

# BELOIT RETAIL OPPORTUNITIES



MID-AMERICA®



# OPPORTUNITY OVERVIEW



- 1 1237 PARK AVE
- 2 110 W GRAND AVE
- 3 400 E GRAND AVE
- 4 444 E GRAND AVE

# WELCOME TO BELOIT, WI

Boasting a population of 36,657, strategically positioned on the Wisconsin-Illinois border, minutes from the I-39/90 and I-43 interchange, and conveniently located just over an hour's drive from Madison, Milwaukee, and Chicago.

## MAJOR AREA EMPLOYERS/ATTRACTIONS

ABC Supply HQ	12,000
Amazon	500
Beloit Health System	1,553
Regal Beloit	23,600
Fairbanks Morse	505
Frito Lay	663
Serta-Simmons	432
Hendricks Holdings.	1,140
Kerry Americas	971
Hornel Foods	325
Dollar General Distribution	435



Beloit Sky Carp  
Minor League Baseball Team  
High-A Affiliate of the Miami Marlins



Beloit College  
Enrollment: 2,026  
Faculty/Staff: 405



Rockford Speedway  
A NASCAR Home Track  
Over 125,000 visitors annually

## NEARBY DEVELOPMENTS



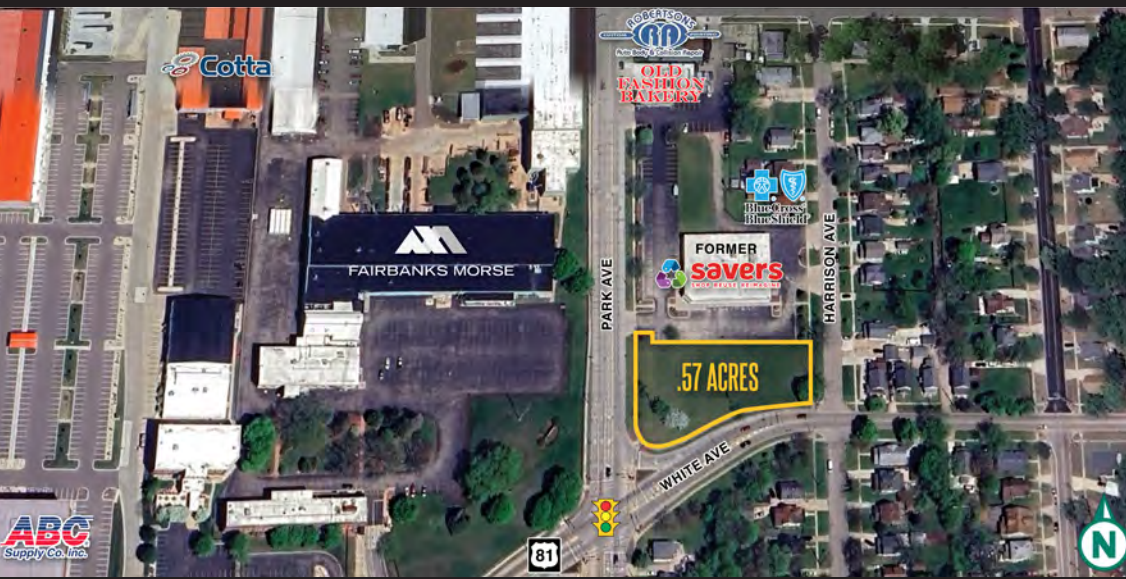
\$405M Ho-Chunk Resort Facility  
Casino, 300 Key Hotel, & More  
Opening Late 2024



NEW Henry Dorrbacker's  
20,000 SF Entertainment Venue  
Under Construction Spring 2024



FOR SALE / LEASE



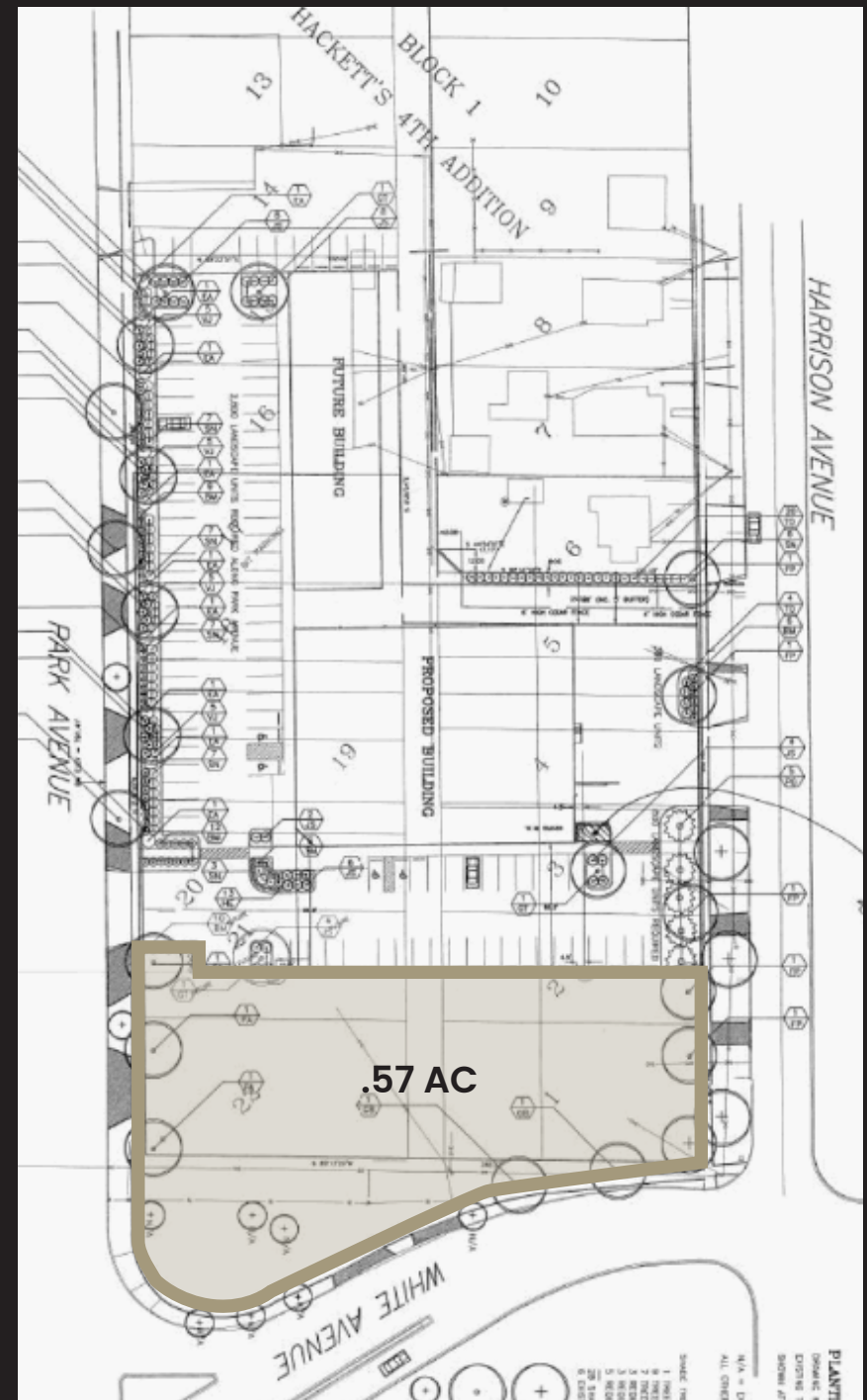
## 1237 PARK AVE

### LAND SITE

<b>SIZE</b>	.57 AC
<b>ZONING</b>	C2 - Neighborhood Commercial District Retail Sales and Service
<b>2023 TAXES</b>	\$990.75
<b>AVAILABLE</b>	Immediately

### HIGHLIGHTS

- Positioned within Park Avenue corridor with close proximity to ABC Supply Company Headquarters and newly-renovated Eclipse Center
- Located at lighted intersection
- Proposed uses include: Quick Service & Fast Casual Dining, Automotive, Medical, Veterinary, etc.





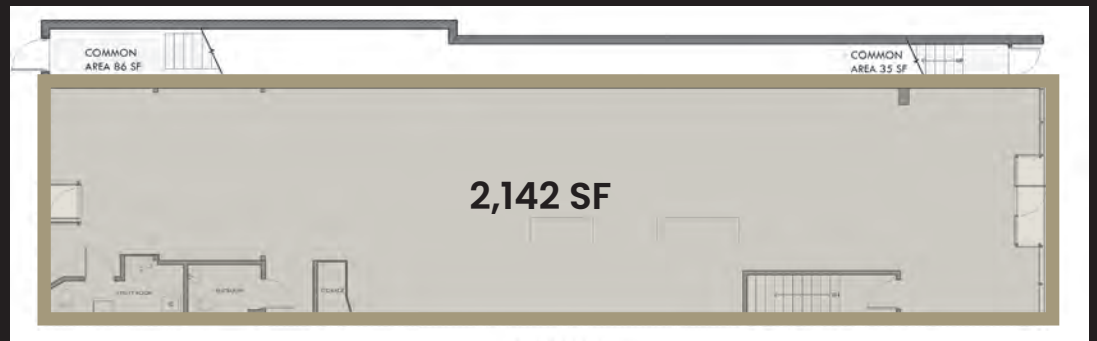
# 110 W GRAND AVE

## INLINE RETAIL

<b>SIZE</b>	2,142 SF
<b>LEASE RATE</b>	\$16.00 SF NNN
<b>NNNs</b>	\$3.33 SF
<b>AVAILABLE</b>	Immediately

## HIGHLIGHTS

- Well-positioned, high-image retail
- Former bike shop with open floor plan
- Adjacent the beautiful Rock River
- Strong co-tenancy







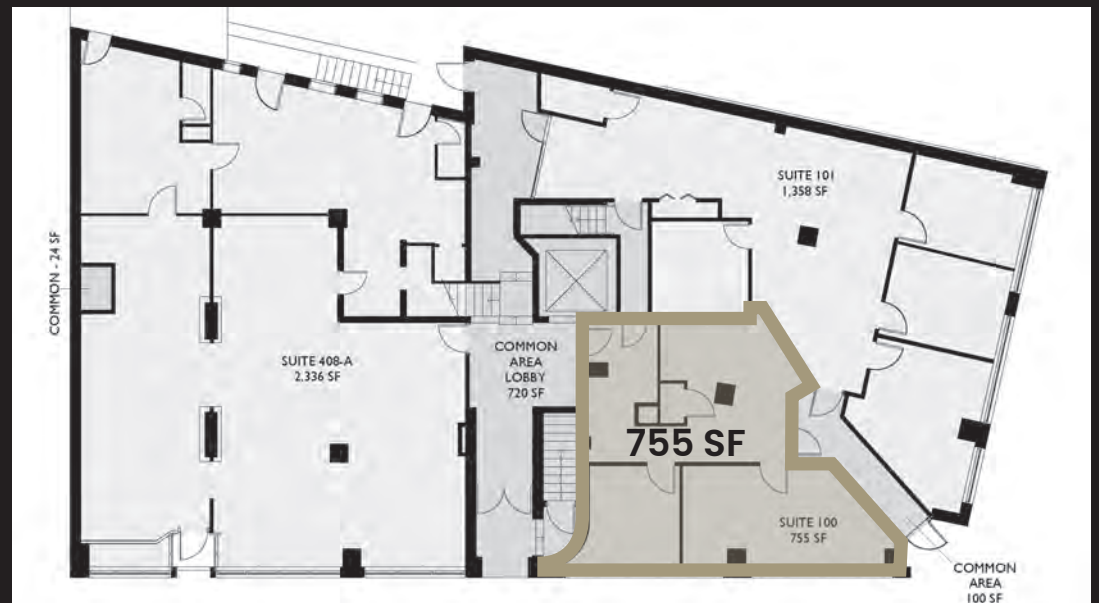
# 400 E GRAND AVE

## Suite 100

<b>SIZE</b>	755 SF
<b>LEASE RATE</b>	\$20.00 SF NNN
<b>NNNs</b>	\$3.95 SF
<b>AVAILABLE</b>	Immediately

## HIGHLIGHTS

- Street-level space within mixed-use property
- High visibility store front at "Main on Main"
- Heavy foot traffic
- Walking distance to shops, dining, hotels, etc.







# 444 E GRAND AVE

## Suite 8 & 10

**SIZE** 3,151 SF - 6,098 SF (Divisible)

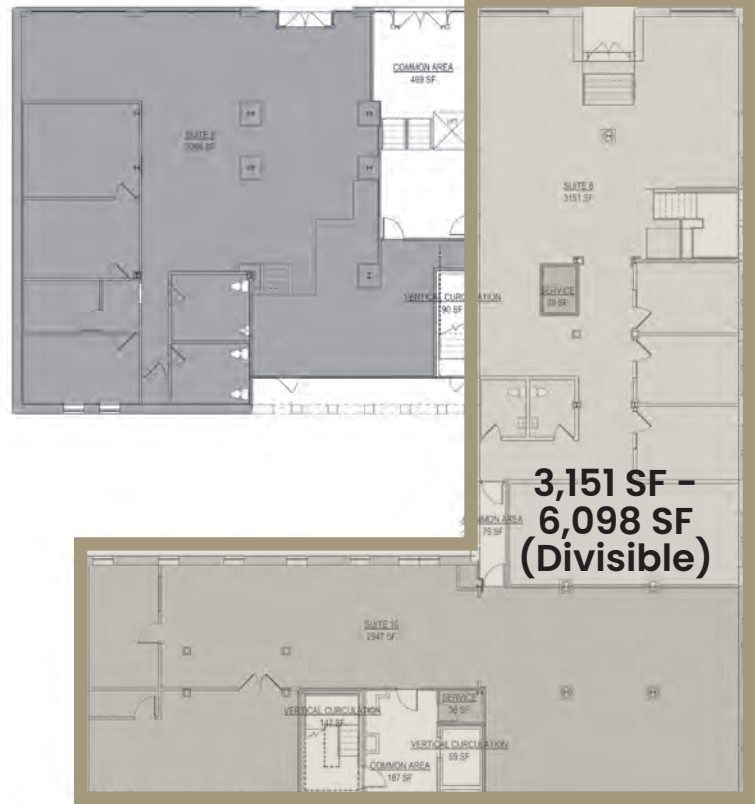
**LEASE RATE** \$15.00 SF NNN

**NNNs** \$2.00 SF

**AVAILABLE** May 1, 2025

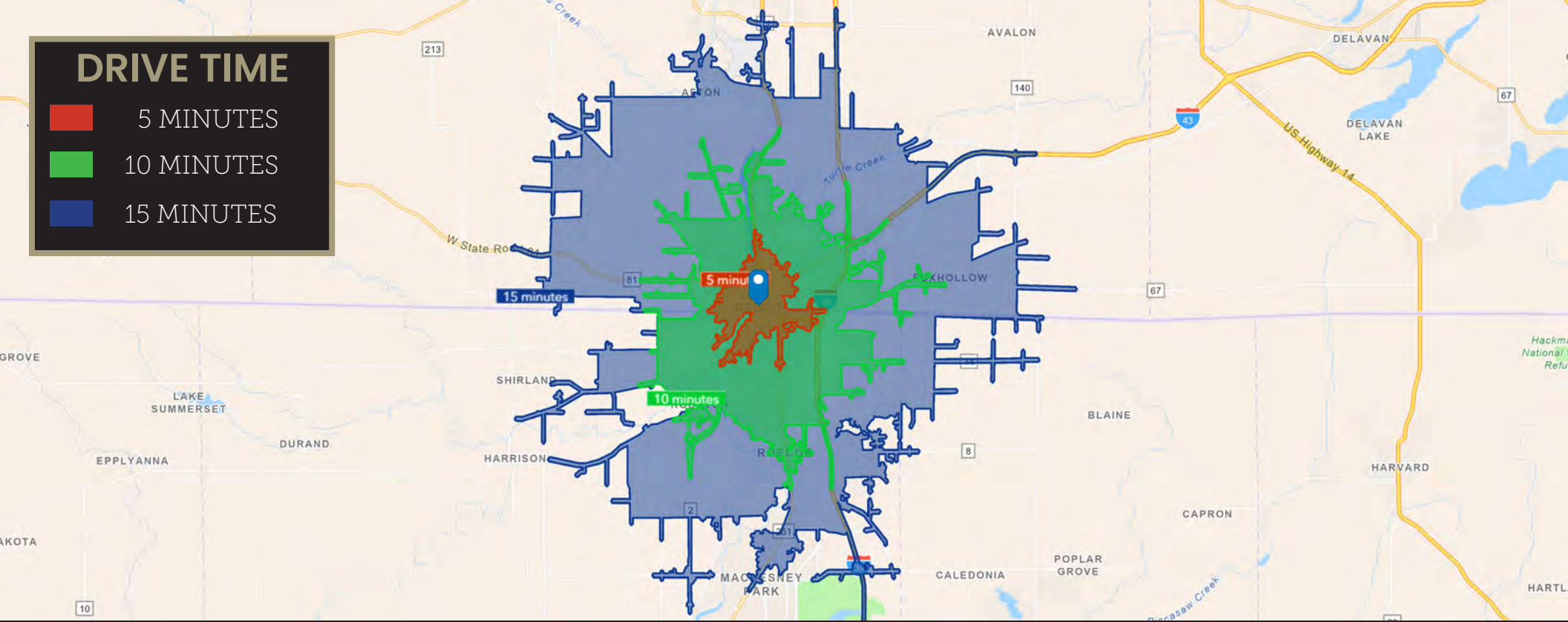
### HIGHLIGHTS

- Endcap unit
- Abundant parking
- Large windows (natural sunlight)
- Prime location downtown



## DRIVE TIME

- 5 MINUTES
- 10 MINUTES
- 15 MINUTES



## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
<b>2023 POPULATION</b>	69,389	111,600	274,685
<b>2028 POPULATION</b>	70,505	113,518	276,727
<b>2022 - 2027 POPULATION ANNUAL GROWTH RATE</b>	0.32%	0.34%	0.15%
<b>2023 HOUSEHOLDS</b>	27,120	43,586	111,753
<b>2028 HOUSEHOLDS</b>	27,679	44,455	112,834
<b>2022 - 2027 HOUSEHOLD ANNUAL GROWTH RATE</b>	0.41%	0.40%	0.19%
<b>2023 AVG HOUSEHOLD INCOME</b>	\$82,587	\$92,031	\$88,314
<b>2028 AVG HOUSEHOLD INCOME</b>	\$93,400	\$104,275	\$99,852
<b>2023 DAYTIME POPULATION</b>	67,881	102,794	225,350



# BELOIT







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# BROKER 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:

## **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:

- 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 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 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
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. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**NON-CONFIDENTIAL INFORMATION** (*the following information may be disclosed by the Firm and its Agents*): \_\_\_\_\_

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

**CONFIDENTIAL 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.