3034 Fish Hatchery Road, Fitchburg, WI

608-327-4000 | lee-associates.com/madison

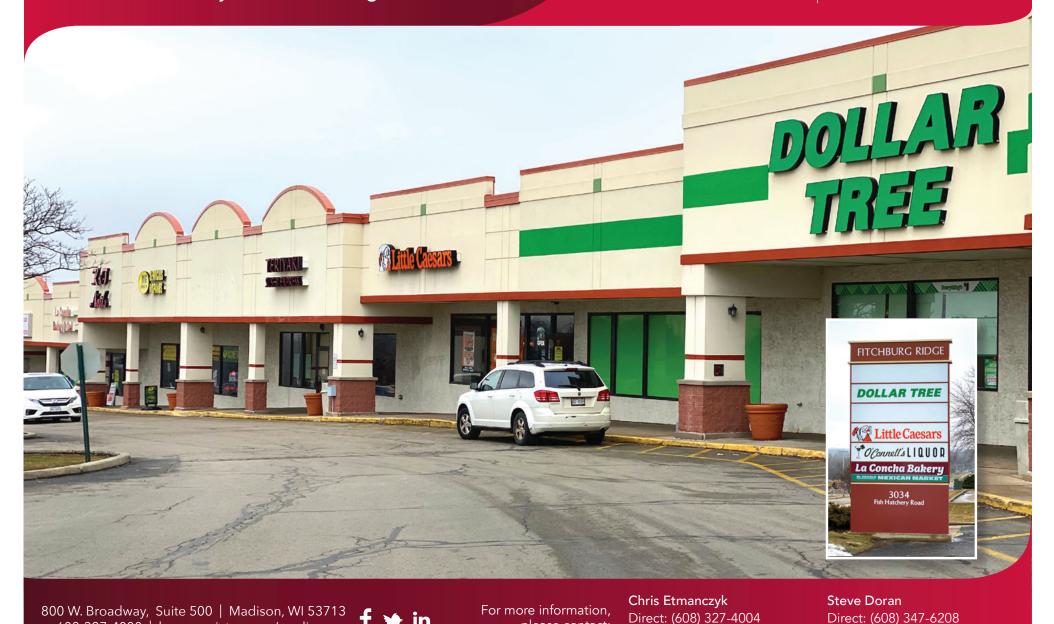


chris.etman@lee-associates.com

GALWAY COMPANIES

Direct: (608) 347-6208

sdoran@galwaycompanies.com



please contact:

3034 Fish Hatchery Road, Fitchburg, WI





Details and Demographics

- Approximately 27,125 Sq. Ft. Available for Ground Lease
- High Traffic Area
- Located at Stoplight Intersection
- Monument Signage Available Facing Fish Hatchery Road
- 286 New Apartments (The Vue Apartments) within 1 Block

Ground Lease: \$125,000/Year

Drivetime	3 Minutes	5 Minutes	10 Minutes
Population	9,777	66,630	174,976
Average Household Income	\$73,980	\$83,652	\$76,648





800 W. Broadway, Suite 500 | Madison, WI 53713 608-327-4000 | lee-associates.com/madison



For more information, please contact:

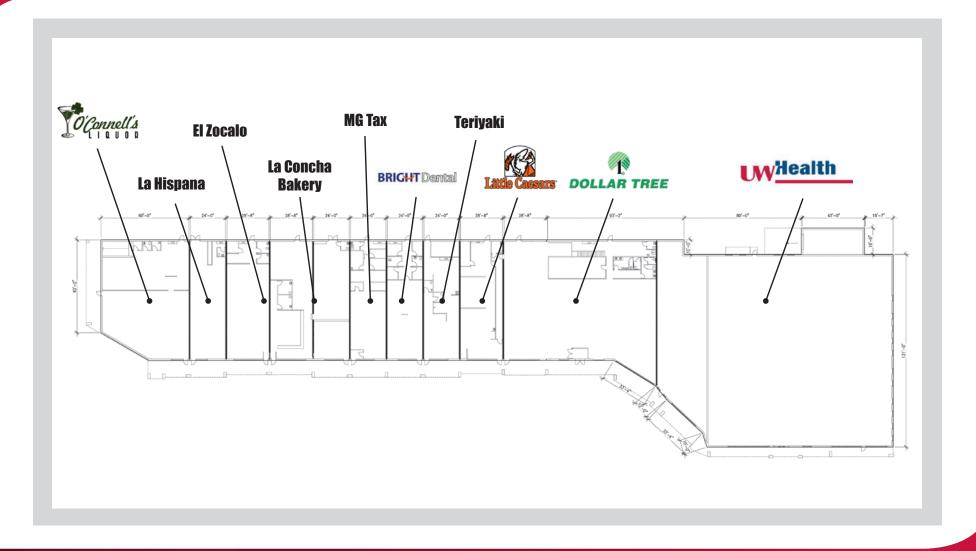
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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

- 3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
- of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties: 450180
 - The duty to provide brokerage services to you fairly and honestly. a
 - 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 disclosure of the information is prohibited by law. 10 (c)
- 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 lines 42-51).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41). 12 (d) 13 (e) 15 (f) 17 (g) 17 (g)
 - The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- 20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a 22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes. Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, 19
- CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to would want to be kept confidential, 24 23

- 27 Firm is no longer providing brokerage services to you.

 28 The following information. The Firm and its Agents shall continue to keep the information confidential after the 27 Firm is no longer providing brokerage services to you.

 29 The following information is required to be disclosed by law:

 20 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

 20 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection 31 report on the property or real estate that is the subject of the transaction.

 30 2. Any facts known by the Firm and its Agents are aware of what specific information you consider confidential, you may 31 ist that information below (see lines 35-41) or provide that information you consider to be confidential. 35 CONFIDENTIAL INFORMATION:

2	
37	
38	NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):
39	
40	
4	(Insert information you authorize to be disclosed, such as financial qualification information.)

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such 44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable 45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee 48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural 49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a 50

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons the o Wisconsin Department of Corrections contract or agreement made concerning the transaction. 52

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Copyright © 2016 by Wisconsin REALTORS ® Association registered with the registry by contacting the http://www.doc.wi.gov or by telephone at 608-240-5830.