



HATCHERY HILL TOWNE CENTER

FISH HATCHERY RD & CAHILL MAIN / FITCHBURG, WI



MID-AMERICA®
Real Estate-Wisconsin, LLC

HATCHERY HILL TOWNE CENTER

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Address

Fish Hatchery Rd. & Cahill Main
Fitchburg, WI 53711

Availability

2,940 SF
6,296 SF
Total GLA: 110,937 SF

Traffic Counts

16,800 VPD on Fish Hatchery Rd
16,500 VPD on McKee Rd / County Rd PD



Features

- 118 modern apartments adjacent to center
- Abundant parking (300+ stalls)
- Hotels, banks, and offices nearby
- Current tenants include:

verizon

GAMES
WORKSHOP

Pick 'n Save

COLD STONE
CREAMERY

GREAT DANE
PUB & BREWING CO.

ANYTIME
FITNESS

Panera
BREAD

Shopko Optical

NNN Expenses

\$9.41 PSF

Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	11,696	60,413	189,821
 HOUSEHOLDS	5,340	27,970	83,741
 AVG HOUSEHOLD INCOME	\$99,983	\$117,547	\$106,515
 DAYTIME POPULATION	11,179	66,542	252,689



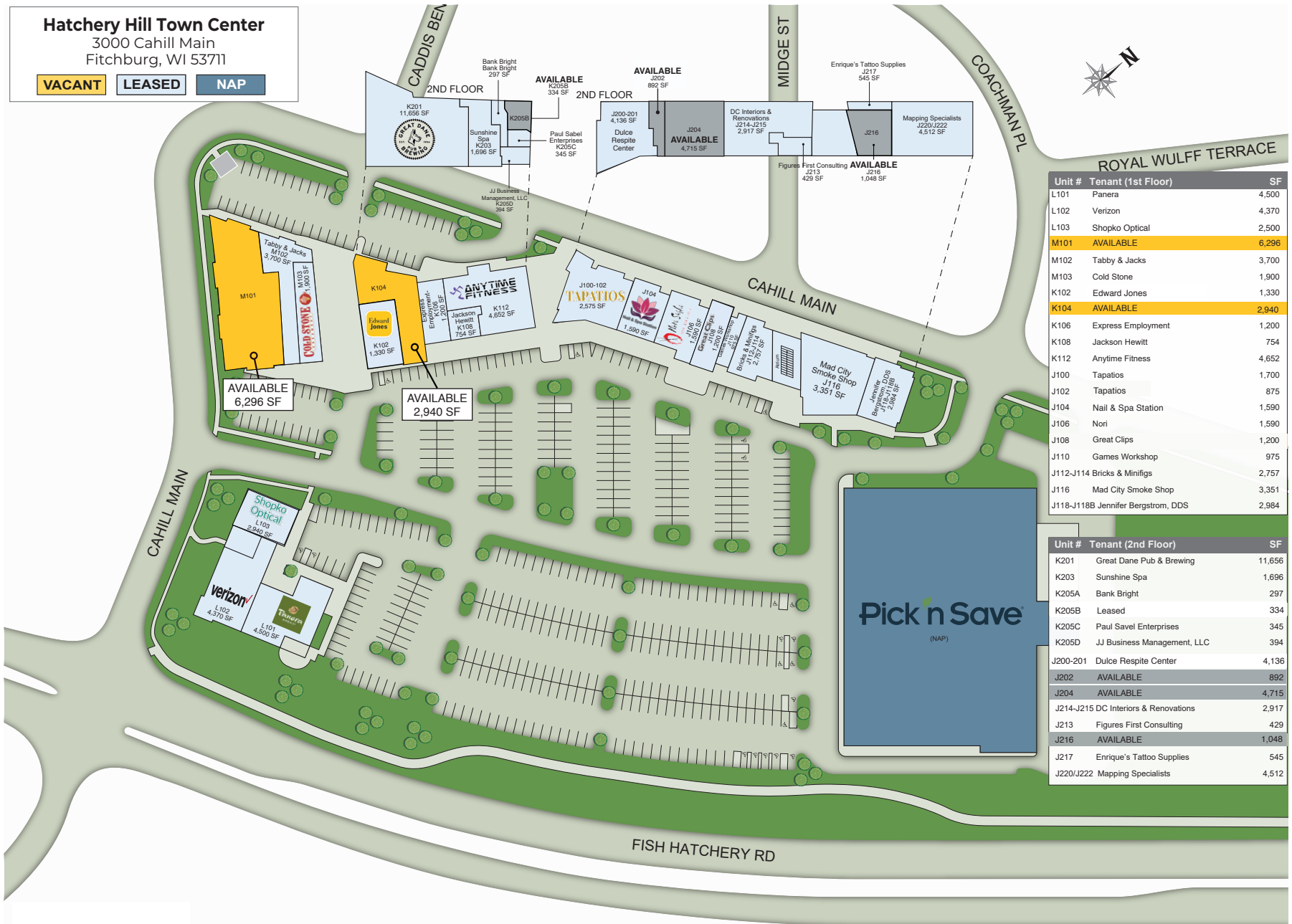
SITE PLAN

Hatchery Hill Town Center 3000 Cahill Main Fitchburg, WI 53711

VACANT

LEASED

NAP



Unit #	Tenant (1st Floor)	SF
L101	Panera	4,500
L102	Verizon	4,370
L103	Shopko Optical	2,500
M101	AVAILABLE	6,296
M102	Tabby & Jacks	3,700
M103	Cold Stone	1,900
K102	Edward Jones	1,330
K104	AVAILABLE	2,940
K106	Express Employment	1,200
K108	Jackson Hewitt	754
K112	Anytime Fitness	4,652
J100	Tapatios	1,700
J102	Tapatios	875
J104	Nail & Spa Station	1,590
J106	Nori	1,590
J108	Great Clips	1,200
J110	Games Workshop	975
J112-J114	Bricks & Minifigs	2,757
J116	Mad City Smoke Shop	3,351
J118-J118B	Jennifer Bergstrom, DDS	2,984

Unit #	Tenant (2nd Floor)	SF
K201	Great Dane Pub & Brewing	11,656
K203	Sunshine Spa	1,696
K205A	Bank Bright	297
K205B	Leased	334
K205C	Paul Savel Enterprises	345
K205D	JJ Business Management, LLC	394
J200-201	Dulce Respite Center	4,136
J202	AVAILABLE	892
J204	AVAILABLE	4,715
J214-J215	DC Interiors & Renovations	2,917
J213	Figures First Consulting	429
J216	AVAILABLE	1,048
J217	Enrique's Tattoo Supplies	545
J220/J222	Mapping Specialists	4,512





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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.