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OFFERING MEMORANDUM | Fleet Farm Properties



**CUSHMAN &
WAKEFIELD**

BOERKE



SUMMARY - ALL PROPERTIES

FLEET FARM LAND

CUSHMAN & WAKEFIELD | BOERKE is pleased to present for sale this portfolio of the **Fleet Farm** properties.

Available as a portfolio or as individual assets are all eighteen properties, (9) in Minnesota, (7) in Wisconsin, (1) in Iowa and (1) in Michigan.

[FULL PORTFOLIO DETAILS](#)



CUSHMAN & WAKEFIELD

BOERKE

ID	SITE	ACRES		SALE PRICE	PRICE BREAKDOWN
1	Loberg Ave, Hermantown, MN	3.52 AC		\$644,400	\$183,068 /AC
2	1820 W Lincoln Ave, Fergus Falls, MN	1.06 AC		\$158,900	\$149,906 /AC
3	SW MN-23 & 1st St S, Willmar, MN	LOT A	9.90 AC	\$247,600	\$8,500.00 /AC
		LOT B	35.90 AC	\$305,150	
		LOT C	10.29 AC	\$87,465	
		LOT D	2.88 AC	\$24,480	
		LOT E	20.01 AC	\$161,700	
		LOT F	3.97 AC	\$399,000	
		LOT G	1.88 AC		
		TOTAL	82.74 AC	\$1,225,395	
4	8232 Lakeland Ave N, Brooklyn Park, MN	1.61 AC		\$85,000	\$52,795 /AC
5	Hadley Ave N, Oakdale, MN	SITE 1	6.481 AC	\$5,646,247	\$871,200/AC
		SITE 2	2.495 AC + Vacant Road	\$3,484,800	
		TOTAL:	8.98 AC +	\$9,131,047	
6	173rd St W & Junelle Path, Lakeville, MN	13.67 AC		\$2,238,000	\$163,716 /AC
7	1811-1841 Premier Dr, Mankato, MN	LOT A	3.90 AC	\$921,800	\$236,359 /AC
		LOT B	9.78 AC	\$1,736,000	\$177,512 /AC
		LOT 1	2.11 AC	\$498,500	\$236,256 /AC
		LOT 2	1.66 AC	\$392,300	\$237,039 /AC
		LOT 3	1.53 AC	\$361,900	\$236,381 /AC
		TOTAL	18.98 AC	\$3,911,100	
8	3400 Commercial Dr SW, Rochester, MN	5.15 AC		\$782,800	\$152,000 /AC
9	I-90 & 31st Street SW, Austin, MN	10.48 AC		\$85,000	\$8,111 /AC
10	4th St SW & Roosevelt Ave, Mason City, IA	30.12 AC		\$900,000	\$29,880 /AC
11	1610 S Stephenson Ave, Iron Mountain, MI	13.65 AC		\$799,000	\$58,535 /AC
12	USH 41 & Roosevelt Rd, Marinette, WI	26.63 AC		\$999,000	\$37,514 /AC
13	1501 N Adams Ave, Marshfield, WI	5.6 AC		\$246,900	\$44,089 /AC
14	NEC Plover Rd & 26th St N, Wisconsin Rapids, WI	16.56 AC		\$275,000	\$16,606 /AC
15	NEC I-19/52 & US 10, Stevens Point, WI	6.22 AC (40,300 SF Building)		\$1,556,500	\$38.62 PSF \$251,849 /AC
16	NW Hwy 45 & Campus Dr, Clintonville, WI	18.32 AC		\$209,000	\$11,408 /AC
17	SEC S Rapids Rd & Custer St, Manitowoc, WI	1.196 AC		\$167,454	\$140,012 / AC
18	1637 W Washington St, West Bend, WI	6.70 AC (49,680 SF Building)		\$3,250,000	\$65.42 PSF \$485,075 /AC



Loberg Avenue HERMANTOWN, MN



Mall Dr

Loberg Ave

TRAFFIC COUNTS

Miller Trunk Highway	18,100 - 26,500 VPD
Maple Grove Road	8,600 -10,200 VPD
Loberg Avenue	4,700 VPD

PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 3.52 Acres
ZONING: Hermantown Marketplace
TAX KEY: 395-0155-00030



PRICE
\$644,400



PRICE/ AC
\$183,068

FEATURES

- Lot 3, Block 1, Mills Addition to Hermantown
- Property is elevated, providing strong visibility from the East

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	2,359	17,278	65,155
MEDIAN AGE	40.6	40.9	34.2

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,068	7,005	27,525
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$94,214	\$93,302	\$70,756

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$34.12 M	\$222.2 M	\$711.05 M
APPAREL EXPENDITURE	\$2.55 M	\$16.49 M	\$52.68 M
ENTERTAINMENT EXPENDITURE	\$4.09 K	\$26.65 M	\$83.99 M
FOOD & BEVERAGE EXPENDITURE	\$10.66 M	\$69.2 M	\$223.78 M

1

Loberg Avenue HERMANTOWN, MN



2

1820 W Lincoln Ave FERGUS FALLS, MN



TRAFFIC COUNTS

W Lincoln Ave E of Kennedy Park Rd	9,600 VPD
W Lincoln Ave W of Kennedy Park Rd	11,700 VPD

PROPERTY INFORMATION

OVERVIEW

LOT SIZE:	1.06 Acres
ZONING:	B-6: Sub-Regional Shopping Center
TAX KEY:	71-003-99-1897-000


PRICE
\$158,900

FEATURES

- Wide variety of allowable uses
- Front and center outparcel of Fleet Farm store in Fergus Falls
- Accessible off Lincoln (main east/west road) at Field St and Tower Rd
- Suitable for free-standing retail or multi-tenant development


PRICE/ AC
\$149,906

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2018)	2,749	13,308	15,691
MEDIAN AGE	37.1	41.3	41.9

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2018)	1,283	6,027	6,972
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$67,356	\$66,768	\$72,448

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$32.49 M	\$150.76 M	\$184.52 M
APPAREL EXPENDITURE	\$2.37 M	\$11.06 M	\$13.56 M
ENTERTAINMENT EXPENDITURE	\$3.77 M	\$17.68 M	\$21.77 M
FOOD & BEVERAGE EXPENDITURE	\$10.28 M	\$47.55 M	\$57.98 M

2

1820 W Lincoln Ave
FERGUS FALLS, MN



3

SW MN-23 & 1st St S WILLMAR, MN



TRAFFIC COUNTS

Highway 71 South of MN 23	7,200 VPD
1 st Street North of MN 23	8,900 VPD
MN 23 West of 1 st St	3,850 VPD
MN 23 East of 1 st St	7,400 VPD

PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 1.88 – 35.90 Acres
ZONING: AG
TAX KEYS: 95-507-0020, 95-927-0050, 95-927-0060, 95-927-0070, 95-927-0080, 95-507-1010, 95-507-1020



PRICE
TOTAL: \$1,225,395
\$8,500/AC

FEATURES

- Agricultural Zoning
- Highly visible & accessible
- SW quadrant of Highway 71 & 23
- Land “bank,” and lease for farming



PRICE BREAKDOWN
 LOT A: \$247,600
 LOT B: \$305,150
 LOT C: \$87,465
 LOT D: \$24,480
 LOT E: \$161,700
 LOT F & G: \$399,000

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	713	16,302	20,963
MEDIAN AGE	41.5	34.9	33.8

HOUSEHOLDS

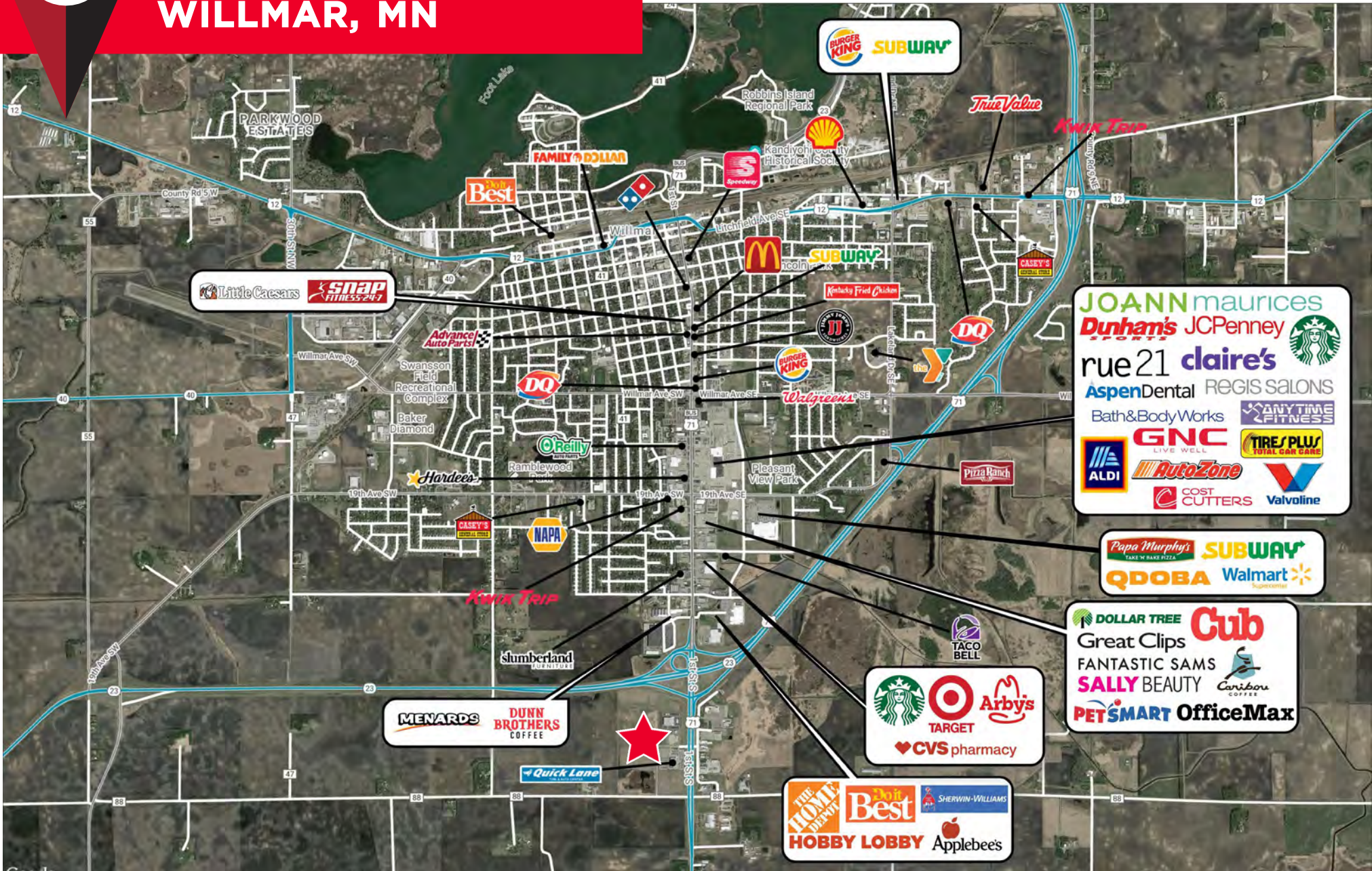
	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	321	6,712	8,454
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$59,414	\$63,993	\$64,488

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$7.47 M	\$163.83 M	\$207.47 M
APPAREL EXPENDITURE	\$539.67 K	\$11.98 M	\$15.21 M
ENTERTAINMENT EXPENDITURE	\$869.33 K	\$19.07 M	\$24.22 M
FOOD & BEVERAGE EXPENDITURE	\$2.34 M	\$51.7 M	\$65.45 M

3

SW MN-23 & 1st St S WILLMAR, MN



4

8232 Lakeland Ave N, BROOKLYN PARK, MN



83rd Ave N

Bottineau Blvd

North

TRAFFIC COUNTS

Bottineau Blvd South of 85 th Ave N	21,300 VPD
Hwy 169 South of 85 th Ave N	77,000 VPD
85 th Ave N East of Hwy 169	20,500 VPD

PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 1.61 Acres
ZONING: B3 General Business District
TAX KEY: 19-119-21-13-0028



PRICE
\$85,000

FEATURES

- Visible and accessible from north/south 81/Bottineau Blvd
- Walmart and Menards are just south of the property and are accessed via Lakeland Avenue
- Strong visibility to Northbound 169 with 74,000 VPD
- Suitable for all freestanding uses or strip development



PRICE/ AC
\$52,795

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	4,649	80,131	215,868
MEDIAN AGE	35.3	34.7	36.3

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,720	30,060	80,029
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$94,296	\$88,703	\$100,438

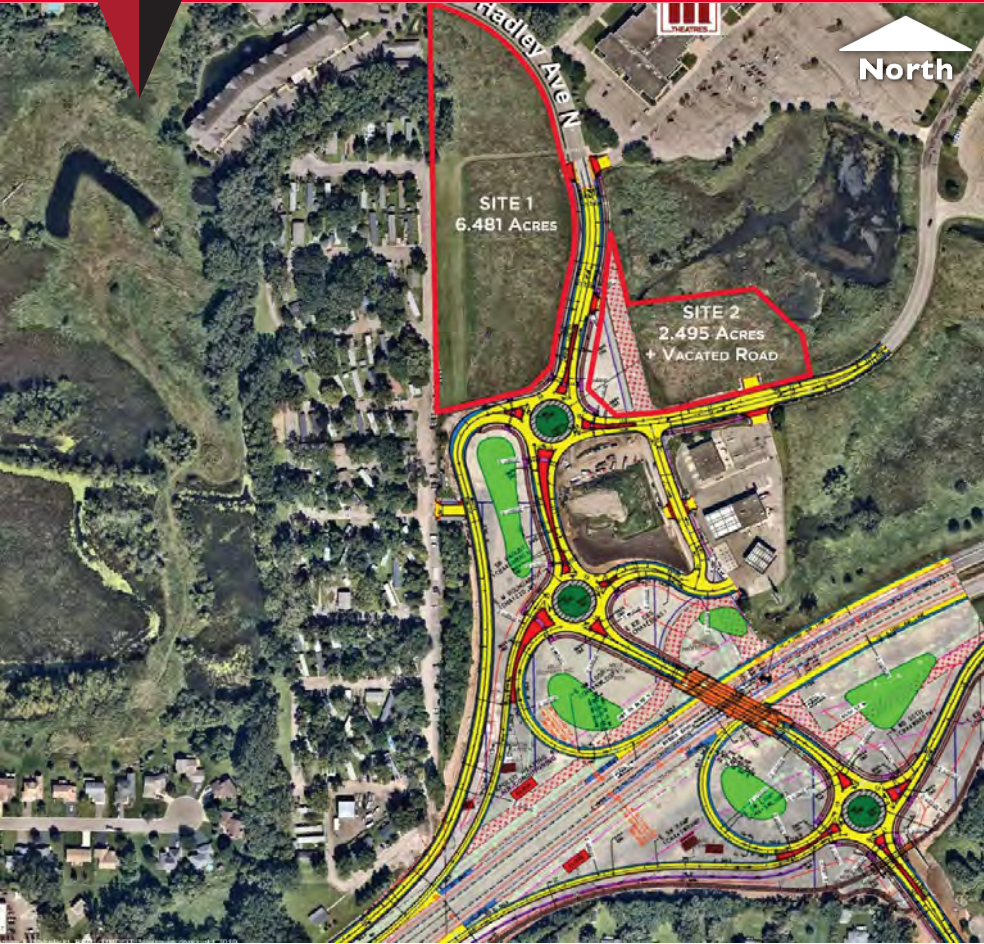
TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$55.41 M	\$919.05 M	\$2.67 B
APPAREL EXPENDITURE	\$4.15 M	\$68.69 M	\$200.78 M
ENTERTAINMENT EXPENDITURE	\$6.65 M	\$109.98 M	\$323.27 M
FOOD & BEVERAGE EXPENDITURE	\$17.26 M	\$286.87 M	\$829.46 M



5

Hadley Ave N, OAKDALE, MN



TRAFFIC COUNTS	
Hadley Ave N	8,000 VPD
Highway 36	39,000 VPD
Interstate 694	74,000 - 78,000 VPD

PROPERTY INFORMATION

OVERVIEW

	SITE 1	SITE 2
LOT SIZE:	6.481 Acres	2.495 Acres + Vacated Road
ZONING:	Mixed-Use	Commercial
TAX KEY:	0602921130008	0602921130006



PRICE
\$9,131,047

FEATURES

- 2 sites: 6.48 acres and ~3 acres
- 6.48 acres zoned as mixed use
- 3 acres zoned commercial
- \$22 million Hadley/36 road improvement project underway
- Marcus Theater & Fleet Farm anchors
- www.co.washington.mn.us/HadleyInterchange



PRICE BREAKDOWN
SITE 1: \$5,646,247
SITE 2: \$3,484,800

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	4,593	59,596	141,407
MEDIAN AGE	39.1	39.5	37.9

HOUSEHOLDS

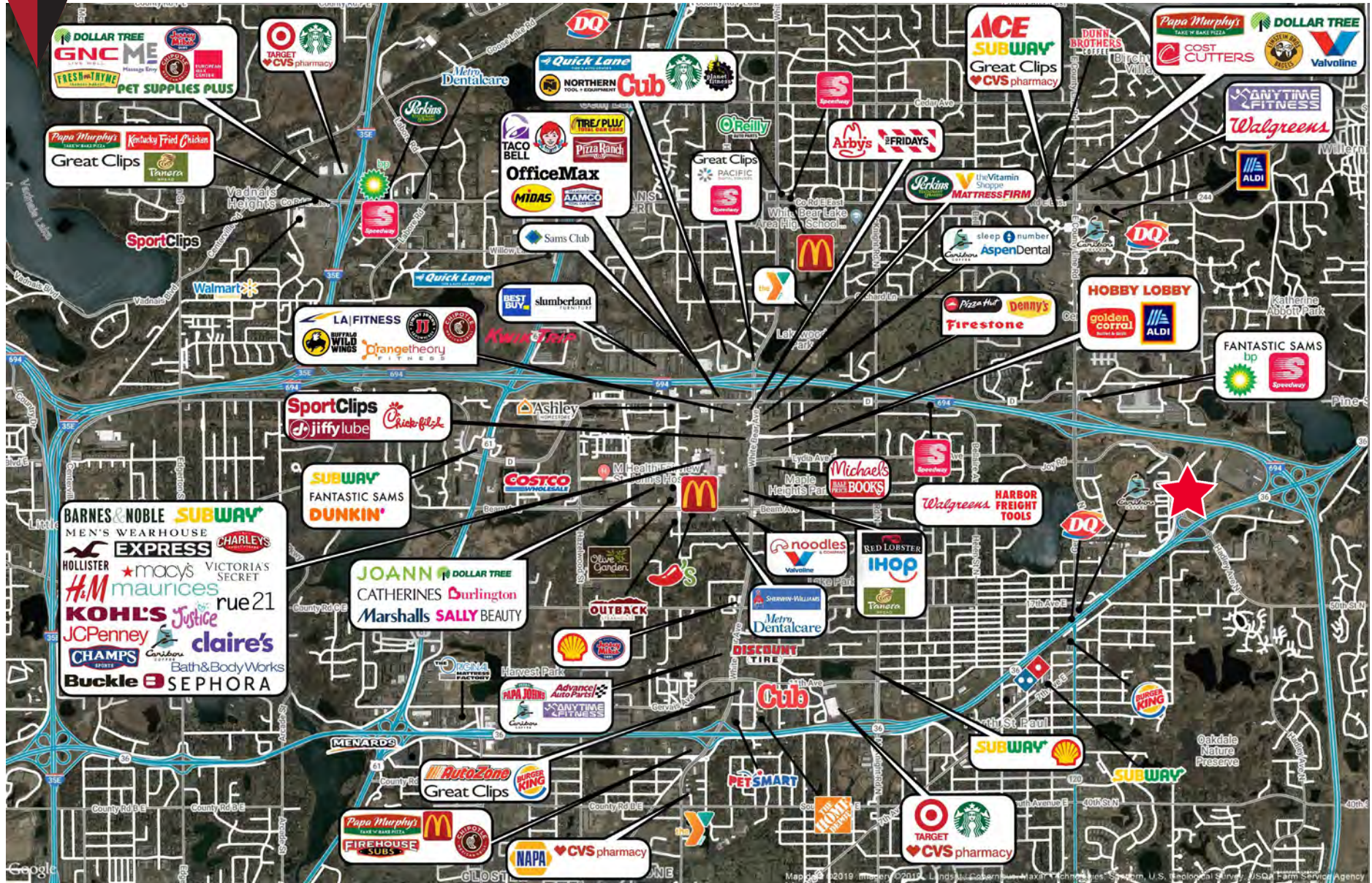
	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,846	23,331	54,594
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$112,246	\$106,606	\$97,247

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$65.91 M	\$810.75 M	\$1.78 B
APPAREL EXPENDITURE	\$4.96 M	\$60.56 M	\$132.54 M
ENTERTAINMENT EXPENDITURE	\$8.06 M	\$98 M	\$213.69 M
FOOD & BEVERAGE EXPENDITURE	\$20.33 M	\$251.68 M	\$553.25 M

5

Hadley Ave N, OAKDALE, MN



6

173rd St W & Junelle Path, LAKEVILLE, MN



TRAFFIC COUNTS

I-35	83,000 - 84,000 VPD
County Road 50	26,500 VPD

PROPERTY INFORMATION

OVERVIEW

LOT SIZE:	13.67 Acres
ZONING:	C-3 Commercial
TAX KEYS:	22-11825-00-040; 22-11825-00-050; 22-11850-00-040; 22-11850-00-050; 22-11850-00-084



PRICE
\$2,238,000



PRICE/ AC
\$163,716

FEATURES

- Adjacent to Fleet Farm in Lakeville on I-35
- I-35 traffic count is in excess of 80,000 a day
- Parcels can be assembled
- 9 acres north of 173rd - \$1,462,000
- 4.47 acres south of 173rd - \$777,000

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	6,916	46,823	144,259
MEDIAN AGE	38.7	37.4	36.8

HOUSEHOLDS

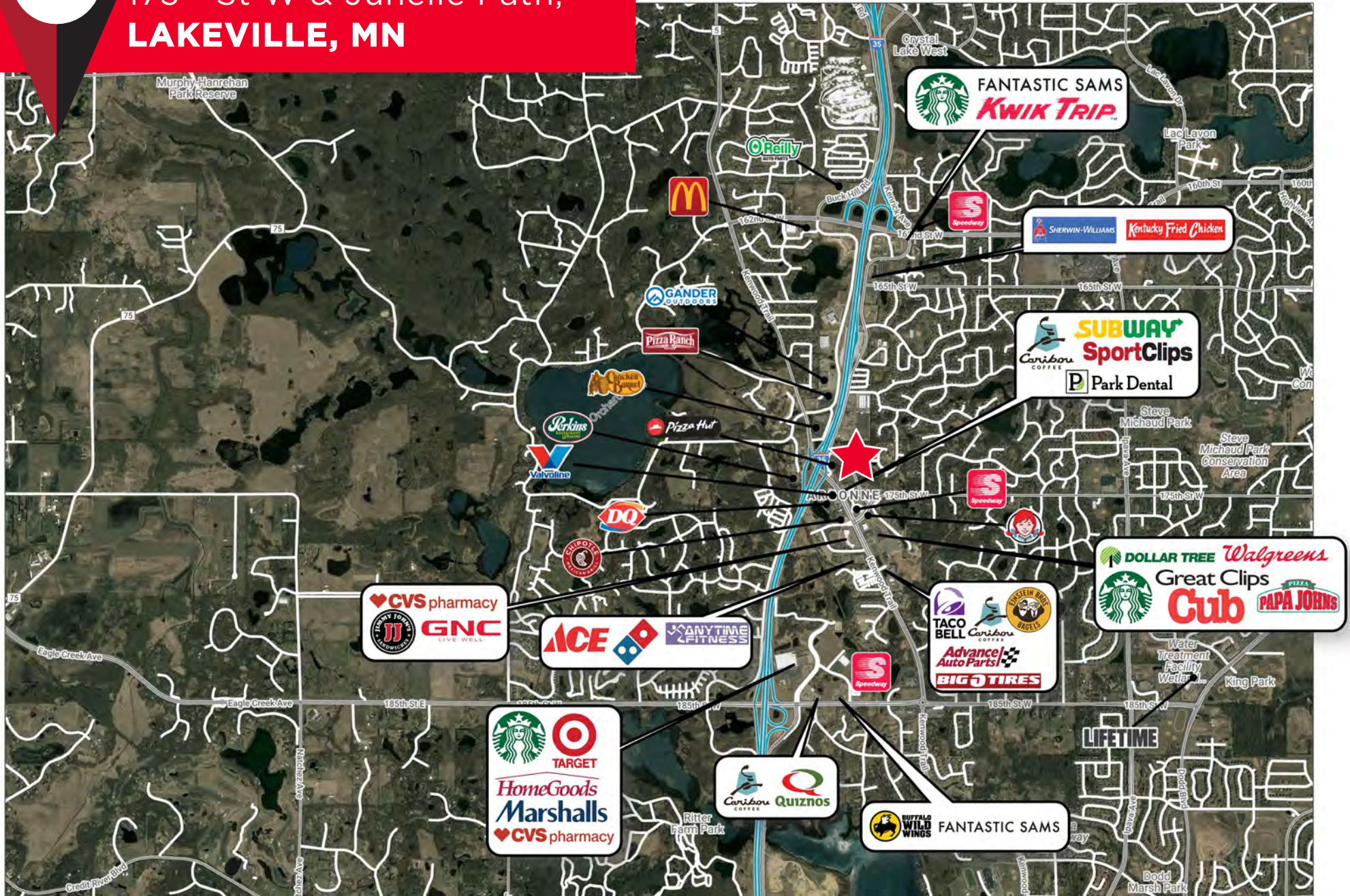
	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	2,408	16,776	53,139
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$137,039	\$127,412	\$111,099

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$99.03 M	\$661.54 M	\$1.91 B
APPAREL EXPENDITURE	\$7.61 M	\$50.56 M	\$144.5 M
ENTERTAINMENT EXPENDITURE	\$12.36 M	\$81.93 M	\$233.61 M
FOOD & BEVERAGE EXPENDITURE	\$30.39 M	\$203.61 M	\$588.81 M

6

173rd St W & Junelle Path, LAKEVILLE, MN



7

1811-1841 Premier Drive, MANKATO, MN



North

TRAFFIC COUNTS

14 West of MN 22	22,400 VPD
14 East of MN 22	16,900 VPD
MN 22 North of 14	15,900 VPD

PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 1.53 - 9.78 Acres
ZONING: B-3 Highway Business District
TAX KEYS: R01.09.09.226.001
 R01.09.09.226.003
 R01.09.09.227.001
 R01.09.09.227.003
 R01.09.09.227.004



PRICE

LOT A, 3.9 AC : \$921,800
 LOT B, 9.78 AC : \$1,736,000
 LOT 1, 2.11 AC : \$498,500
 LOT 2, 1.65 AC : \$392,300
 LOT 4, 1.53 AC : \$361,900

FEATURES

- Excellent visibility to strong traffic counts
- Shovel-ready, on-grade sites
- Easily accessible in SW MN Primary Regional Trade Area
- Sites are wedged between Cub, HyVee, Home Depot, Menards and River Hills Mall

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	2,043	32,956	62,191
MEDIAN AGE	42.2	31.7	32.2

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	967	14,274	25,519
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$79,340	\$64,256	\$71,698

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$27.5 M	\$347.67 M	\$670.52 M
APPAREL EXPENDITURE	\$2.03 M	\$25.68 M	\$49.62 M
ENTERTAINMENT EXPENDITURE	\$3.29 M	\$40.78 M	\$79.27 M
FOOD & BEVERAGE EXPENDITURE	\$8.57 M	\$109.56 M	\$210.36 M

7

1811-1841 Premier Drive,
MANKATO, MN



8

3400 Commercial Drive SW,
ROCHESTER, MN



TRAFFIC COUNTS

US 63 (S Broadway)	32,500 - 45,500 VPD
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PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 5.15 Acres
ZONING: B-4
TAX KEYS: 64.23.13.026027, 64.23.13.026031, 64.23.13.071206



PRICE
\$782,800

FEATURES

- Affordably priced!
- High growth Rochester, MN market
- Strategically located between Fleet Farm/Target intersection and Walmart/Menards intersection
- On-grade visibility to US 63 and 45,500 VPD



PRICE/ AC
\$152,000

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	3,592	29,512	71,180
MEDIAN AGE	37.2	38.5	38.7

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,332	11,960	30,676
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$137,624	\$107,260	\$99,447

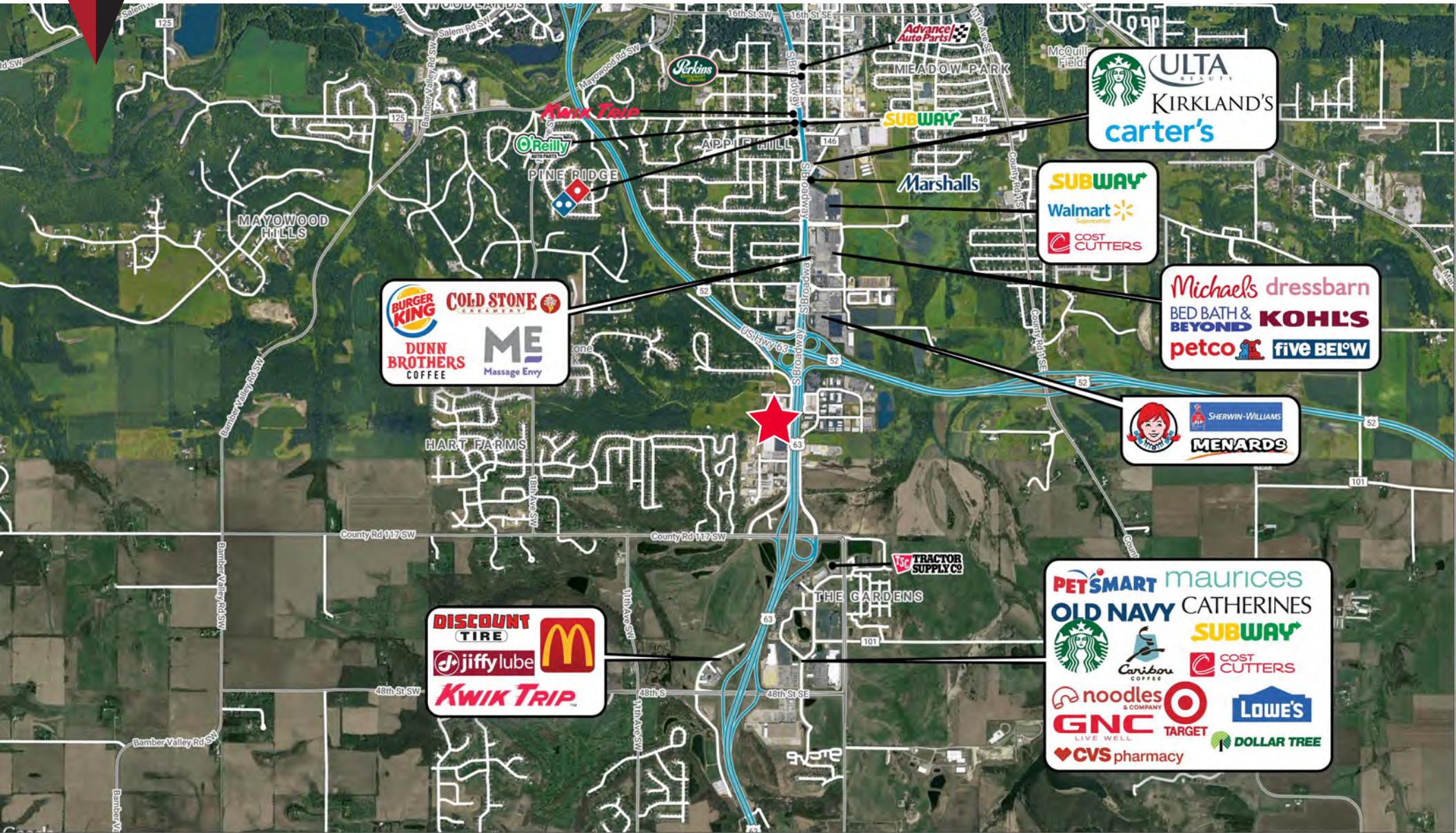
TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$56.01 M	\$410.33 M	\$998.21 M
APPAREL EXPENDITURE	\$4.27 M	\$30.98 M	\$75.3 M
ENTERTAINMENT EXPENDITURE	\$6.96 M	\$50.24 M	\$121.53 M
FOOD & BEVERAGE EXPENDITURE	\$17.2 M	\$126.79 M	\$309.77 M



8

3400 Commercial Drive SW,
ROCHESTER, MN





I-90 & 31st Street SW AUSTIN, MN



TRAFFIC COUNTS

Oakland Ave W East of I-90	6,000 VPD
I-90 South of Oakland Ave W	11,900 VPD
I-90 North of Oakland Ave W	16,700 VPD

PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 10.48 Acres
ZONING: B-2 Community Business
TAX KEY: 34.875.0040



PRICE
\$85,000

FEATURES

- Multiple billboards on site
- Highly visible, on-grade with I-90
- Accessible from the Business 90 Interchange (Oakland Ave)



PRICE/ AC
\$8,111

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	2,714	21,094	27,215
MEDIAN AGE	37.1	36.5	36.9

HOUSEHOLDS

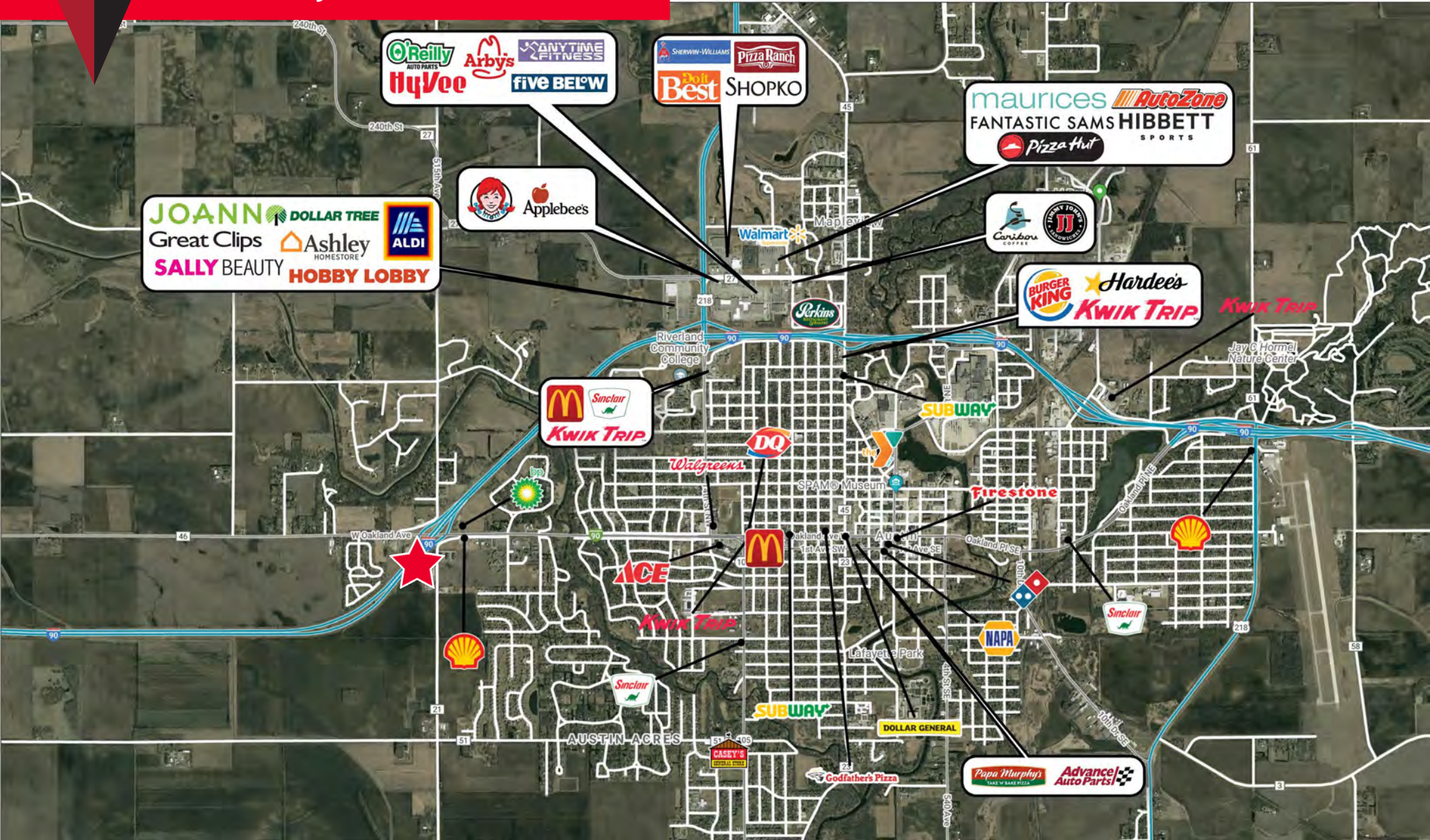
	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,023	8,766	11,269
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$111,825	\$75,759	\$74,765

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$37.18 M	\$238.53 M	\$304.58 M
APPAREL EXPENDITURE	\$2.81 M	\$17.6 M	\$22.42 M
ENTERTAINMENT EXPENDITURE	\$4.56 M	\$28.24 M	\$36.04 M
FOOD & BEVERAGE EXPENDITURE	\$11.52 M	\$74.79 M	\$95.44 M



I-90 & 31st Street SW AUSTIN, MN



10

4th St SW & Roosevelt Ave MASON CITY, IA



PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 30.12 Acres
 TRAFFIC COUNTS: 21,800 VPD (4th Street SW)



PRICE
\$900,000

FEATURES

- Flexible comprehensive plan allowing Industrial, Service, and Residential uses
- Financial incentive available
- Large, skilled workforce in the labor shed
- Proximity to I-35 and Avenue of the Saints enabling single day access to Minneapolis, Des Moines, Chicago, Omaha, St. Louis
- Well located with restaurants, retail, and hotels nearby



PRICE/ AC
\$29,880

ECONOMICS

TAX KEY: 070720100100 & 070720100300
 TAXES (2018): \$768 (Combined)

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	1,660	16,912	27,432
MEDIAN AGE	46.4	41.1	41.3

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	794	8,072	12,787
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$87,105	\$62,503	\$70,408

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$24.09 M	\$192.48 M	\$331.45 M
APPAREL EXPENDITURE	\$1.75 M	\$13.99 M	\$24.17 M
ENTERTAINMENT EXPENDITURE	\$2.84 M	\$22.42 M	\$38.94 M
FOOD & BEVERAGE EXPENDITURE	\$7.53 M	\$60.7 M	\$104.01 M

11

1610 S Stephenson Ave
IRON MOUNTAIN, MN



PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 13.65 Acres
TRAFFIC COUNTS: 18,451 VPD (S Stephenson Ave)
TAX KEYS: 051-000-241-01, 051-700-680-01,
 051-700-690-00 & 051-700-770-01


PRICE
\$799,000

FEATURES

- Just off US2/S Stephenson Ave; Located near the Iron Mountain Plaza and the Dickinson Memorial Hospital
- Perfect for multiple types of business


PRICE/ AC
\$58,535

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	2,185	16,072	19,718
MEDIAN AGE	46.6	44.0	44.4

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,087	7,445	9,046
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$53,649	\$61,762	\$64,943

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$23.5 M	\$177.2 M	\$222.92 M
APPAREL EXPENDITURE	\$1.7 M	\$12.85 M	\$16.18 M
ENTERTAINMENT EXPENDITURE	\$2.74 M	\$20.78 M	\$26.21 M
FOOD & BEVERAGE EXPENDITURE	\$7.44 M	\$55.65 M	\$69.87 M

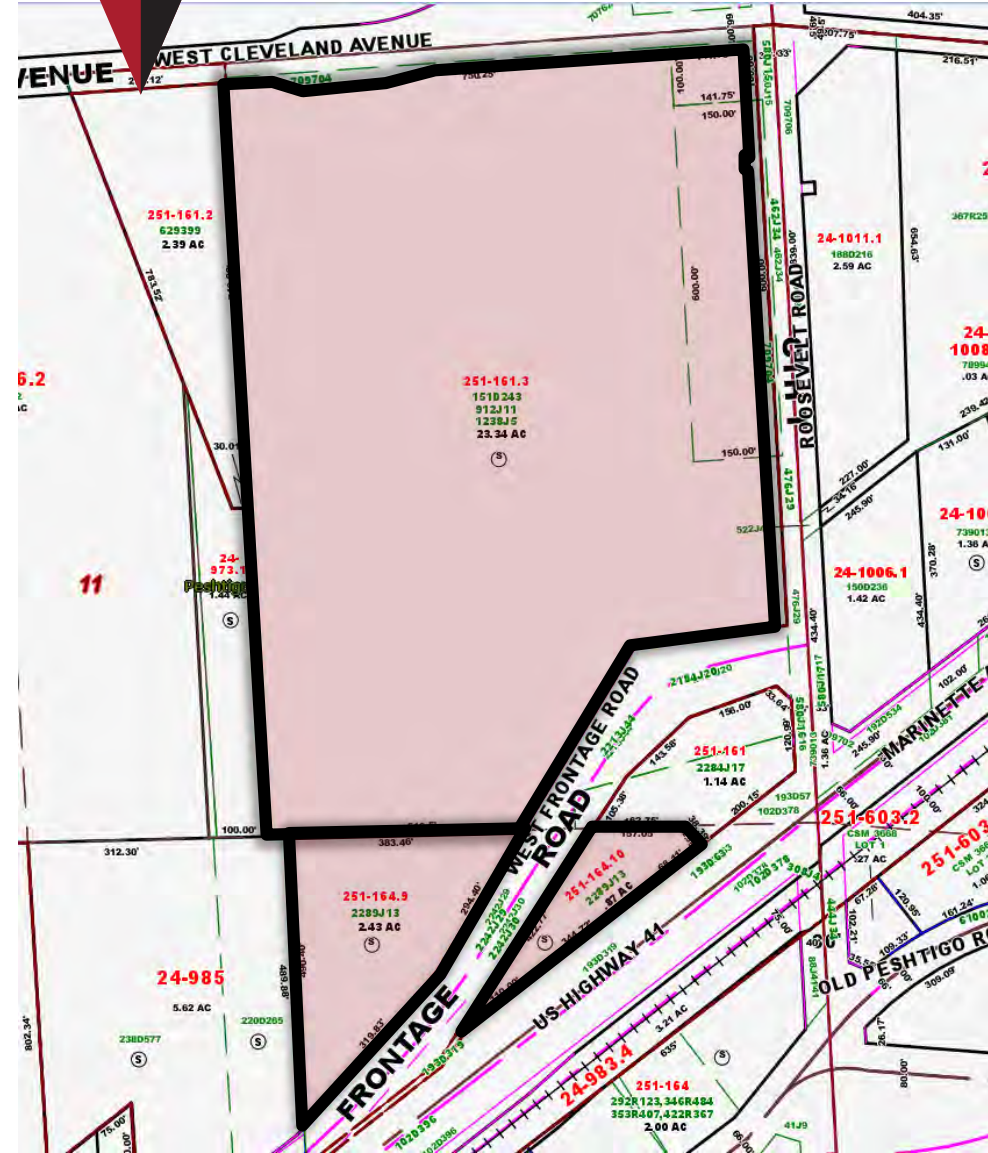
11

1610 S Stephenson Ave
IRON MOUNTAIN, MN



12

USH 41 & Roosevelt Rd MARINETTE, WI



PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 26.63 Acres
 ZONING: Highway Business District
 UTILITIES: In Road



PRICE
\$999,000

FEATURES

- Seconds from US 41 with visibility
- Prime development opportunity
- Multiple access points possible



PRICE/ AC
\$37,514

ECONOMICS

TAX KEY: 251-00161.003
 251-00164.009
 251-00164.010
 TAXES (2018): \$54,629.55 (Combined)

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2018)	689	14,707	24,785
MEDIAN AGE	40.7	43.6	44.7

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2018)	327	7,075	11,841
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$69,767	\$64,178	\$69,330

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$8.76 M	\$177 M	\$313 M
APPAREL EXPENDITURE	\$621 M	\$12.6 M	\$22.3 M
ENTERTAINMENT EXPENDITURE	\$1 M	\$20.2 M	\$35.8 M
FOOD & BEVERAGE EXPENDITURE	\$2.7 M	\$54.9 M	\$96.6 M

12

USH 41 & Roosevelt Rd MARINETTE, WI



13

1501 N Adams Ave
MARSHFIELD, WI



PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 5.6 Acres
 ZONING: CMU - Commercial Mixed Use
 UTILITIES: In Adams Ave



PRICE
\$246,900

FEATURES

- Transitional mixed use development opportunity
- Access from Adams Avenue
- Planned cul-de-sac on adjacent land



PRICE/ AC
\$44,089

ECONOMICS

TAX KEY: 3306798
 TAXES (2018): \$5,743.62

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	2,657	19,476	22,687
MEDIAN AGE	41.8	41.8	42.0

HOUSEHOLDS

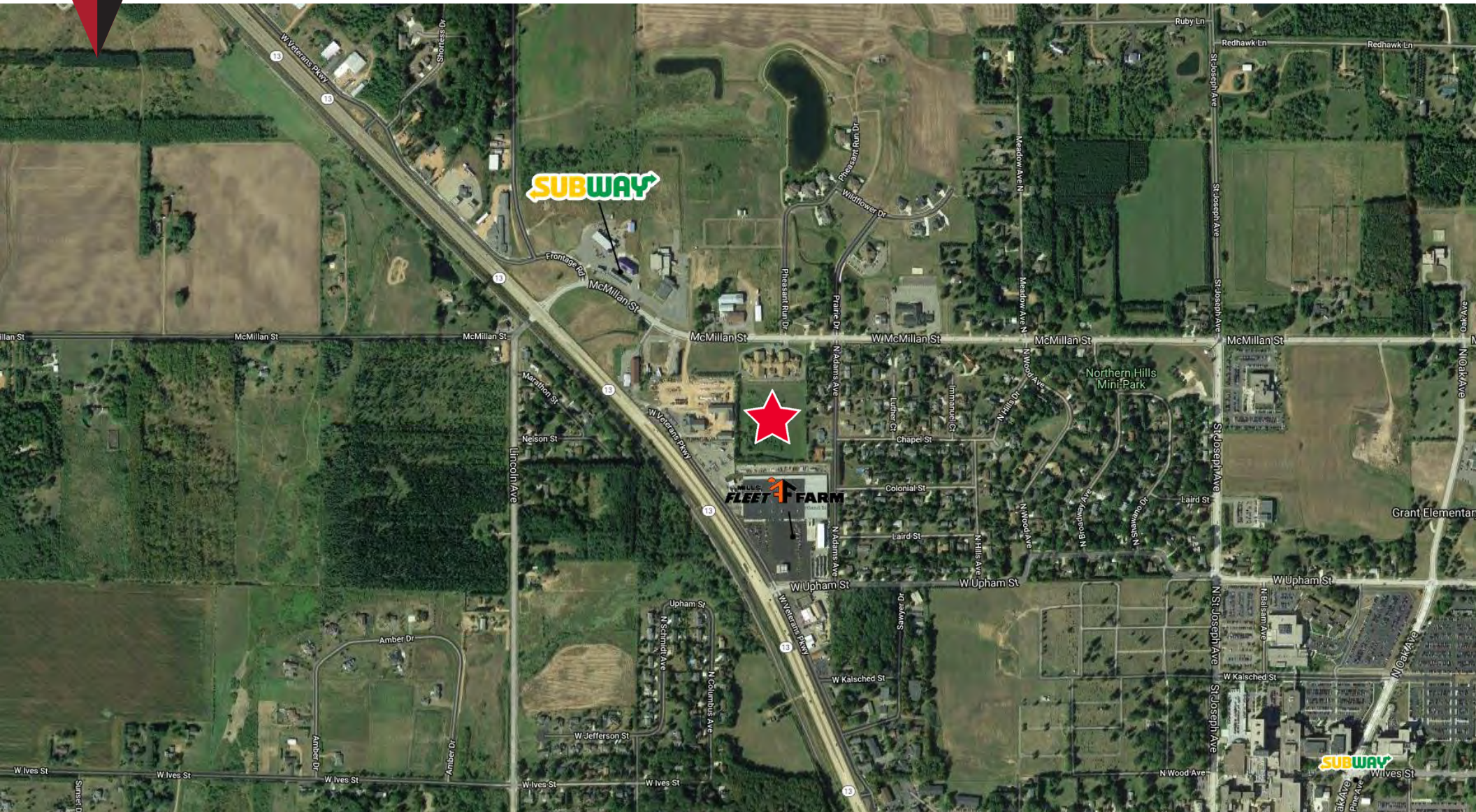
	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,217	9,411	10,698
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$116,239	\$78,592	\$82,102

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$44.86 M	\$262.01 M	\$306.81 M
APPAREL EXPENDITURE	\$3.42 M	\$19.33 M	\$22.63 M
ENTERTAINMENT EXPENDITURE	\$5.55 M	\$31.13 M	\$36.51 M
FOOD & BEVERAGE EXPENDITURE	\$13.84 M	\$81.98 M	\$95.87 M

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1501 N Adams Ave
MARSHFIELD, WI



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NEC Plover Rd & 26th St N WISCONSIN RAPIDS, WI



PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 16.56 Acres
 ZONING: Commercial
 WETLANDS: No



PRICE
\$275,000

FEATURES

- Development Opportunity
- High traffic count of 12,500 AADT on Plover Rd



PRICE/ AC
\$16,606

ECONOMICS

TAX KEY: 2400123B
 TAXES (2018): \$8,667.69 (2018)

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	2,607	16,295	27,612
MEDIAN AGE	41.1	42.6	43.7

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,253	7,759	12,714
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$56,469	\$63,357	\$71,145

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$28.05 M	\$187.65 M	\$333.55 M
APPAREL EXPENDITURE	\$2.02 M	\$13.6 M	\$24.24 M
ENTERTAINMENT EXPENDITURE	\$3.23 M	\$21.82 M	\$39.17 M
FOOD & BEVERAGE EXPENDITURE	\$8.87 M	\$59.11 M	\$104.54 M

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NEC I-39/51 & US 10 STEVENS POINT, WI



FEATURES

- Less than 1 mile to I-39 with high visibility
- Ample parking
- Expandable site

ECONOMICS

TAX KEY: 281240835220001
TAXES (2018): \$36,257.62 (2018)

PROPERTY INFORMATION

OVERVIEW

TOTAL BUILDING SF:	40,300 SF (2 buildings)
BUILDING 1:	30,300 SF
BUILDING 2:	10,000 SF
FLOORS:	1
YEAR BUILT:	1971
LOT SIZE:	6.22 AC
ZONING:	B-5 Commercial
CLEAR HEIGHT:	Building 1: 11'6" - 18' Building 2: 12' - 22'
DOCKS:	Building 1: 2 Docks
DRIVE-INS:	Building 1: 1 Drive-In Door Building 2: 8 Drive-In Doors
PARKING:	Ample
HEAT:	Building 1: Gas Fired Heat



PRICE
\$1,556,500



PRICE/ SF
\$38.62

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	2,112	29,063	43,252
MEDIAN AGE	45.3	33.9	35.4

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	911	11,904	18,022
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$108,057	\$71,616	\$74,046

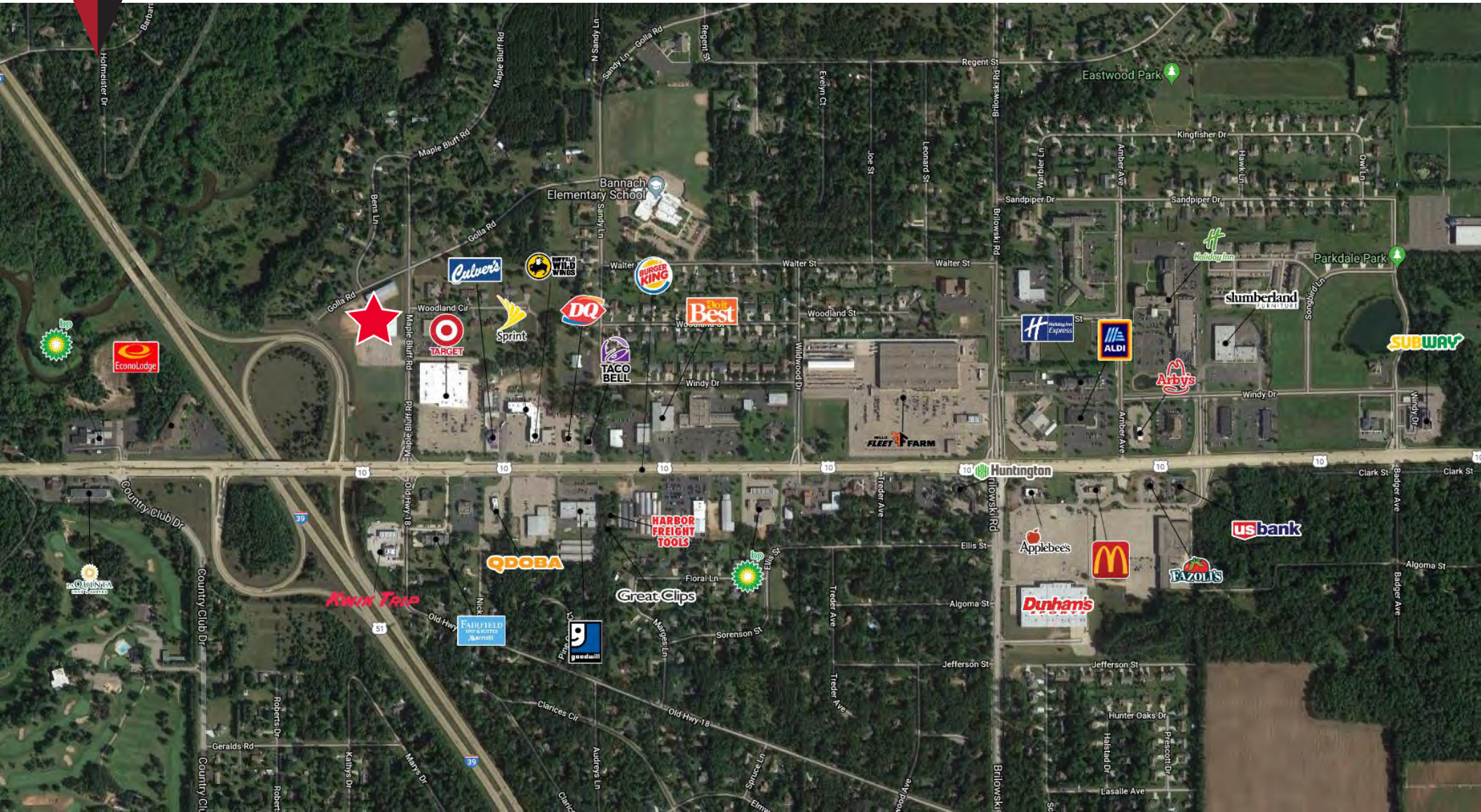
TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$32.41 M	\$313.03 M	\$484.95 M
APPAREL EXPENDITURE	\$2.39 M	\$22.99 M	\$35.66 M
ENTERTAINMENT EXPENDITURE	\$3.89 M	\$36.86 M	\$57.27 M
FOOD & BEVERAGE EXPENDITURE	\$10.08 M	\$98.29 M	\$152.06 M



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NEC I-39/51 & US 10 STEVENS POINT, WI



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NW Hwy 45 & Campus Dr CLINTONVILLE, WI



PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 18.32 Acres
 ZONING: B-3 Residential
 UTILITIES: In Road



PRICE
\$209,000

FEATURES

- Development opportunity
- Access from Campus Dr
- No wetlands



PRICE/ AC
\$11,408

ECONOMICS

TAX KEY: 30 35 24 9
 TAXES (2018): \$92.22

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	771	5,273	6,627
MEDIAN AGE	36.9	40.3	41.3

HOUSEHOLDS

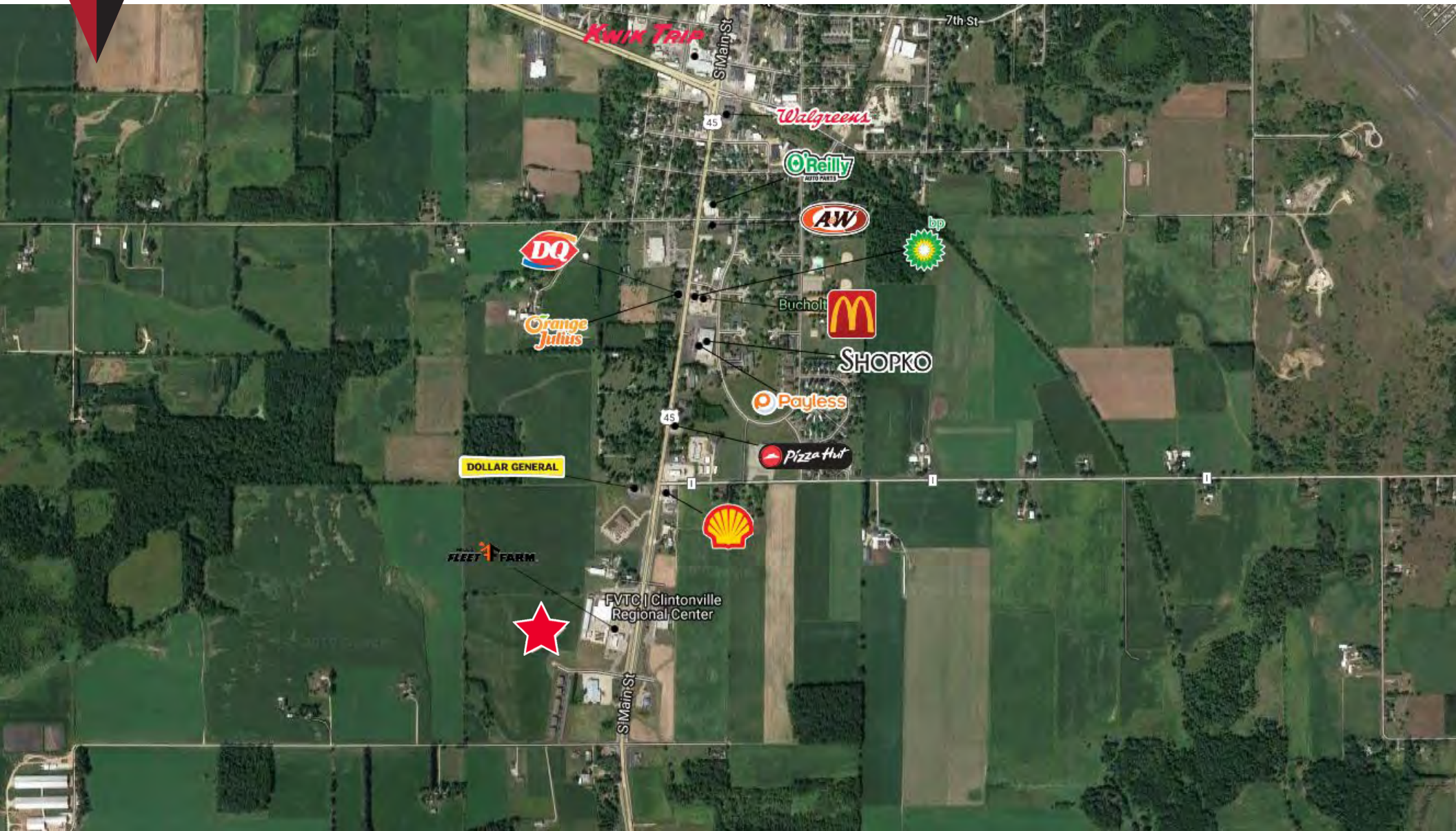
	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	360	2,446	2,993
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$55,566	\$58,776	\$62,353

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$7.93 M	\$56.25 M	\$71.78 M
APPAREL EXPENDITURE	\$584.56 M	\$4.07 M	\$5.19 M
ENTERTAINMENT EXPENDITURE	\$925.99 K	\$6.53 M	\$8.37 M
FOOD & BEVERAGE EXPENDITURE	\$2.51 M	\$17.71 M	\$22.54 M

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NW Hwy 45 & Campus Dr
CLINTONVILLE, WI



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SEC S Rapids Rd & Custer St MANITOWOC, WI



FEATURES

- 0.93 Miles from Interstate-43
- Development Opportunity
- Dual Access from S Rapids Rd and Custer St

PROPERTY INFORMATION

OVERVIEW

LOT SIZE: 1.196 AC
 ZONING: I-1
 WETLANDS: No



PRICE
\$167,454

ECONOMICS

TAX KEY: 05226500113000
 TAXES (2018): \$3,855.98 (2019)



PRICE/ AC
\$140,012

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	3,193	29,573	36,464
MEDIAN AGE	47.3	42.8	43.6

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	1,499	13,343	16,721
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$74,503	\$66,967	\$67,013

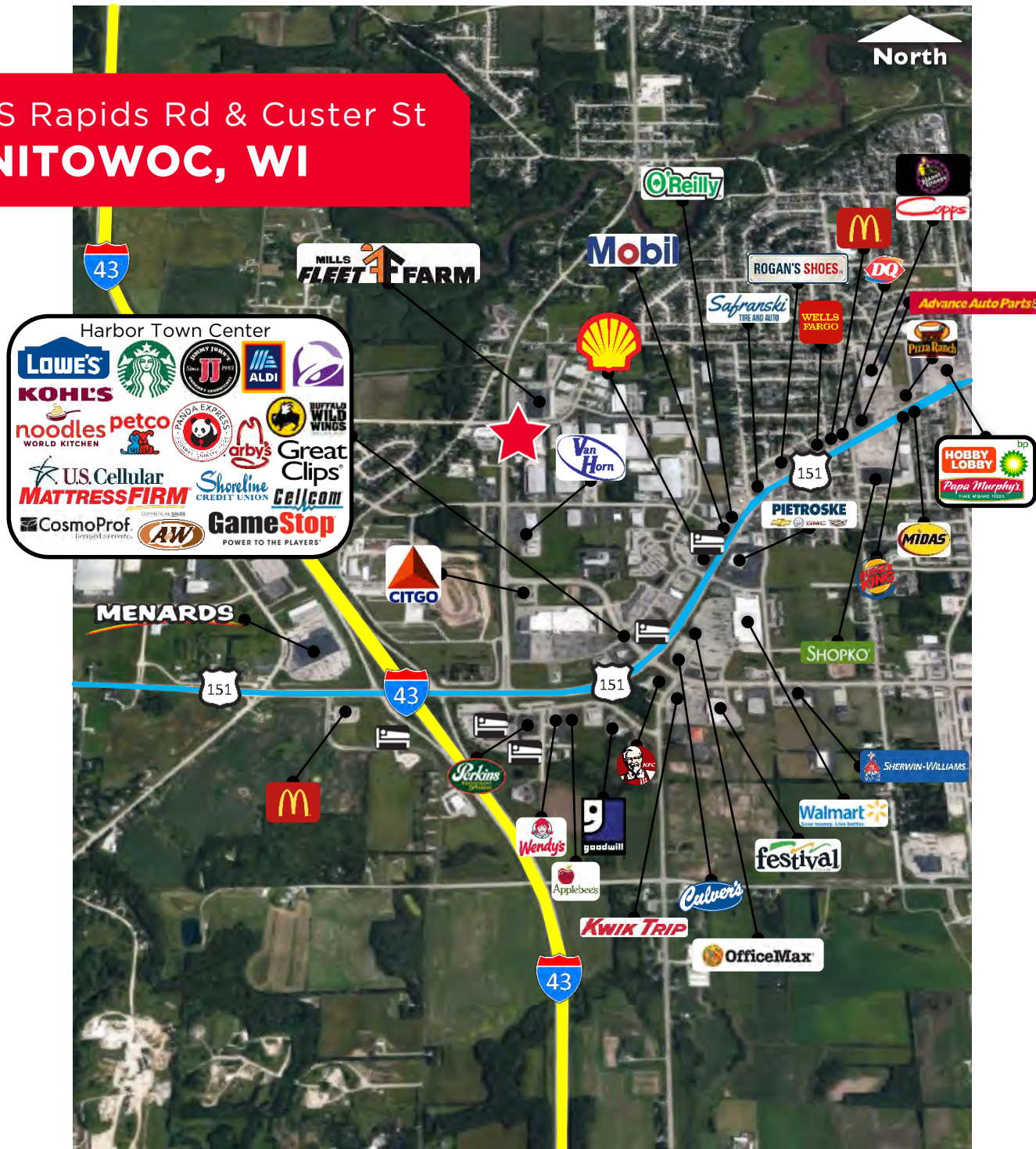
TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$40.69 M	\$335.09 M	\$420.05 M
APPAREL EXPENDITURE	\$2.94 M	\$24.33 M	\$30.54 M
ENTERTAINMENT EXPENDITURE	\$4.76 M	\$39.23 M	\$49.24 M
FOOD & BEVERAGE EXPENDITURE	\$12.77 M	\$105.14 M	\$131.82 M



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SEC S Rapids Rd & Custer St MANITOWOC, WI



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1637 W Washington St WEST BEND, WI



FEATURES

- Highly visible retail site with 19,700 Vehicles Per Day along W Washington Street
- Redevelopment opportunity
- Great signage

PROPERTY INFORMATION

OVERVIEW

TOTAL BUILDING SF:	49,680 SF
LOT SIZE:	6.7 AC
YEAR BUILT:	1968
CLEAR HEIGHT:	12' - 16' Clear
ZONING:	B-1 Commercial
PARKING:	Surface Parking
BUILDING FEATURES:	<ul style="list-style-type: none"> • Metal Building • Easily Demolished • Flexible Design



PRICE
\$3,250,000



PRICE/ SF
\$65.42

ECONOMICS

TAX KEY:	291-11191420024
TAXES (2018):	\$37,763.45 Net (2018)

POPULATION

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2019)	8,579	34,160	43,518
MEDIAN AGE	43.6	40.9	42.3

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2019)	4,063	14,704	18,412
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$73,458	\$82,396	\$90,443

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$108.8 M	\$429.51 M	\$572.21 M
APPAREL EXPENDITURE	\$8 M	\$31.51 M	\$42.08 M
ENTERTAINMENT EXPENDITURE	\$12.9 M	\$50.82 M	\$68.08 M
FOOD & BEVERAGE EXPENDITURE	\$34.09 M	\$134.27 M	\$178.43 M



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1637 W Washington St
WEST BEND, WI



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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL 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 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 (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 (1) 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 you 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on 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 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 the 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 ADVERSEFACTS

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.