



DEMOGRAPHICS

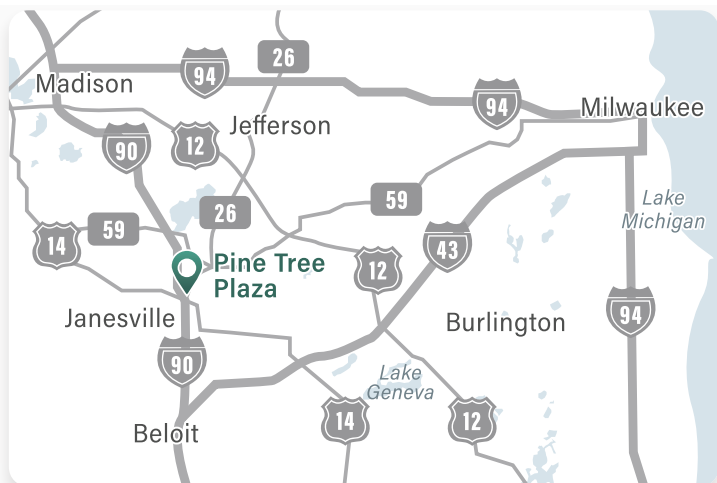
Radius	3-Mile	5-Mile	10-Mile
Population	36,506	65,553	97,577
Household	15,216	27,198	40,168
Avg. Income	\$83,802	\$79,462	\$82,313

CENTER HIGHLIGHTS

- Pine Tree Plaza is anchored by five long-standing retailers: T.J. Maxx, Michaels, Old Navy, Petco, and Famous Footwear, each has been part of the center for over 20 years.
- Located in Janesville's retail corridor, the plaza offers excellent visibility and direct access from I-90 (51,000 VPD), and State Route 14 (26,000 VPD). The property features multiple access points and a signalized entrance off Deerfield Drive.
- Nearby car dealerships and grocery stores drive significant traffic to the area, including Walmart, Sam's Club, Menards, ALDI, Woodman's, and Festival Foods.

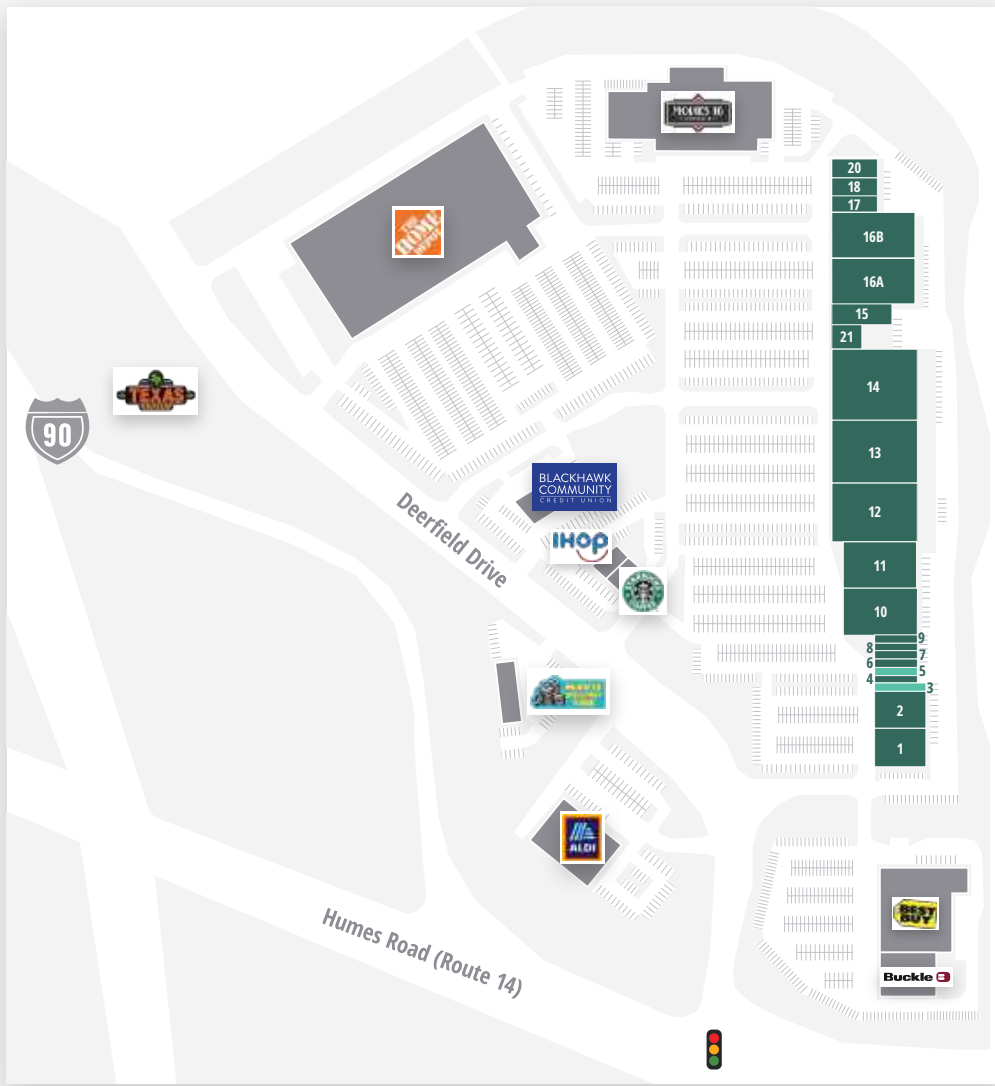
LEASING INFORMATION

Building/GLA	184,594 SF
Intersection	Route 14 and Deerfield Drive
Traffic Count	51,000 VPD on I-90 and 26,000 VPD on State Route 14





2900 Deerfield Drive. Janesville, WI 53546



STE	TENANT	SF
1	Maurices	7,811
2	Hallmark	6,000
3	Available	2,000
4	Hollywood Nails	1,200
5	Available	1,600
6	Cold Stone Creamery	1,600
7	GNC	1,600
8	Advance America	1,600
9	Heights Finance	2,000
10	Petco	15,000
11	Old Navy	15,000
12	Michaels	20,232
13	HomeGoods	23,154
14	T.J. Maxx	30,000
15	Famous Footwear	7,001
16A	Burlington	21,318
16B	Boot Barn	11,474
17	Cozumel Mexican Restaurant	3,500
18	ZOIA Spa & Salon	4,969
20	Armed Forces Career Center	4,031
21	Eyemart Express	3,504



LEASING CONTACT

Haley Hartman

844-557-5667 Ext.3

hhartman@plnms.com



Pinnacle Leasing and Management, LLC.



2900 Deerfield Drive, Janesville, WI 53546

