

RETAIL FOR LEASE

YAHARA CROSSING MIXED USE DEVELOPMENT

424 N MAIN ST, DEFOREST WI, 53532



New Retail Spaces For Lease | 1,400- 4,214 SF

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

BRYANT MEYER, SIOR, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

424 NORTH MAIN STREET | DEFOREST, WI 53532



Property Summary

Available SF:	1,400 - 4,214 SF
Lease Rate:	\$16.00/SF NNN
Lease Term:	5-10 Years
Delivery Condition:	Grey Box
TI Allowance:	\$30-40/SF Depending on Lease Terms
Parking Ratio:	6/1,000
Zoning:	B2 - General Business
Construction Start:	Fall 2026
Space Delivery:	Late 2027/Early 2028

Property Overview

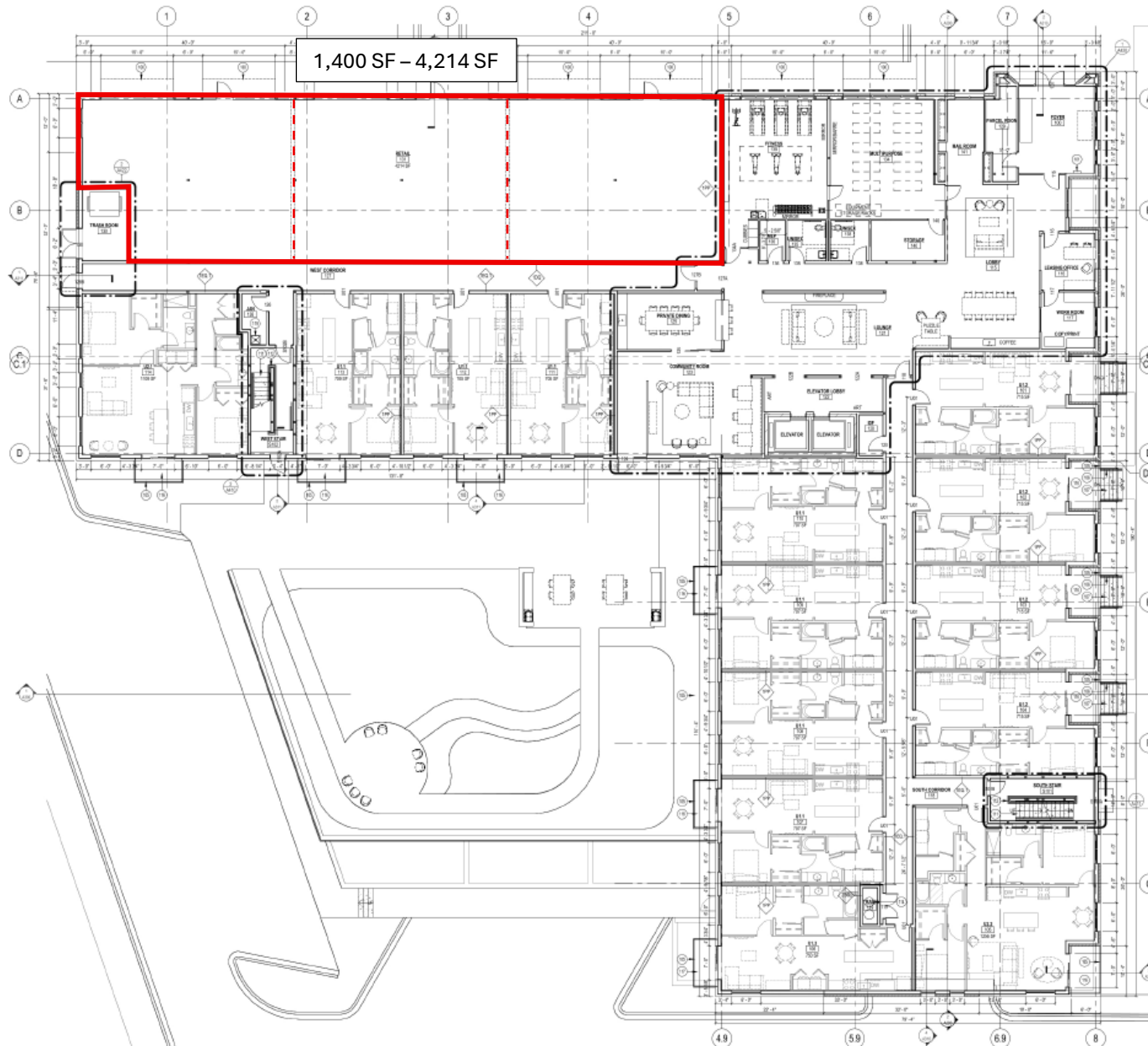
Project developed by the Community Development Authority of DeForest.

1,400–4,214 SF of brand-new retail space in an upcoming mixed-use development in DeForest, WI. This modern project will offer high-visibility downtown commercial frontage within a vastly growing community.

The flexible suite sizes can accommodate a variety of retail, service, or commercial users seeking to establish a presence in a rapidly developing corridor. Tenants will benefit from rapidly growing community, convenient access, and the synergy of neighboring downtown DeForest businesses.

FLOOR PLAN

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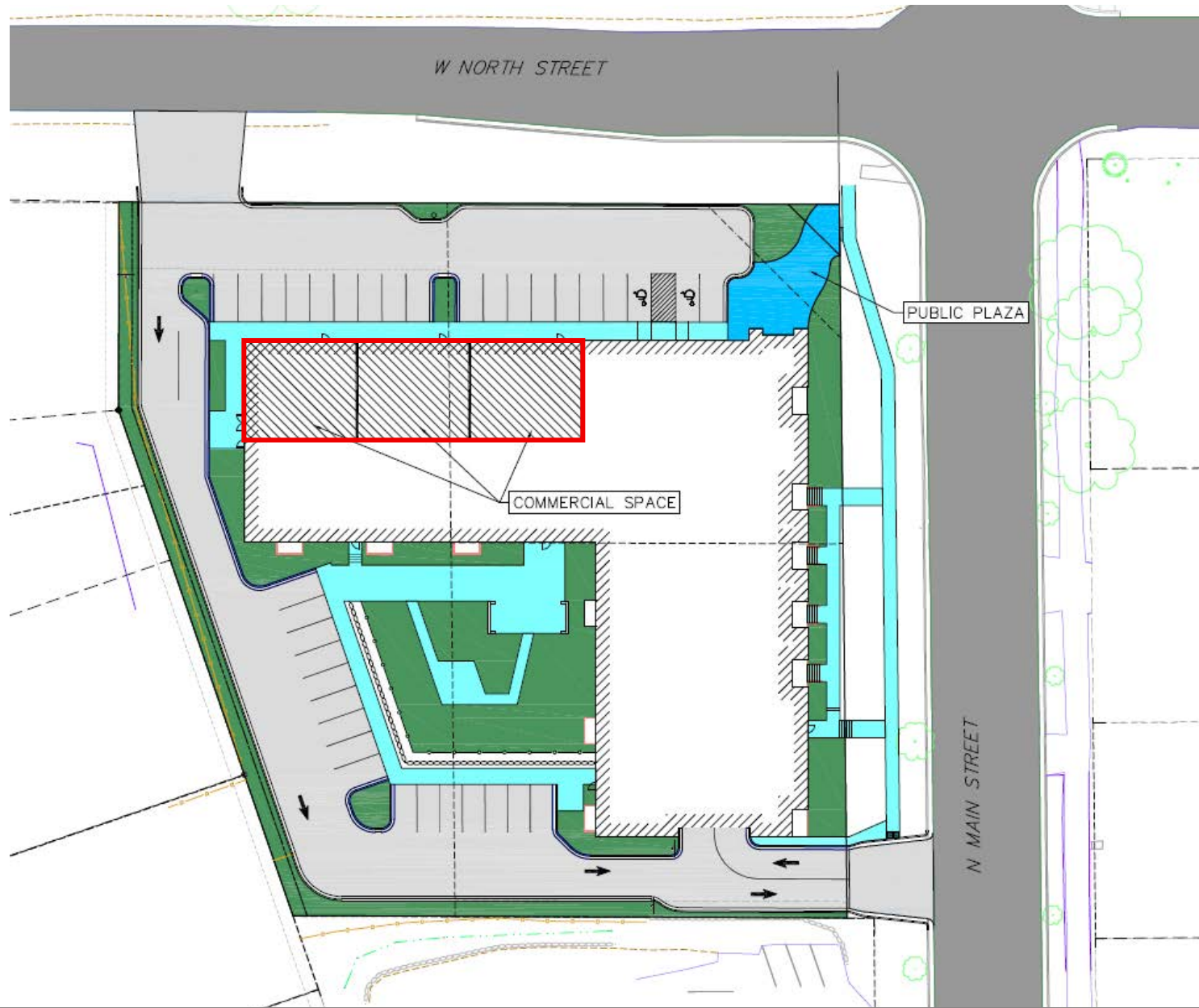


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SITE PLAN

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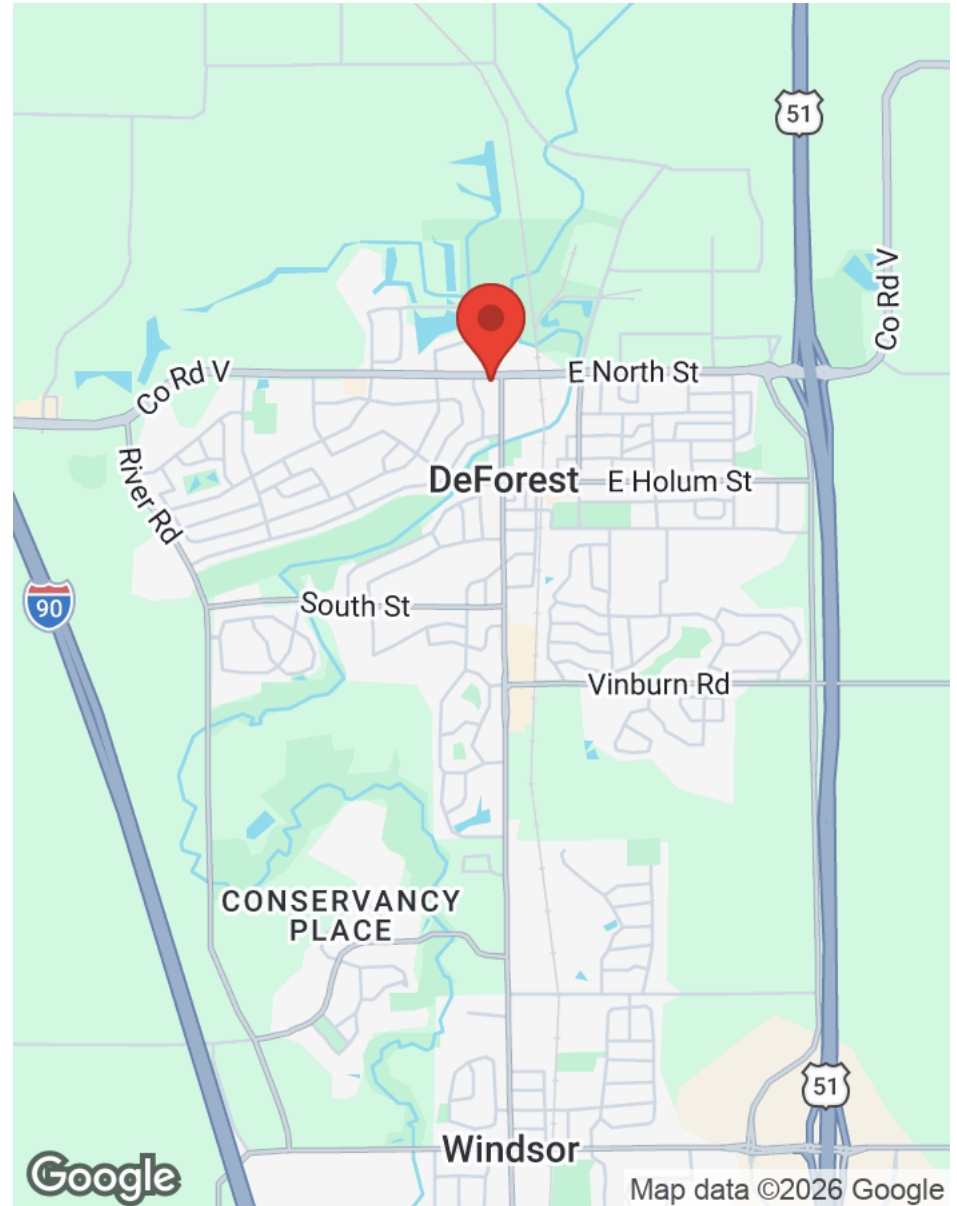
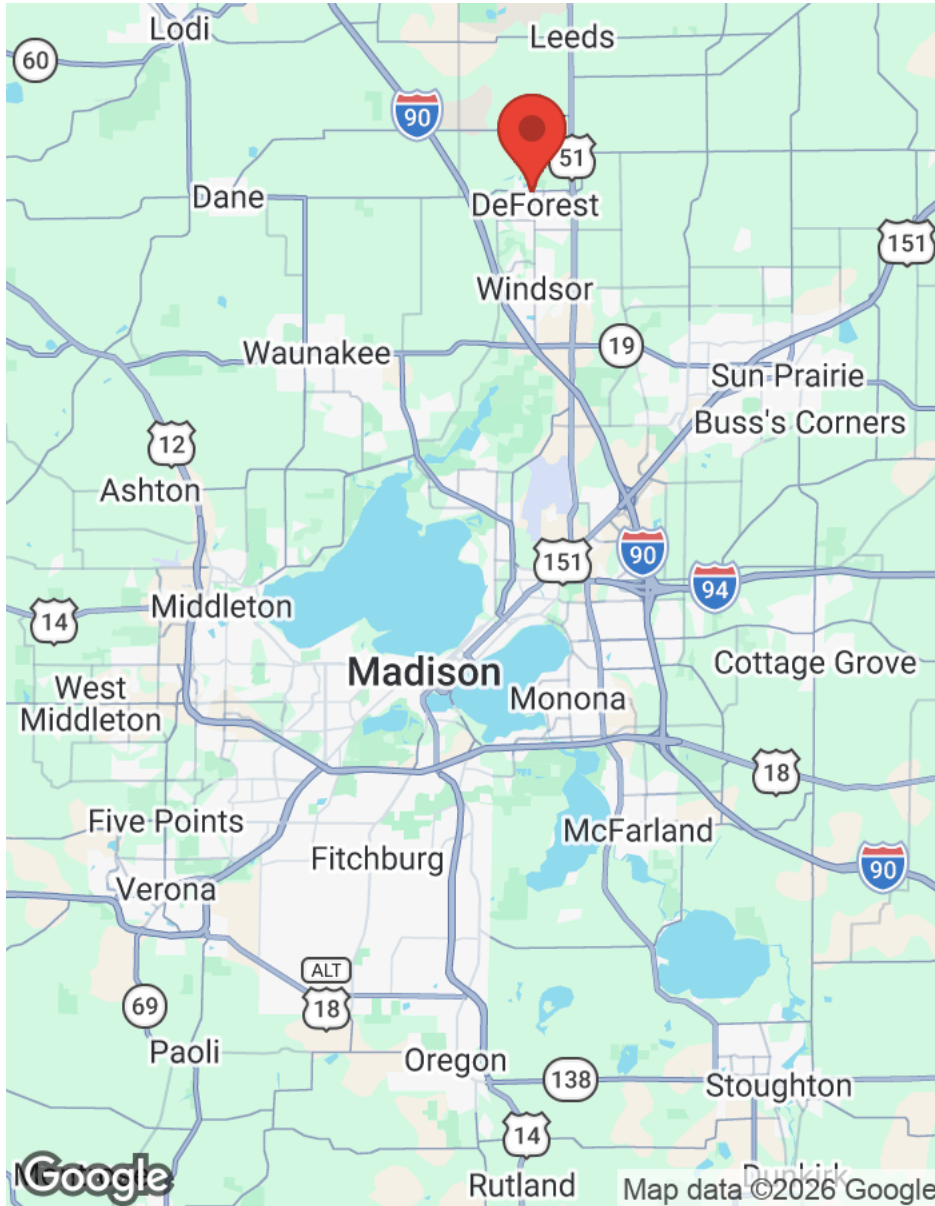


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LOCATION MAPS

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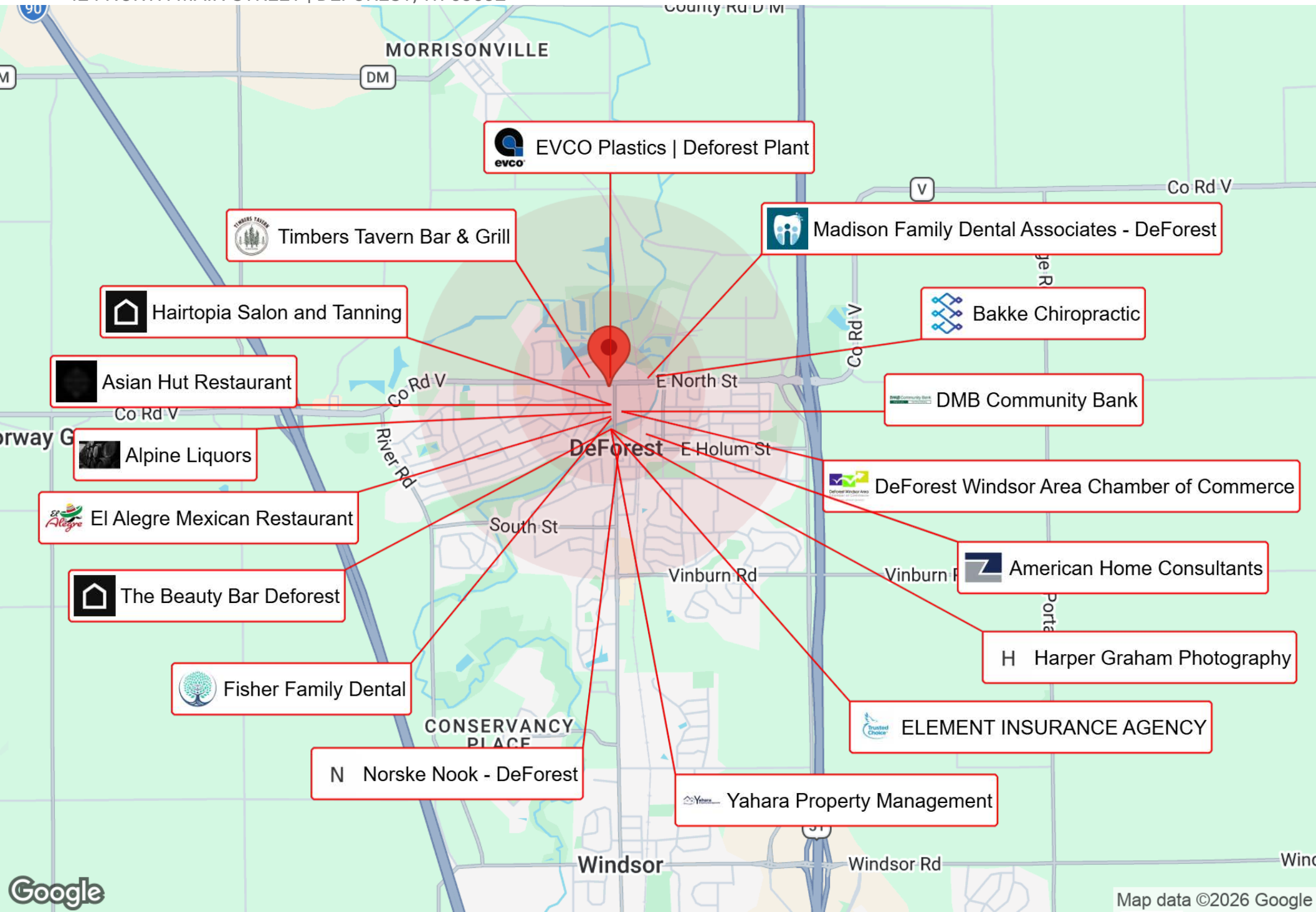


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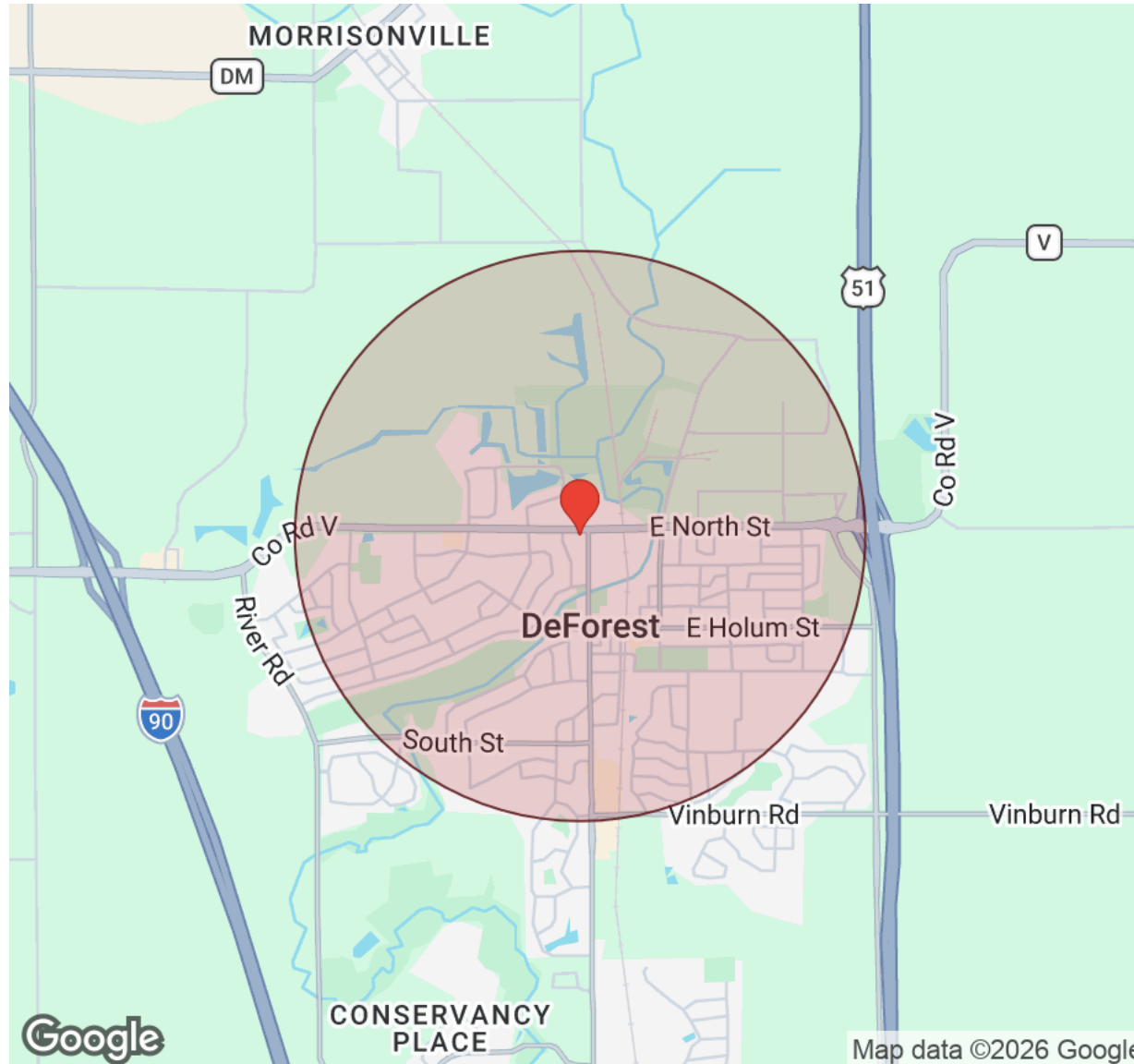
BUSINESS MAP

424 NORTH MAIN STREET | DEFOREST, WI 53532



DEMOGRAPHICS

424 NORTH MAIN STREET | DEFOREST, WI 53532



Distance:  1 Mile

Population	1 Mile
Male	3,131
Female	3,282
Total Population	6,413

Housing	1 Mile
Total Units	2,700
Occupied	2,496
Owner Occupied	1,827
Renter Occupied	669
Vacant	205

Age	1 Mile
Ages 0 - 14	1,187
Ages 15 - 24	802
Ages 25 - 54	2,574
Ages 55 - 64	819
Ages 65+	1,030

Income	1 Mile
Median	\$103,010
Under \$15k	85
\$15k - \$25k	96
\$25k - \$35k	99
\$35k - \$50k	241
\$50k - \$75k	324
\$75k - \$100k	362
\$100k - \$150k	595
\$150k - \$200k	461
Over \$200k	232

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DISCLOSURE TO CUSTOMER

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State of Wisconsin - Disclose 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 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:

- (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: _____

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.)

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.