

Former Daycare Center or Retail for Lease



312 W Cottage Grove Rd.
Cottage Grove, WI 53527



For More Information, Please Contact:

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PLATO
Commercial Real Estate

The information contained has been obtained from sources we deem reliable. No representations, warranties or guarantees of any kind are made.



312 W. Cottage Grove Rd - for Sale or Lease

Outline of Property:



Offering Summary:

Building Size: 12,000 sq. ft.

7,000 sq. ft. main floor

5,000 sq. ft. lower level

Lot Size: 1.92 acres

Sale Price: \$1,500,000

Lease Rate: \$14,000 per month + NNN

NNNs*: Taxes: \$23,318 (2023)

Ins.: TBD

CAMs: Per Tenant

* = NNN are subject to change on an annual basis

Property Summary:

After 30+ years of operations and serving the Cottage Grove community, Learning Ladder Family Daycare has closed its doors with the owners moving on to the next chapter in their lives, but the building's legacy can still continue with a new chapter as a new daycare, or have a pivot into new uncharted waters; maybe adult daycare? CBRF? Private school? Or a new development? Building offers two floors packed with big classrooms: 5 on the main floor and 2 (potentially 3) in the lower level, centralized kitchen, 4 fenced playground areas, big open green space with a small hill for sledding, and big storage shed (use to house small buses and vans); all the while with great visibility in the heart of Cottage Grove. Building is for sale or lease.

***** please note: any FF&E pictured does not come with the property, unless affixed *****

Property Listed By:

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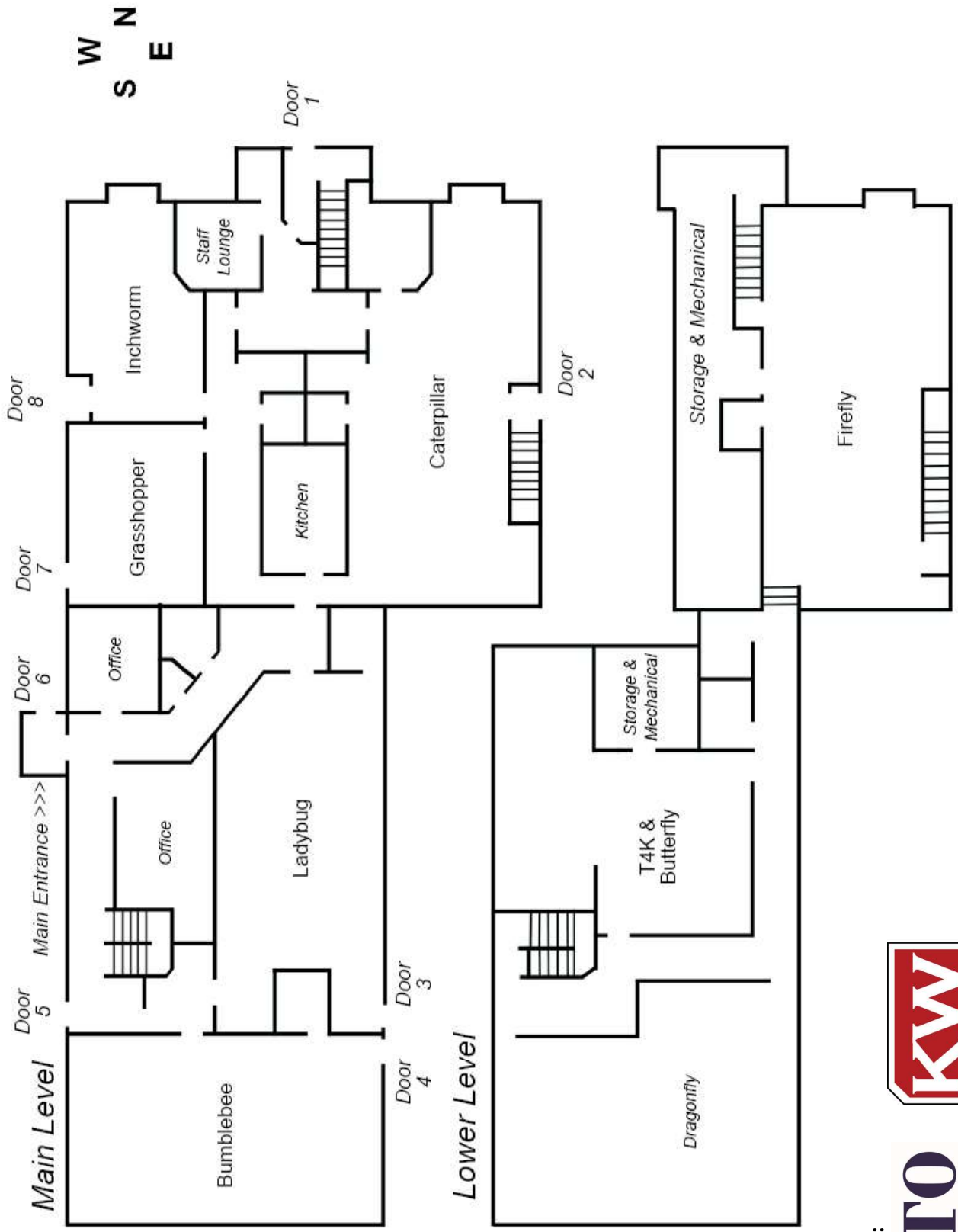


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312 W. Cottage Grove Rd - Floorplan



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312 W. Cottage Grove Rd - Pictures



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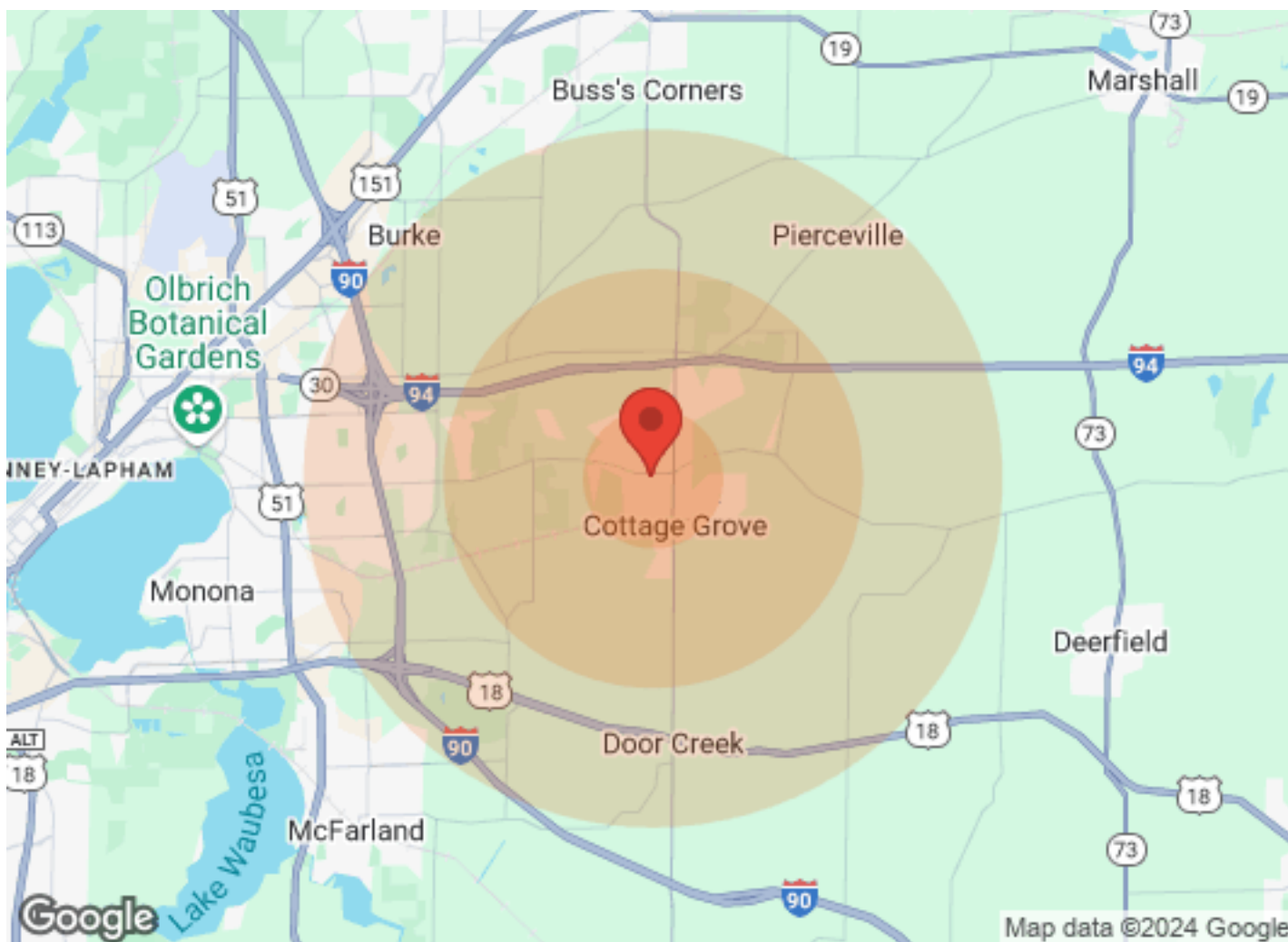
C: 262.424.6586

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DEMOGRAPHICS

312 WEST COTTAGE GROVE ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,012	6,500	19,547	Median	\$84,495	\$84,763	\$75,311
Female	1,021	6,951	19,577	< \$15,000	15	154	796
Total Population	2,033	13,451	39,124	\$15,000-\$24,999	N/A	235	852
				\$25,000-\$34,999	92	364	1,164
Age				\$35,000-\$49,999	70	534	1,711
Ages 0-14	412	2,666	7,060	\$50,000-\$74,999	138	1,041	3,278
Ages 15-24	378	2,021	5,248	\$75,000-\$99,999	149	1,090	3,460
Ages 25-54	777	4,908	14,746	\$100,000-\$149,999	136	1,233	3,172
Ages 55-64	264	2,183	5,707	\$150,000-\$199,999	35	209	655
Ages 65+	202	1,673	6,363	> \$200,000	38	177	358
				Housing			
Race				Total Units	652	5,092	15,768
White	1,929	12,945	34,705	Occupied	643	4,931	15,005
Black	28	159	1,733	Owner Occupied	578	3,797	11,001
Am In/AK Nat	2	2	5	Renter Occupied	65	1,134	4,004
Hawaiian	N/A	N/A	N/A	Vacant	9	161	763
Hispanic	26	196	1,941				
Multi-Racial	80	446	3,386				

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1221 South MoPac Expressway
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Broker
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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
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.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular 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.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 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.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (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
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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