



# 1519 & 1521 Metro Dr. (aka 1699 Schofield Ave.) Schofield, WI 54476

## Property Features

- Prime corner lot
- In busiest section of Schofield
- Pro Forma cap rate is over 11% when leased to full occupancy

## Details

Great mix of long-term tenants including, Charter Media, Haven Transport, Little Caesar's, and the D.C. Everest School District. The center also has vacant suites available in a variety of versatile sizes making it a fantastic investment opportunity with solid upside potential.

## PRICE

**\$5,435,000**

CAP RATE	7.35% (11% WHEN FULL)
BUILDING SIZE	41,221 SF
NUMBER OF BUILDINGS	4
ACRES	5.28
YEAR BUILT	1995
YEAR RENOVATED	2015-2020
APN #	281-2808-182-1077

For more information:

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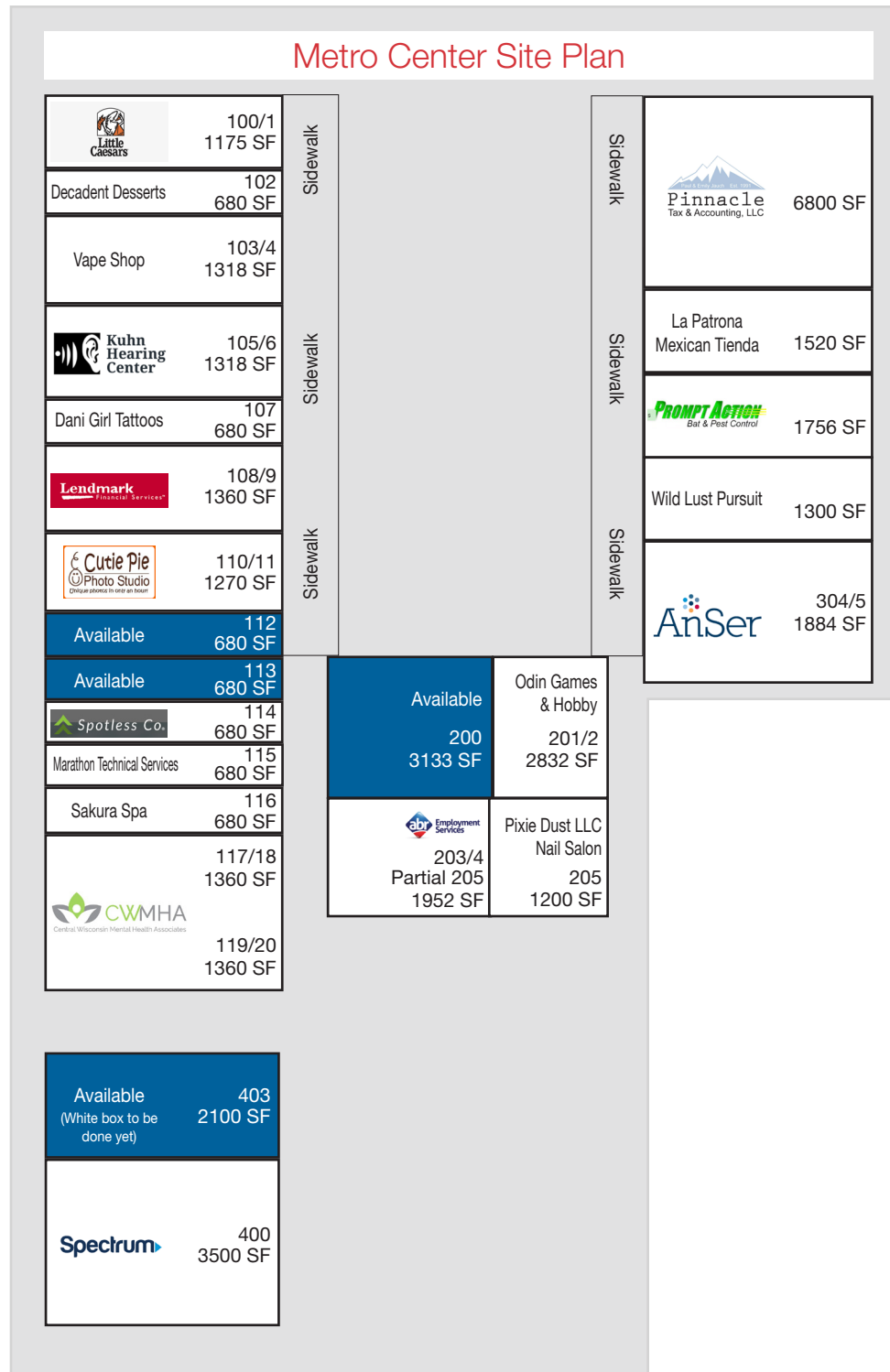
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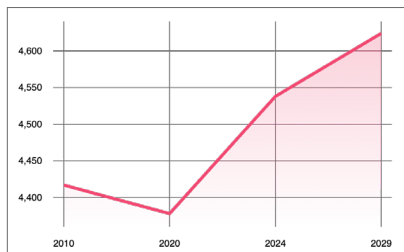
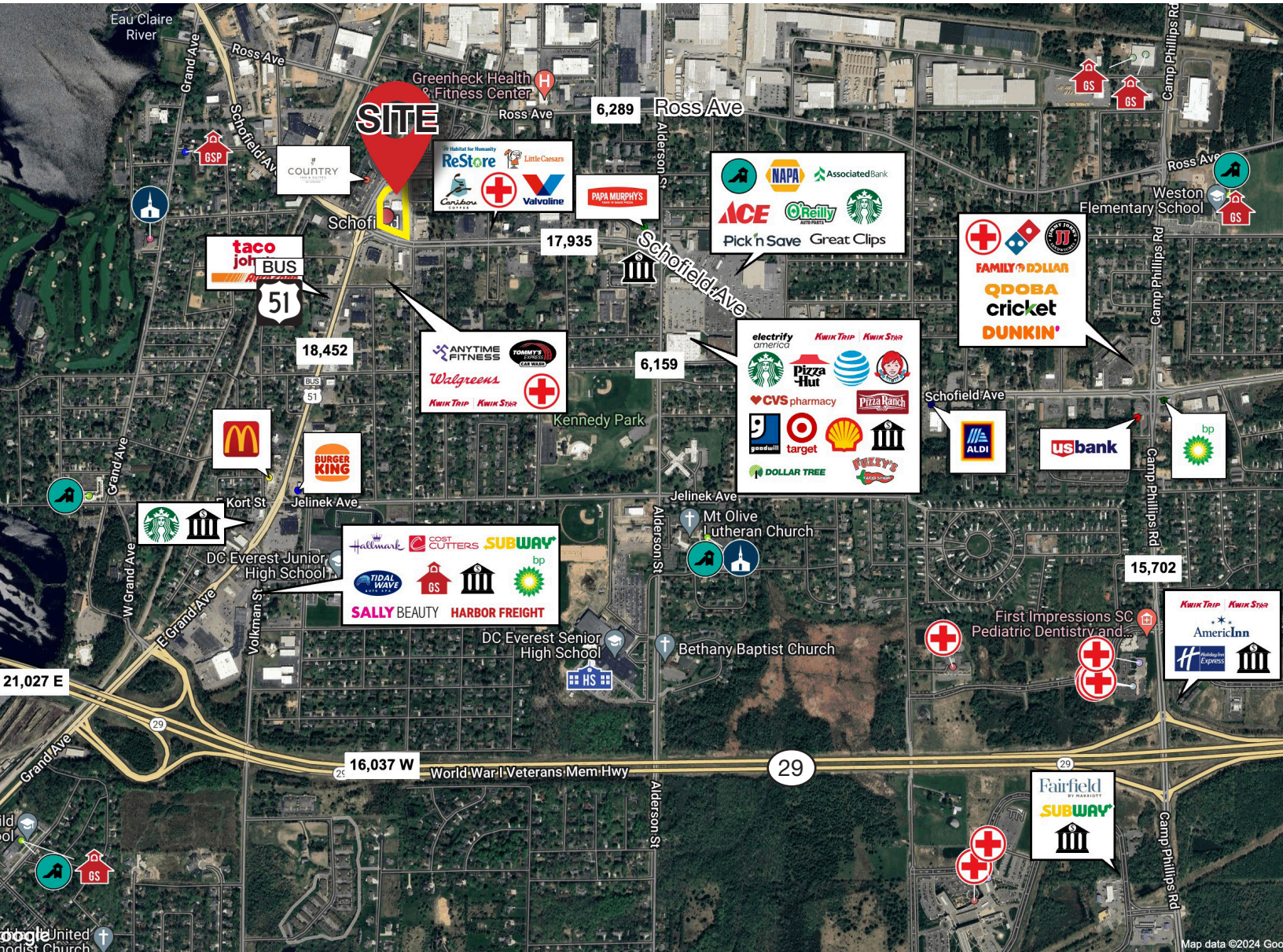




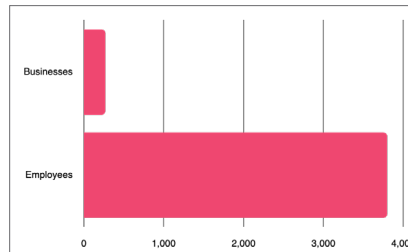




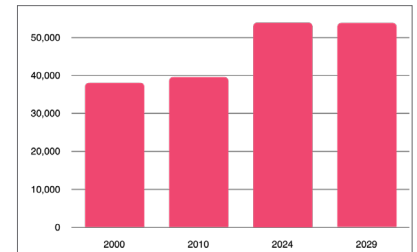
## Merchants & Traffic Counts Map



POPULATION



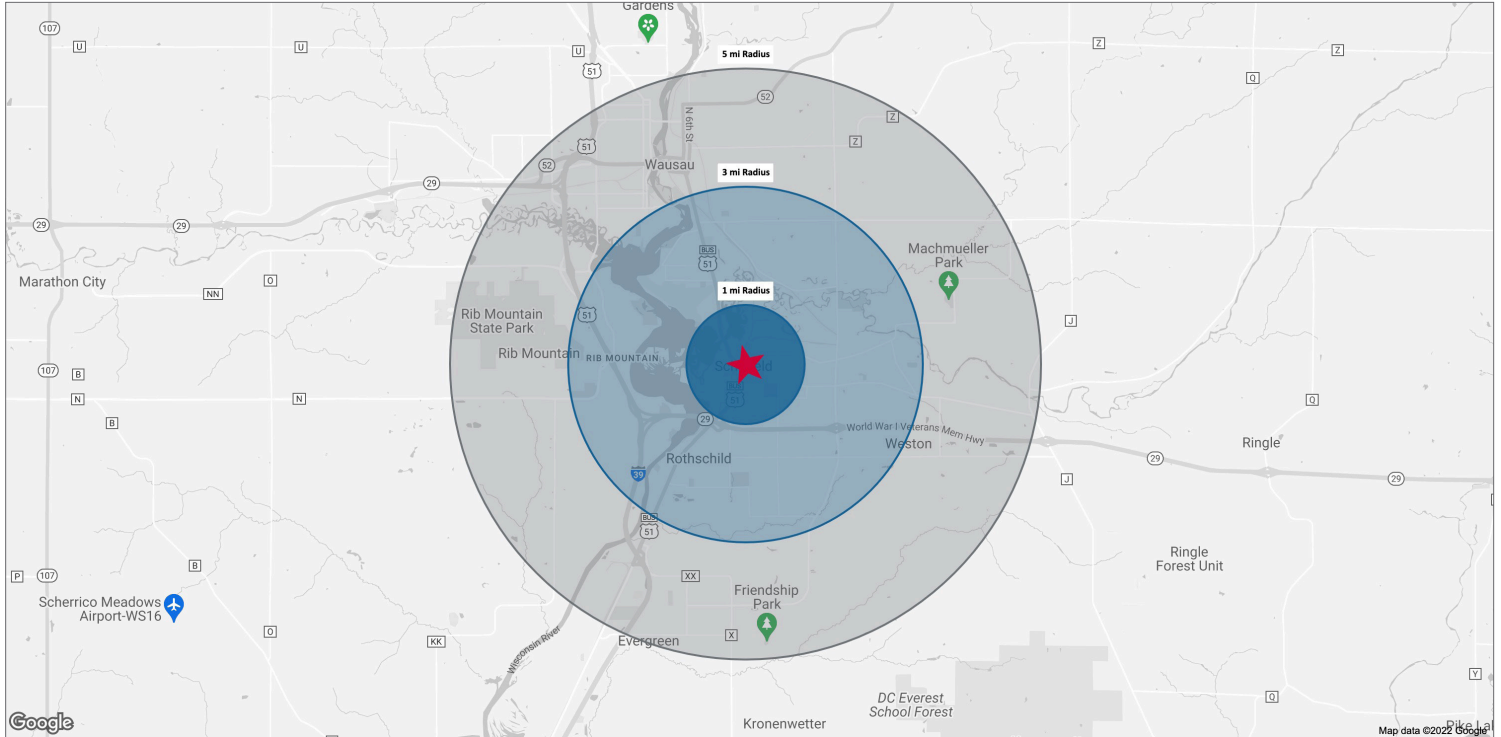
DAYTIME DEMOGRAPHICS



MEDIAN HH INCOME



## Area Demographics



### Population (2024)

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,538	30,285	65,492
MEDIAN AGE	36.5	39.6	39.1

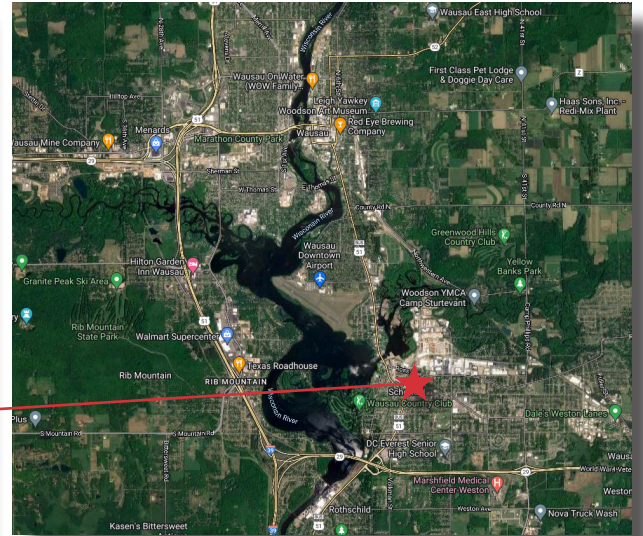
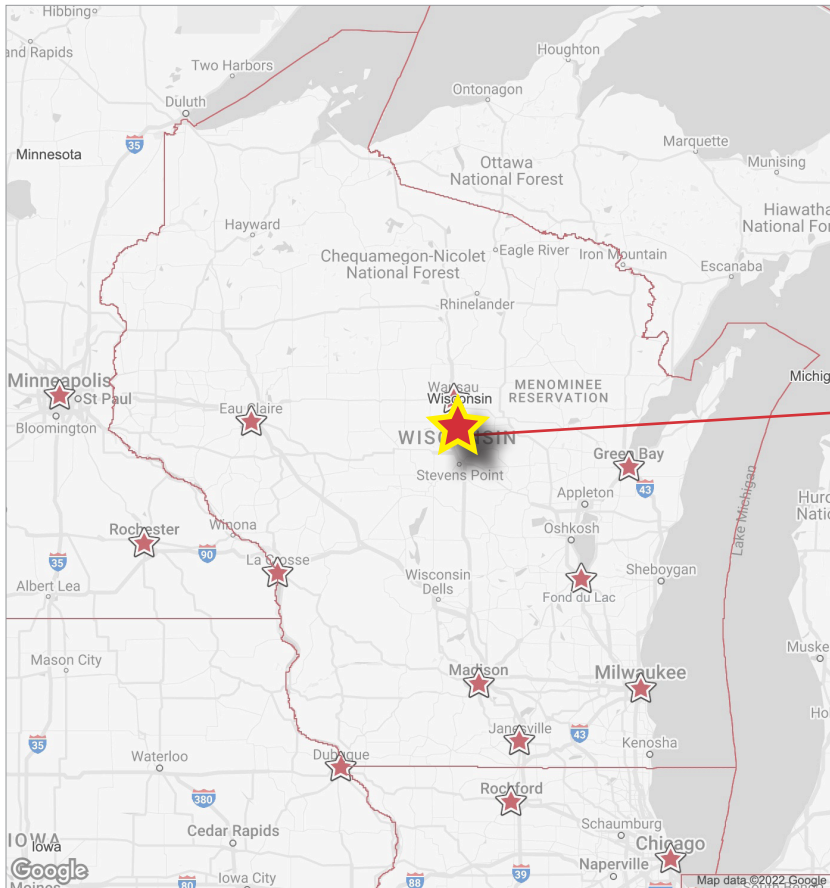
### Households (2024)

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS	2,157	13,117	27,871
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$95,444	\$98,614	\$102,286
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$53,971	\$68,664	\$72,861

### Total Annual Consumer Expenditure (2024)

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$69.26 M	\$431.43 M	\$938.47 M
ENTERTAINMENT EXPENDITURE	\$8.12 M	\$51.42 M	\$112.52 M
FOOD & BEVERAGE EXPENDITURE	\$21.78 M	\$134.62 M	\$292.31 M

## Area Map



## Location Advantages

- Schofield is located in central Wisconsin. It is part of the Wausau Metropolitan Area, just four miles directly south of the city and sits on the eastern shore of picturesque Lake Wausau.
- Schofield is a haven for outdoor and winter sports due to its close proximity to many parks and recreation areas, including Rib Mountain State Park, Granite Peak Ski Area and Bluegill Bay Park. The city hosts the Badger State Winter Games annually. Granite Peak is one of the oldest ski resorts in North America and is home to the highest skiable peak in Wisconsin.
- Wausau's main industries are healthcare, paper manufacturing, retail, tourism and finance.

## Driving Distance to Major Cities from Property

GREEN BAY	92 miles
EAU CLAIRE	104 miles
FOND DU LAC	119 miles
LA CROSSE	140 miles
MADISON	147 miles
MINNEAPOLIS	190 miles
DUBUQUE, IA	215 miles
CHICAGO, IL	272 miles



## STATE OF WISCONSIN BROKER DISCLOSURE



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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

### Disclosure to Customers

You are a customer of NAI Pfefferle (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:

- The duty to provide 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.
- 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.
- 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.

Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### 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 or 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 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

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

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 below).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

### 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 and 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.

### Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.