



Retail | For Lease: Ground Lease, BTS

Outlot Opportunity, Never Before Available!

5590 Highway 10 E, Stevens Point, WI 54482

5590

NOW HIRING
20% Team Member Discount

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Property Details

Fantastic opportunity to be placed along the main arterial corridor in Stevens Point. These outlots are adjacent to Fleet Farm and in close proximity to Target, Aldi, and Dunhams, which generate significant traffic. These outlots are well positioned on the east side of the retail trade area. There is excellent visibility from US Highway 10 and access from both Brilowski Drive and Wildwood Drive. The site experiences over 26,000 vehicles passing the site every day.

Lot Size:	Parcel #1: 1.70 acres approx. Parcel #2: 1.17 acres approx. or sized to suit
Dimensions:	Parcel #1: 250' x 300' Parcel #2: 370' x 130'
Rent:	Contact Broker
Delivery:	"As-Is"
Zoning:	Commercial
Traffic Counts	US 10 E 23,500 VPD S Brilowski Rd 2,900 VPD
Fleet Farm Stevens Point	Generates 832,200 visits per year. (source: Placer.ai)

Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	2,689	6,567	19,790	42,421
Avg. Household Income	\$118,168	\$109,882	\$92,263	\$89,381
Daytime Population	3,088	9,161	20,145	47,993





slum

10

20,200 VPD

7,500 VPD

1

2

INTERSTATE
39

Fairfield Inn

Grotes

QORA

ROGAN'S SHOES

Goodwill

HARBOR FREIGHT TOOLS

Batteries + Bulbs

Enterprise

Associated Bank

Crabtree

McDonald's

usbank

usbank

HOBBY LOBBY

FIVE BELOW

ROSS

BIG LOTS

Dunham's

State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective 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 prove 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 & 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 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. 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 to broker to disclose such as financial qualification information)

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.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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: _____

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 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.

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

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