

FOR SALE  
**N2930 STATE ROAD 22**  
Wautoma, Wisconsin

ASKING PRICE: **\$475,000**



# CONFIDENTIALITY STATEMENT & DISCLAIMER

This Offering was prepared by Cushman & Wakefield | Boerke and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Cushman & Wakefield | Boerke or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Project described herein.

Owner and Cushman & Wakefield | Boerke expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Cushman & Wakefield | Boerke is not authorized to make any representations or agreements on behalf of Owner.

This Offering is the property of Cushman & Wakefield | Boerke and may be used only by parties approved by Cushman & Wakefield | Boerke. The Property is privately offered and, by accepting this Offering, the party in possession hereof agrees (i) to return it to Cushman & Wakefield | Boerke immediately upon request of Cushman & Wakefield | Boerke or Owner and (ii) that this Offering and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Cushman & Wakefield | Boerke and Owner.

The terms and conditions set forth above apply to this Offering in its entirety.



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# EXECUTIVE SUMMARY

## Value-Add Investment Opportunity

Cushman & Wakefield | Boerke has been exclusively retained to market the sale of N2930 State Road 22 (“Property”), a 17,008-square-foot Class C office building in Wautoma, Wisconsin. ThedaCare leases 2,086 square feet and has been a long-term Tenant at the Property for nearly 20 years.

This Property represents a value-add opportunity, offering a combination of strategic location (low operating costs), growth in the local market, and significant untapped potential. Wautoma’s proximity to lakes, recreational areas, and a thriving local community positions the property for future appreciation. The surrounding area is home to dynamic tourist trends that significantly increase the population during the warmer months, creating increased demand for both residential and commercial spaces.

Nestled in the heart of central Wisconsin, Wautoma is a picturesque small town of nearly 2,000 residents, serving as the county seat of Waushara County. With access to over 215,000 people within a 60-minute drive, the town offers a balance of rural charm and connectivity to larger urban centers like Stevens Point, Appleton, and Oshkosh. This unique location provides an appealing lifestyle choice for those seeking tranquility with access to essential urban amenities.

Whether you’re looking to renovate, reposition, or enhance the Property’s current use, this asset offers substantial growth potential in a charming Midwestern town.



# PROPERTY OVERVIEW

**2,086 SF** (THEDACARE)  
**14,922 SF** (TO BE VACATED)  
**± 17,008 SF** BUILDING SIZE

**± 7.22 ACRES**  
COMBINED PARCEL SIZE

**2002**  
YEAR BUILT

**036-02744-0800 (B)**  
**036-02744-0900 (L)**  
PARCEL NUMBERS

**\$1,646,300**  
2025 COMBINED ASSESSED VALUE

**\$17,151.21**  
2025 COMBINED TAXES

**C-G COMMERCIAL  
GENERAL**  
ZONING

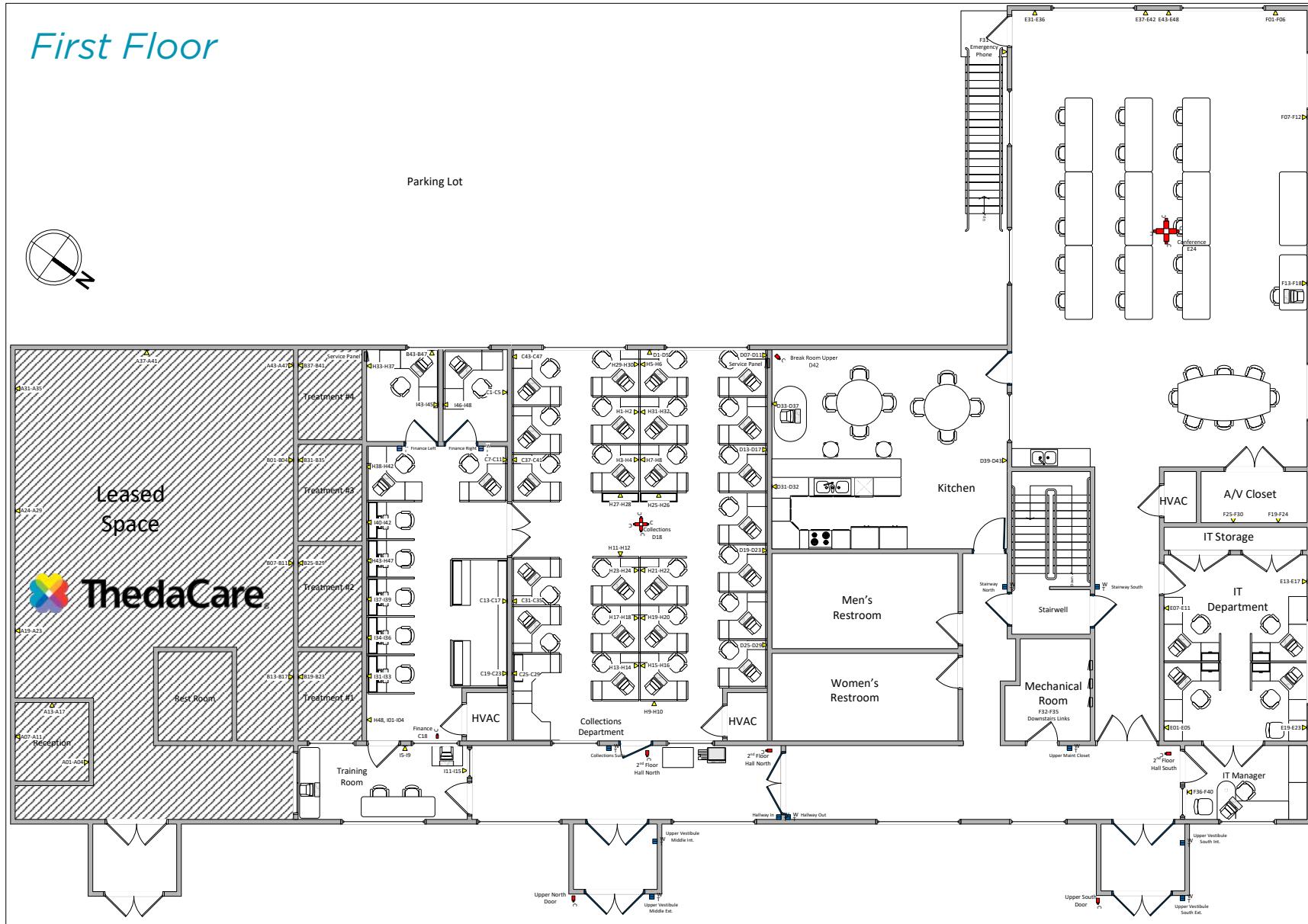
**58**  
PAVED PARKING STALLS

**MONUMENT**  
SIGNAGE

ASKING PRICE: **\$475,000**

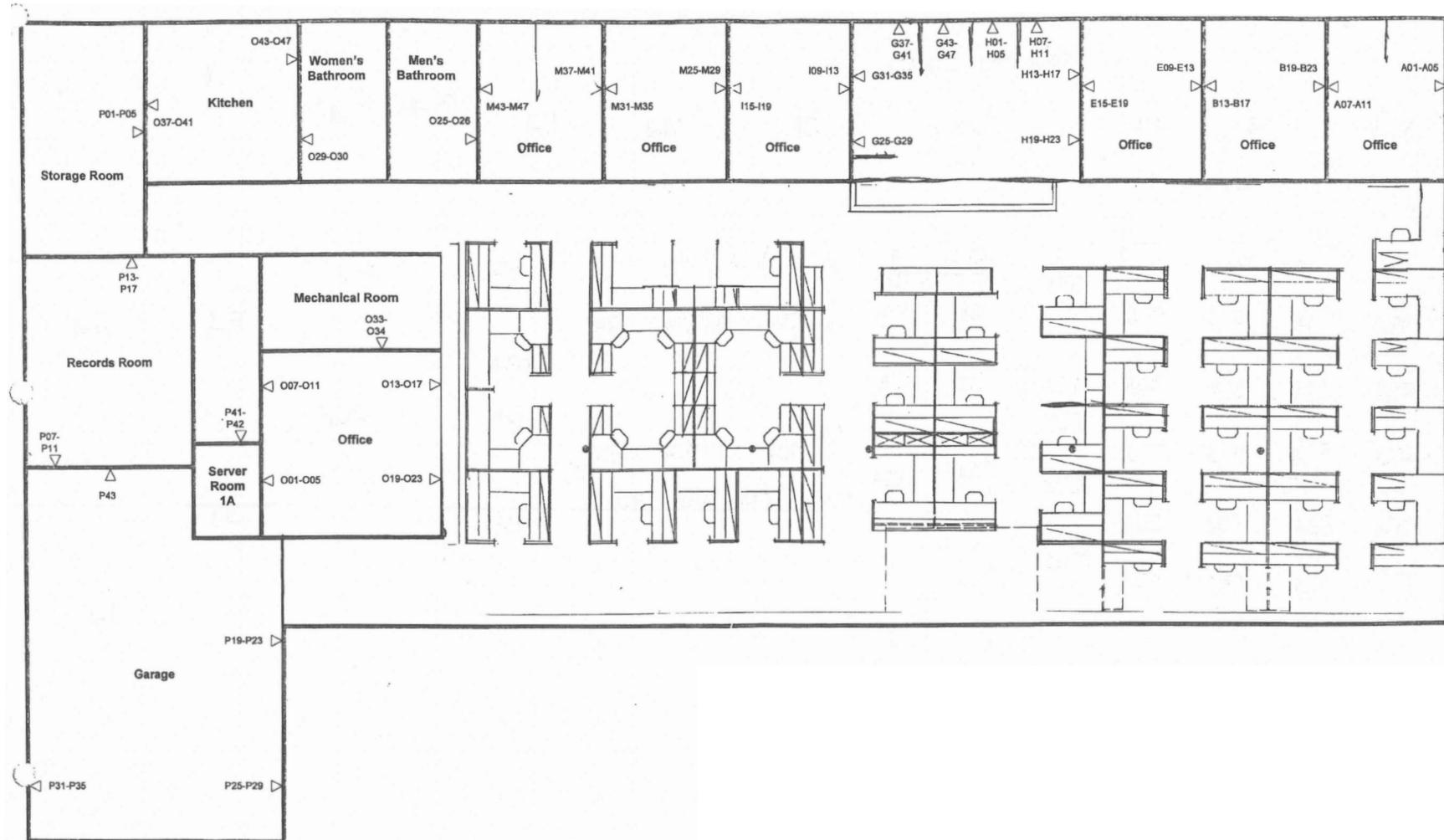
# FLOOR PLANS

## *First Floor*

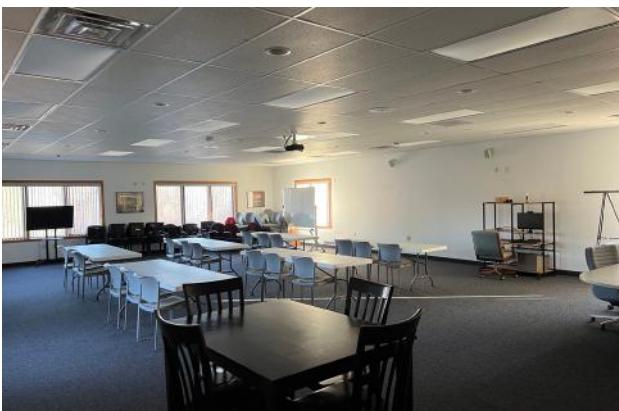
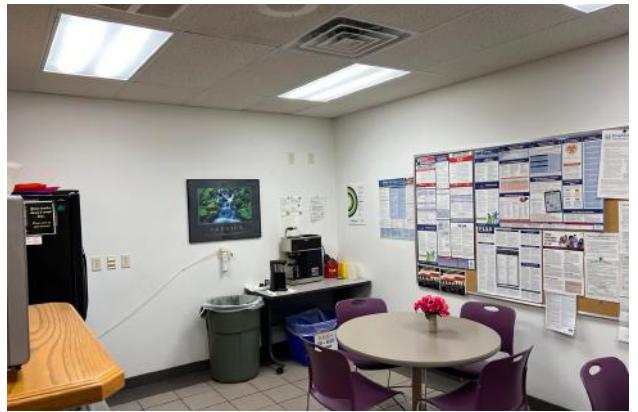


# FLOOR PLANS

## Lower Level



# PROPERTY PHOTOS



## Tenant Overview

ThedaCare provides compassionate health care for patients throughout 17 counties in Northeast Wisconsin with over 180 total locations, including 8 hospitals (closest hospital is located in Wild Rose, WI). With a strong commitment to improving the health and well-being of its communities, ThedaCare provides a wide range of services, including emergency care, primary care, specialty treatments, and surgical procedures. ThedaCare is the third largest healthcare employer in Wisconsin, and the largest employer in Northeast Wisconsin with over 7,000 team members. ThedaCare is the first healthcare system in Wisconsin to become a member of the Mayo Clinic Care Network, allowing special access to Mayo Clinic's nationally renowned medical expertise.

In January of 2024, ThedaCare merged with Froedtert to form Froedtert ThedaCare Health, Inc. The combined organization is a partner to the Medical College of Wisconsin and has 22,000+ employees and 3,400+ providers offering services in 18 hospitals and more than 360 outpatient locations.



### LEASE TERMS

|   |                                |  |
|---|--------------------------------|--|
| <b>SEPTEMBER 30, 2027</b><br>LEASE END DATE | <b>2,086</b><br>SQUARE FOOTAGE | <b>FULL SERVICE GROSS</b><br>LEASE TYPE    |
| <b>THEDACARE, INC.</b><br>TENANT            |                                | <b>CONTACT BROKER</b><br>FOR LEASE DETAILS |

# PROPERTY AERIAL MAP



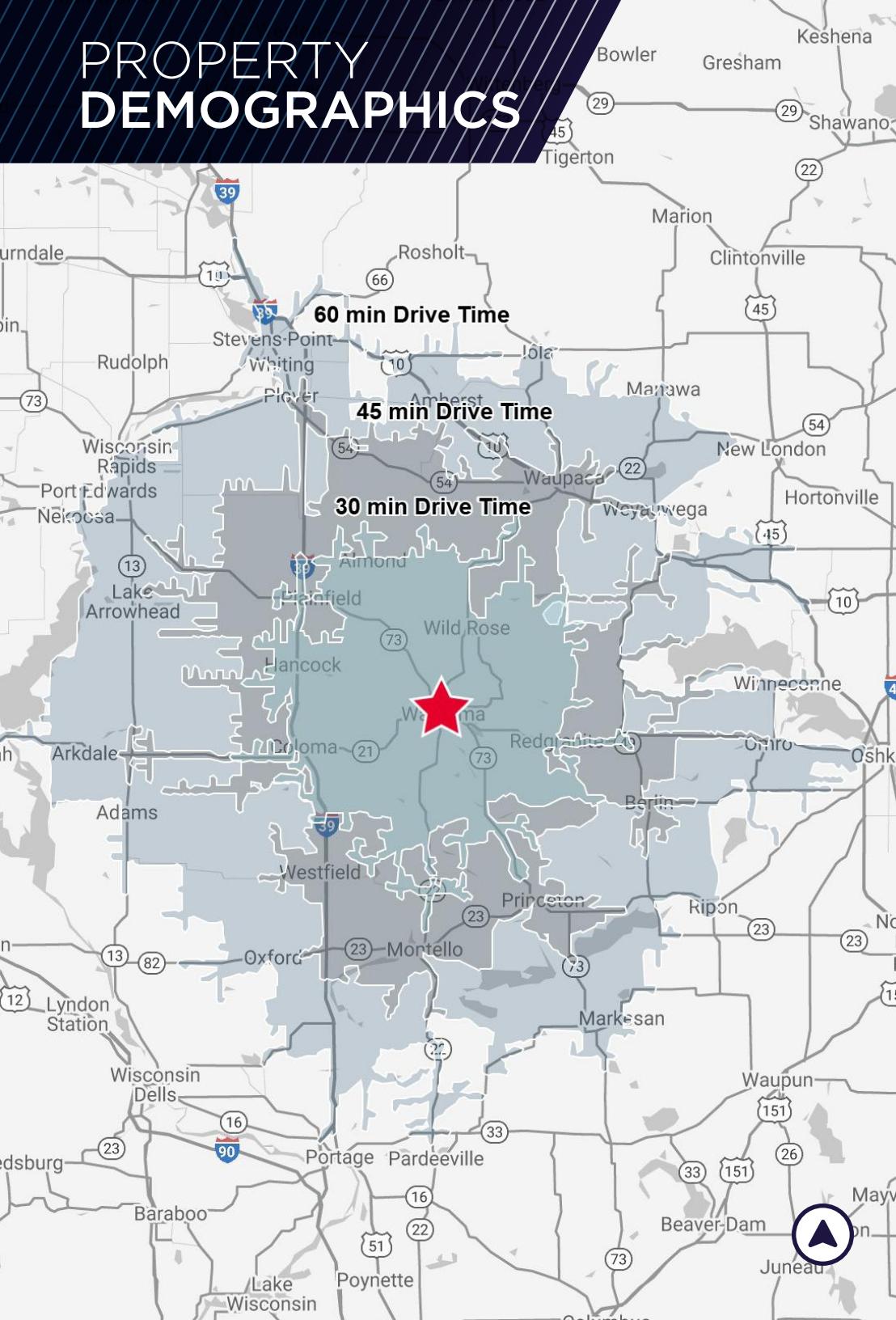
STATE ROAD 22

JUST SOLD  
JANUARY 2026  
\$375,000

5.01 ACRES

2.21 ACRES

# PROPERTY DEMOGRAPHICS



| POPULATION                                | 30 MINUTE DRIVE TIME | 45 MINUTE DRIVE TIME | 60 MINUTE DRIVE TIME |
|---|----------------------|----------------------|----------------------|
| Estimated Population (2025)               | 24,387               | 68,502               | 217,324              |
| Median Age (2025)                         | 49.8                 | 47.2                 | 44.3                 |
| HOUSEHOLDS                                | 30 MINUTE DRIVE TIME | 45 MINUTE DRIVE TIME | 60 MINUTE DRIVE TIME |
| Estimated Households (2025)               | 10,436               | 29,453               | 93,486               |
| Estimated Average Household Income (2025) | \$90,268             | \$92,691             | \$96,172             |
| DAYTIME DEMOGRAPHICS                      | 30 MINUTE DRIVE TIME | 45 MINUTE DRIVE TIME | 60 MINUTE DRIVE TIME |
| Total Businesses                          | 591                  | 2,172                | 6,843                |
| Total Employees                           | 4,766                | 25,787               | 86,864               |
| White Collar Workers                      | 4,543                | 15,039               | 54,114               |
| Blue Collar Workers                       | 5,734                | 15,724               | 50,177               |

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# STATE OF WISCONSIN

## 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 statement:

### 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 sub agent 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) 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" 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. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION:

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

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(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.