

NAIPfefferle

6,042 SF Retail/
Office Space + 1 AC

FOR SALE
0.75 AC Prime
Development Site



1740 Park Avenue, Plover, WI 54467

Property Features

- **Prime Location** – Direct access off I-39 at the Plover Rd exit. Located in one of Plover's busiest retail districts.
- **Excellent Visibility** - This building is visible from I-39 having some of the areas highest traffic counts at 22,000 VPD. It's also located just off Plover Rd. which boasts 16,000 VPD.
- **Versatile Building** – This well constructed building is ideal for many types of uses including retail, office, medical, vehicle showroom, restaurant. This property also has 3-phase power, three overhead doors (1) 12'x12' (2) 10'x10' and plenty of parking.
- **Surrounded By National Brands** - Menards, Culvers, T-Mobile, Dunkin' Donuts, Hampton by Hilton, Edward Jones, and many more.

PRICE: BUILDING + 1 ACRE		\$995,000	
TOTAL BUILDING SIZE	6,042 SF	ACRES	1.0
MAIN LEVEL SIZE	5,094 SF	ZONING	COMMERCIAL
MEZZANINE SIZE	948 SF	PARKING	AMPLE
YEAR BUILT	2006		

PRICE: 0.75 ACRES		\$145,000	
ACRES	0.75		
PARCEL #	173230826-05.28		
ZONING	COMMERCIAL		

Details - 1740 Park Avenue

Welcome to 1740 Park Ave, a versatile commercial property located in the thriving area of Plover, WI. This property offers exceptional visibility and easy access from I-39, making it an ideal location for a wide range of commercial uses. This building offers 3-phase power, three overhead doors (1) 12'x12' (2) 10'x10', plenty of parking and boasts an incredible entrance with a grand high-ceilinged foyer that creates a striking first impression. The building features high ceilings, large windows that allow for abundant natural light, and a solid brick exterior that exudes durability and professionalism. This building would be ideal for retail, restaurant, office, medical, auto sales, and many other uses.

Details - 0.75 Acres

Many development opportunities exist on this 0.75 acre lot available in the heart of one of Plover's busiest retail districts. The site would be ideal for quick-service restaurant, office, retail, medical or many other uses. There isn't much land available within this retail district so don't miss out on the opportunity to acquire this highly desirable site. **This lot will be subdivided and available for sale after the building and 1 acre has sold.**

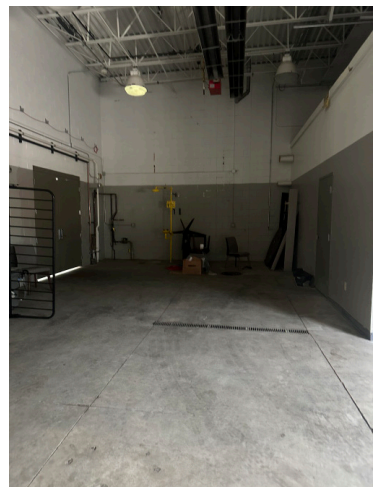
For more information:

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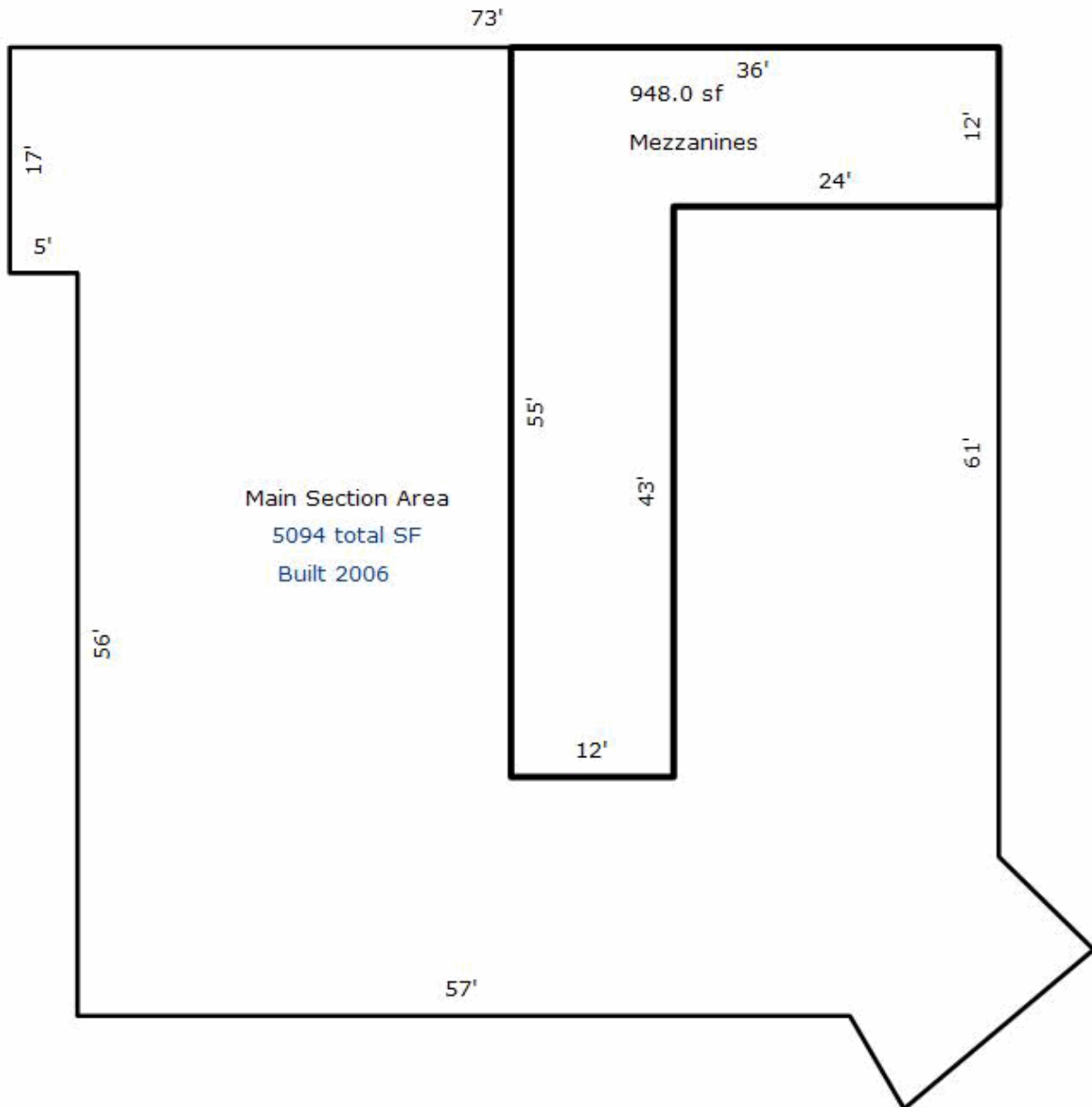
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Building Photos



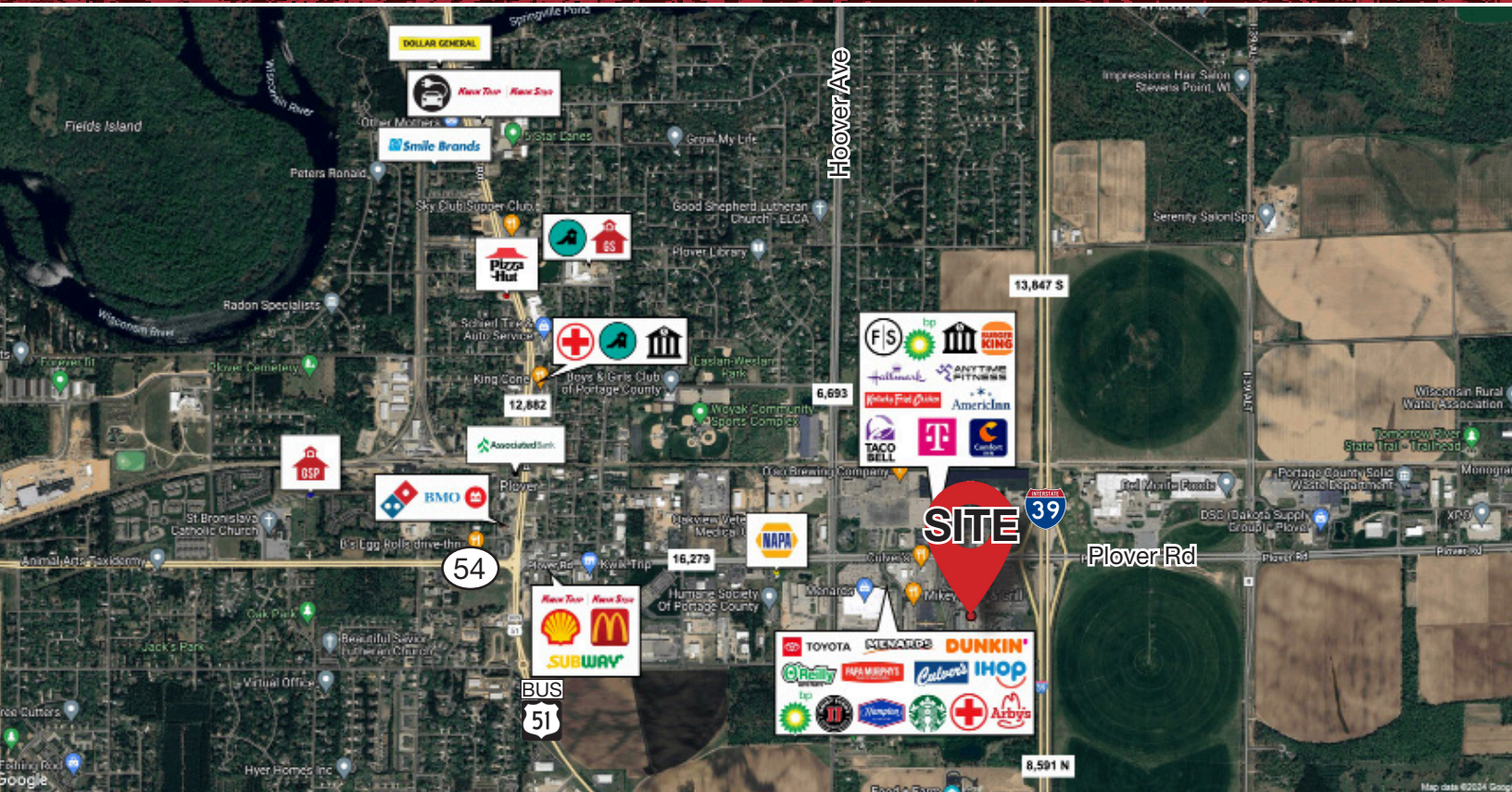
Building Floor Plan









0.75 Acre Lot Photos

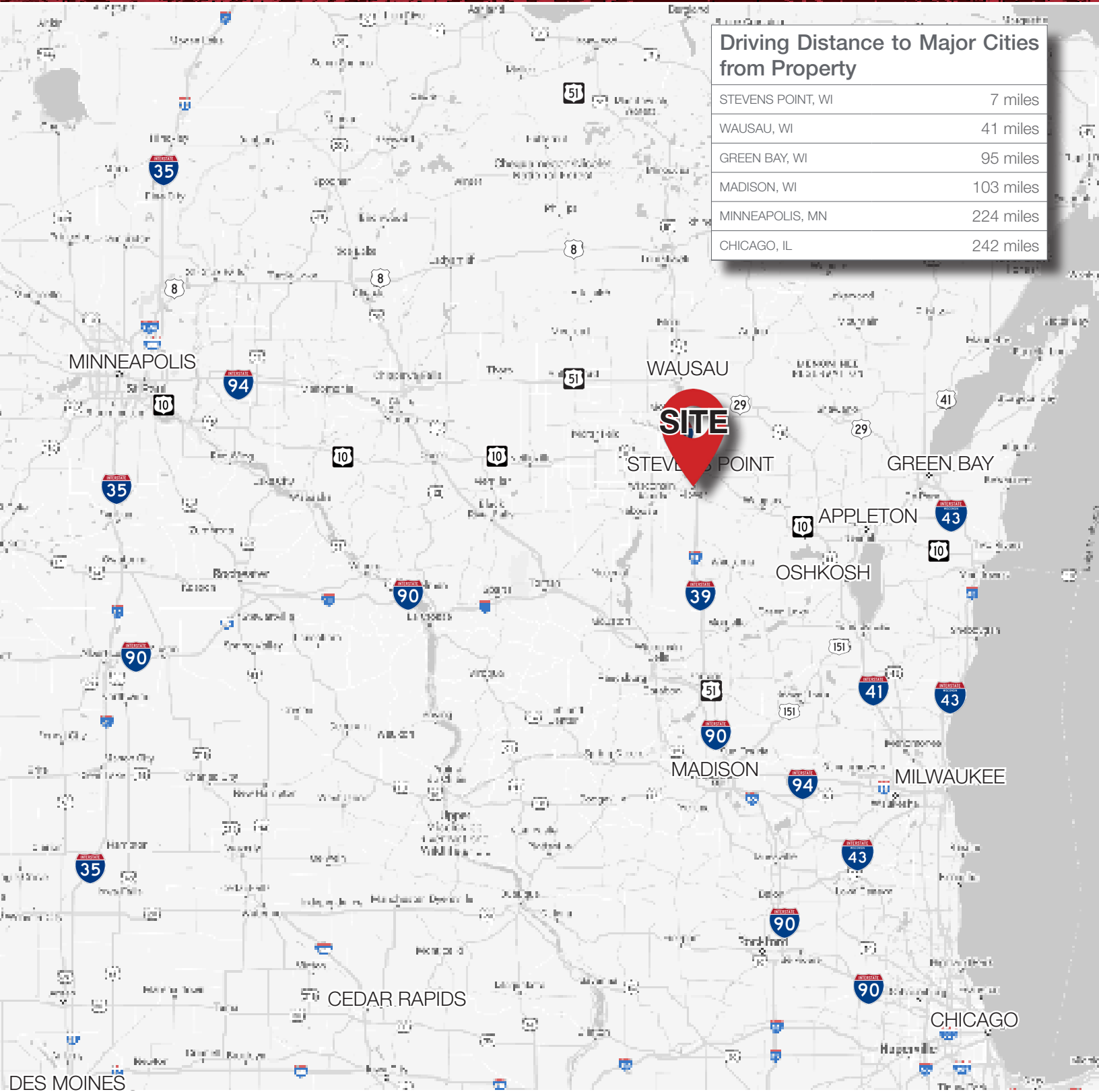






Demographics (1, 3 & 5 Mile Radius)

POPULATION		EMPLOYEES	
	1 MILE: 946		1 MILE: 4,463
	3 MILES: 14,636		3 MILES: 8,694
	5 MILES: 25,967		5 MILES: 17,829
AVERAGE INCOME		BUSINESSES	
	1 MILE: \$108,827		1 MILE: 125
	3 MILES: \$100,923		3 MILES: 429
	5 MILES: \$100,389		5 MILES: 1,016
AVERAGE HOUSEHOLDS		TRAFFIC COUNTS	
	1 MILE: 384		PLOVER RD/HWY 54 16,279
	3 MILES: 6,120		BUS. HWY 51/POST RD 12,882
	5 MILES: 11,392		INTERSTATE 39 TOTAL 22,438

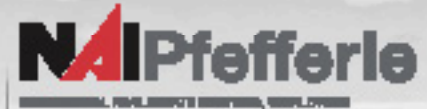


Driving Distance to Major Cities from Property

STEVENS POINT, WI	7 miles
WAUSAU, WI	41 miles
GREEN BAY, WI	95 miles
MADISON, WI	103 miles
MINNEAPOLIS, MN	224 miles
CHICAGO, IL	242 miles

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



The law requires all real estate licensees to give the following information about brokerage services to prospective 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 NAI Pfefferle (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 broker and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide 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.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 adviser, 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 or 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.

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

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 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 or provide that information to the Firm or its Agents by other means. 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 to 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(1a) 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.



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Information shown herein was provided by EqualLender and/or filed public and has not been verified by the broker unless otherwise indicated.