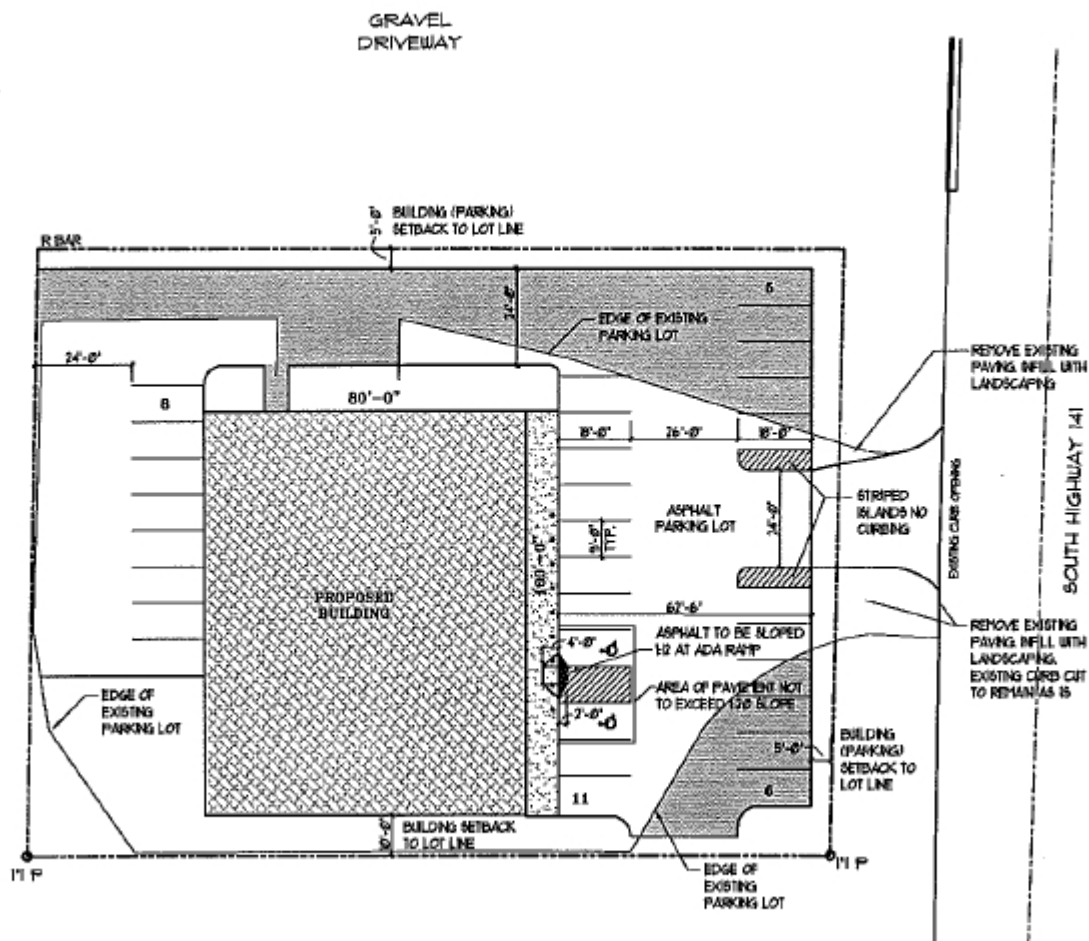
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**EXISTING
BUILDING**



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Richard J. Staff

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