



FOR SALE
COMMERCIAL

ICONIC ROWE POTTERY BUSINESS & REAL ESTATE OPPORTUNITY 110 East Main Street, Cambridge, WI 53523

- Iconic American Brand Established in 1975
- Turnkey Business & Real Estate Opportunity
- 7,627 SF Retail & Manufacturing Facility
- Prime Downtown Cambridge Location



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PROPERTY SUMMARY

110 East Main Street
Cambridge, WI 53523



Property Summary

Building SF:	7,627
Lot Size:	0.30 Acres
Price:	\$1,400,000
Year Built:	1928
Zoning:	Commercial

Building Overview

Turnkey business and real estate offering
Home of iconic Rowe Pottery, established in 1975
7,627-square-foot retail and manufacturing facility
Downtown Cambridge location with high visibility
Business name, inventory, equipment and customer list included
Established wholesale, retail and e-commerce sales channels
Extensive pottery manufacturing equipment included
Retail showroom, production, storage and office areas
Strong national brand recognition and loyal customer base
Significant growth potential through wholesale and product expansion

Location Overview

Located along East Main Street in downtown Cambridge, the property benefits from strong visibility, street frontage and convenient access to Highway 12/18.

Cambridge is an established southeastern Dane County community positioned between Madison and Jefferson, providing access to customers, employees and regional transportation routes. The surrounding downtown district features local retailers, restaurants, service businesses and community destinations that support both customer traffic and business activity.

The property's central location, high visibility and proximity to major highways make it well suited for retail, showroom, manufacturing, wholesale and destination-based business uses.

PROPERTY DESCRIPTION

110 East Main Street
Cambridge, WI 53523



Description

Own an iconic American brand and its real estate in the heart of Cambridge, Wisconsin. This unique turnkey opportunity includes the 7,627-square-foot home of Rowe Pottery, a nationally recognized handcrafted stoneware company established in 1975.

The property supports retail, manufacturing, wholesale, warehouse and e-commerce operations, offering a rare combination of production space, showroom visibility and established business infrastructure. The sale includes the Rowe Pottery trade name, equipment, inventory, customer list, furniture and additional business assets.

With a loyal national customer base, skilled artisan workforce and continued expansion into new product categories, this offering presents an exceptional opportunity to acquire a respected heritage brand with significant growth potential.

PROPERTY PHOTOS

ICONIC ROWE POTTERY BUSINESS & REAL ESTATE OPPORTUNITY

110 East Main Street
Cambridge, WI 53523



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PROPERTY PHOTOS

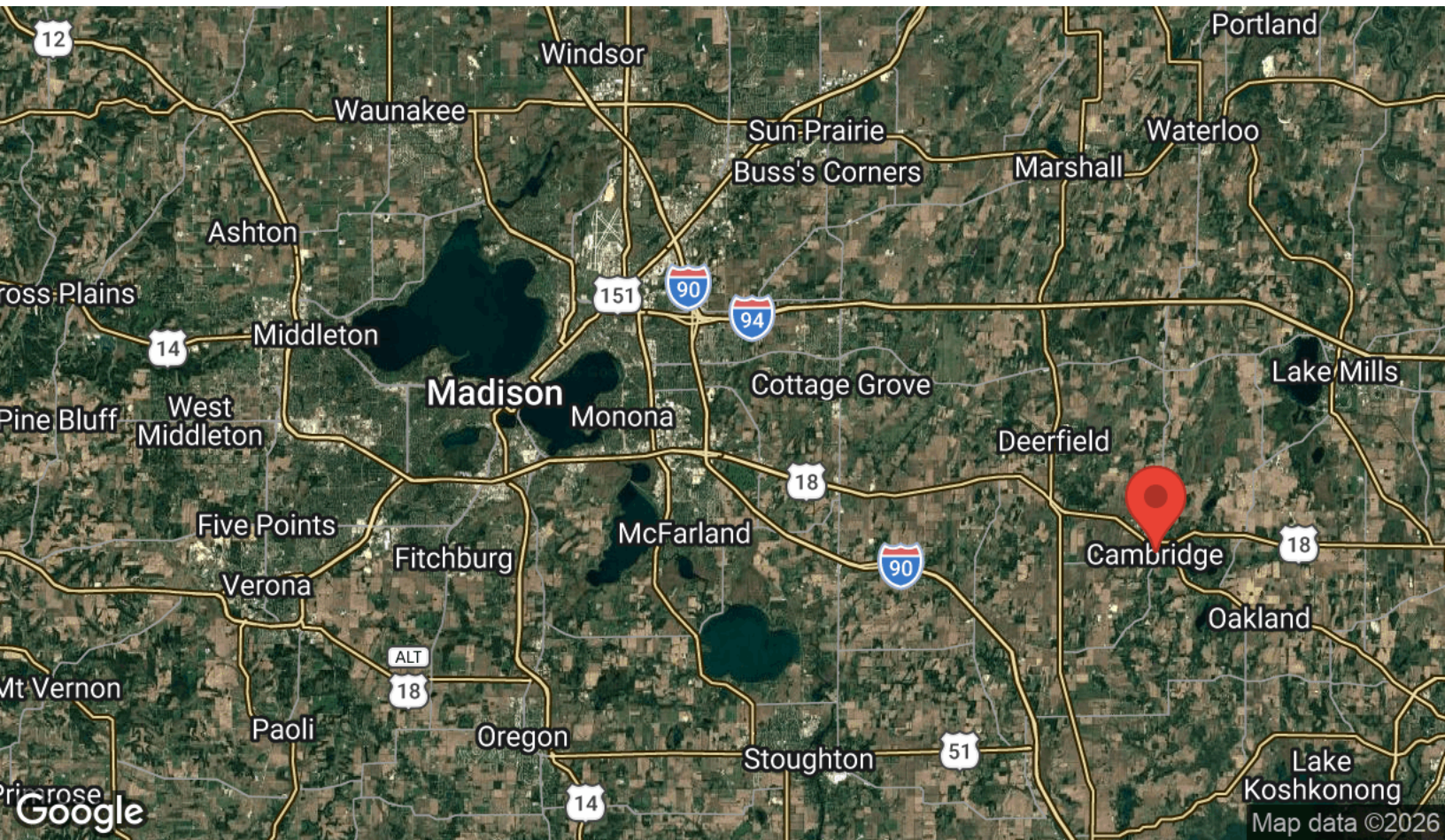
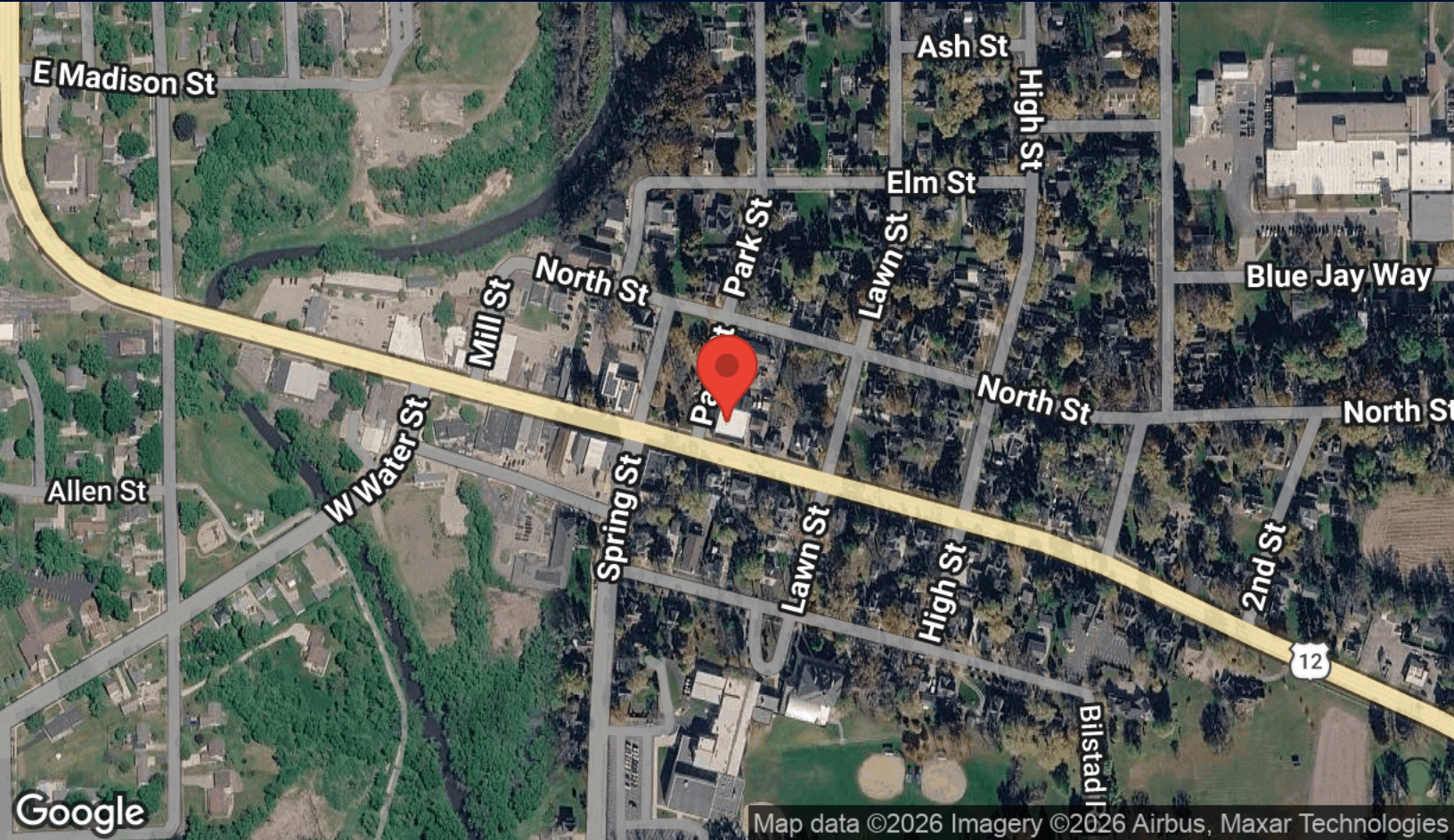
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LOCATION MAPS

110 East Main Street
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BUSINESS MAP

ICONIC ROWE POTTERY BUSINESS & REAL ESTATE OPPORTUNITY

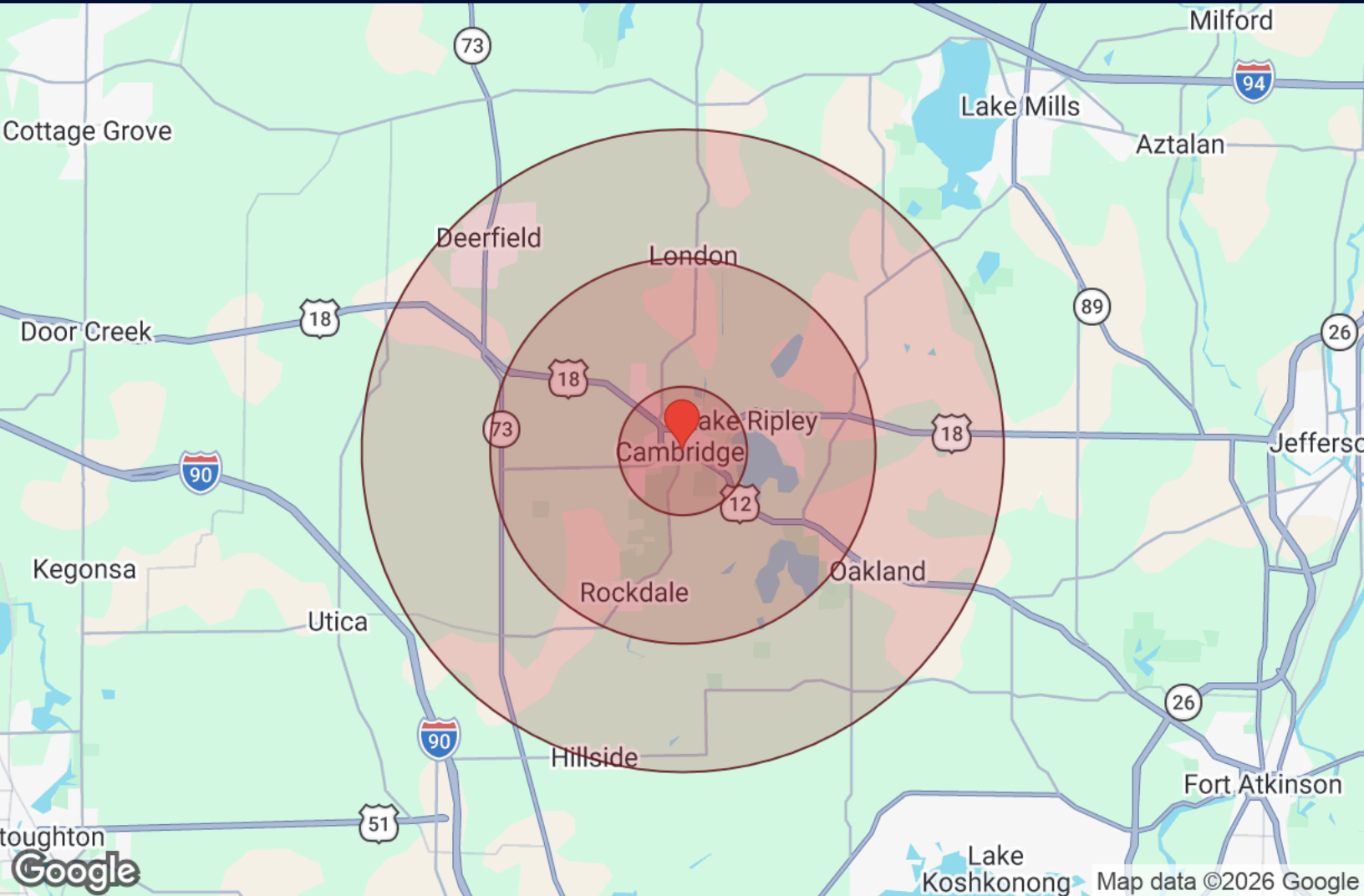
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DEMOGRAPHICS

ICONIC ROWE POTTERY BUSINESS

110 East Main Street
Cambridge, WI 53523



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,221	2,567	4,879
Female	1,180	2,491	4,623
Total Population	2,401	5,058	9,502

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,083	2,336	4,253
Occupied	994	2,139	3,924
Owner Occupied	812	1,782	3,236
Renter Occupied	182	357	688
Vacant	89	197	329

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	374	764	1,468
Ages 15 - 24	235	506	952
Ages 25 - 54	832	1,736	3,425
Ages 55 - 64	372	821	1,532
Ages 65+	590	1,232	2,125

Income	1 Mile	3 Miles	5 Miles
Median	\$95,613	\$102,782	\$102,553
Under \$15k	81	171	270
\$15k - \$25k	26	37	99
\$25k - \$35k	46	84	140
\$35k - \$50k	83	138	277
\$50k - \$75k	160	328	638
\$75k - \$100k	121	279	490
\$100k - \$150k	245	575	989
\$150k - \$200k	97	217	466
Over \$200k	135	310	553



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:**DANIEL BERTELSON, ACP**Company Owner and Director of Opportunities
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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.