



Single Story Office/Retail Building

312 W Cottage Grove Rd
Cottage Grove, WI 53527

12,000SF Building on 1.92 Acres
Formerly Learning Ladder Daycare

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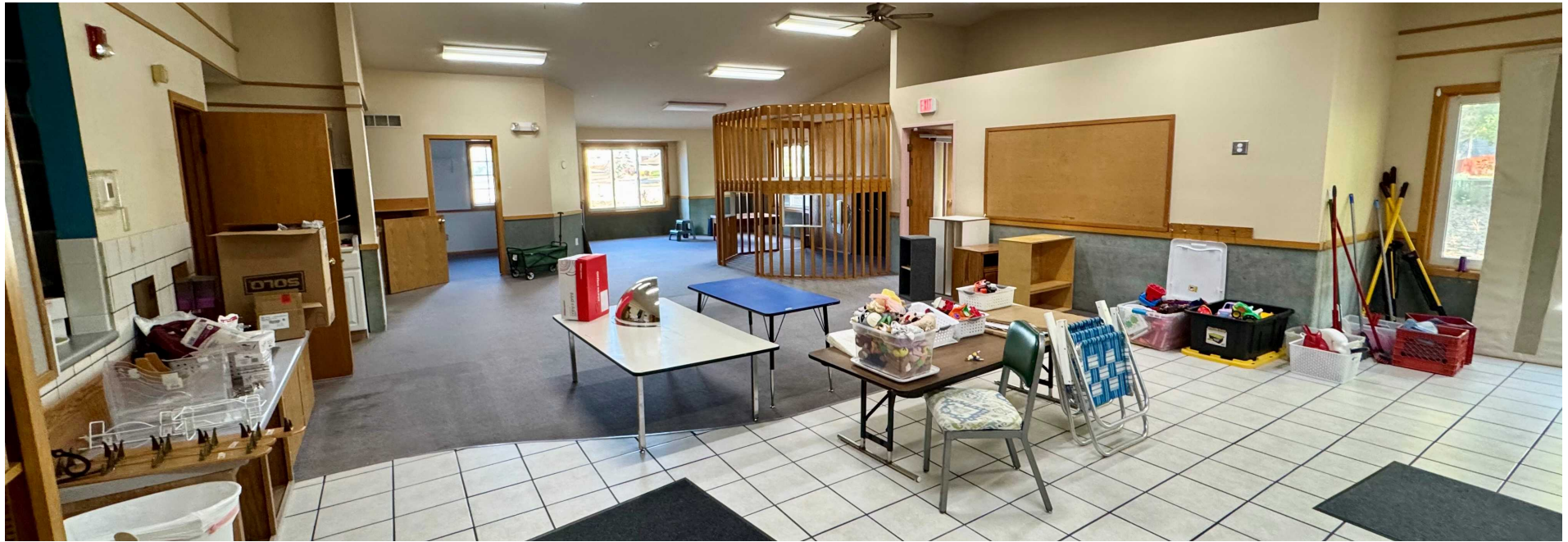
CRE Associate

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Property Summary

Address:	312 West Cottage Grove Road
Air Conditioning:	Fully Air-Conditioned
APN:	112/0711-093-8530-5
Price:	\$1,425,000
Building SF:	12,000
Construction Type:	Wood Frame
Frontage:	234' along Cottage Grove Rd
Lot Size:	1.92 Acres
Year Built:	1990
Building Expansion	2000
Parking:	Approximately 30
Traffic Count:	7,500 VPD (WiDOT)

Property Overview

The property at 312 West Cottage Grove Road consists of a 12,000 square foot, fully air-conditioned, wood-frame commercial building situated on 1.92 acres with approximately 234 feet of frontage along Cottage Grove Road. The site includes approximately 30 surface parking stalls and has access to all municipal utilities.

Located within the PB – Planned Business zoning district, the property allows for a range of commercial and office uses under current zoning. Its configuration, visibility, and frontage position it well for continued commercial use or potential redevelopment.

Traffic counts along Cottage Grove Road average 7,500 vehicles per day (WisDOT), offering a steady flow of exposure and accessibility. The property's scale and site depth provide flexibility for either renovation of the existing improvements or a long-term redevelopment strategy aligned with the Village's planning objectives.

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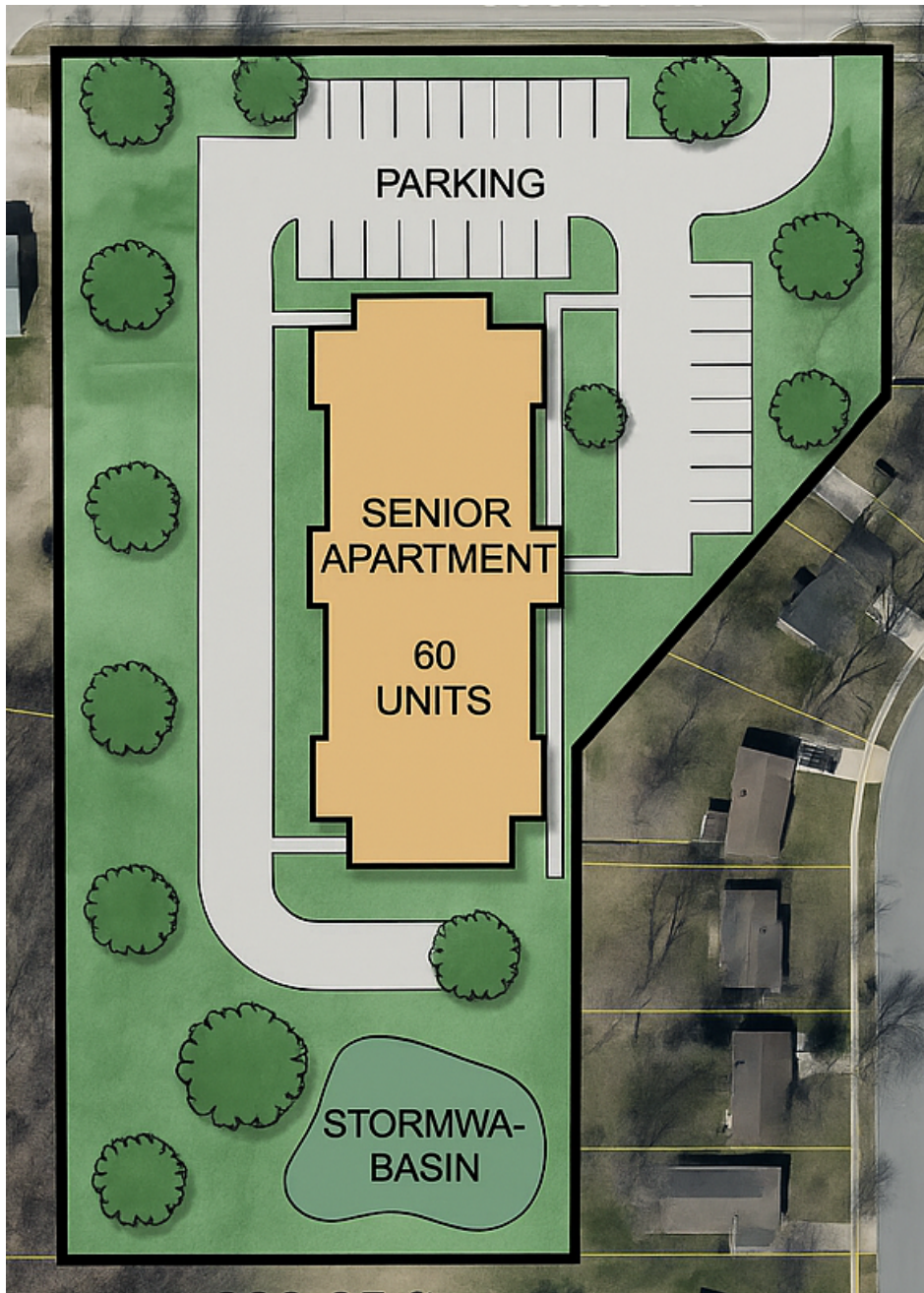
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REDEVELOPMENT CONCEPTS

All development concepts and renderings are illustrative only and are not intended to represent final plans or approvals.
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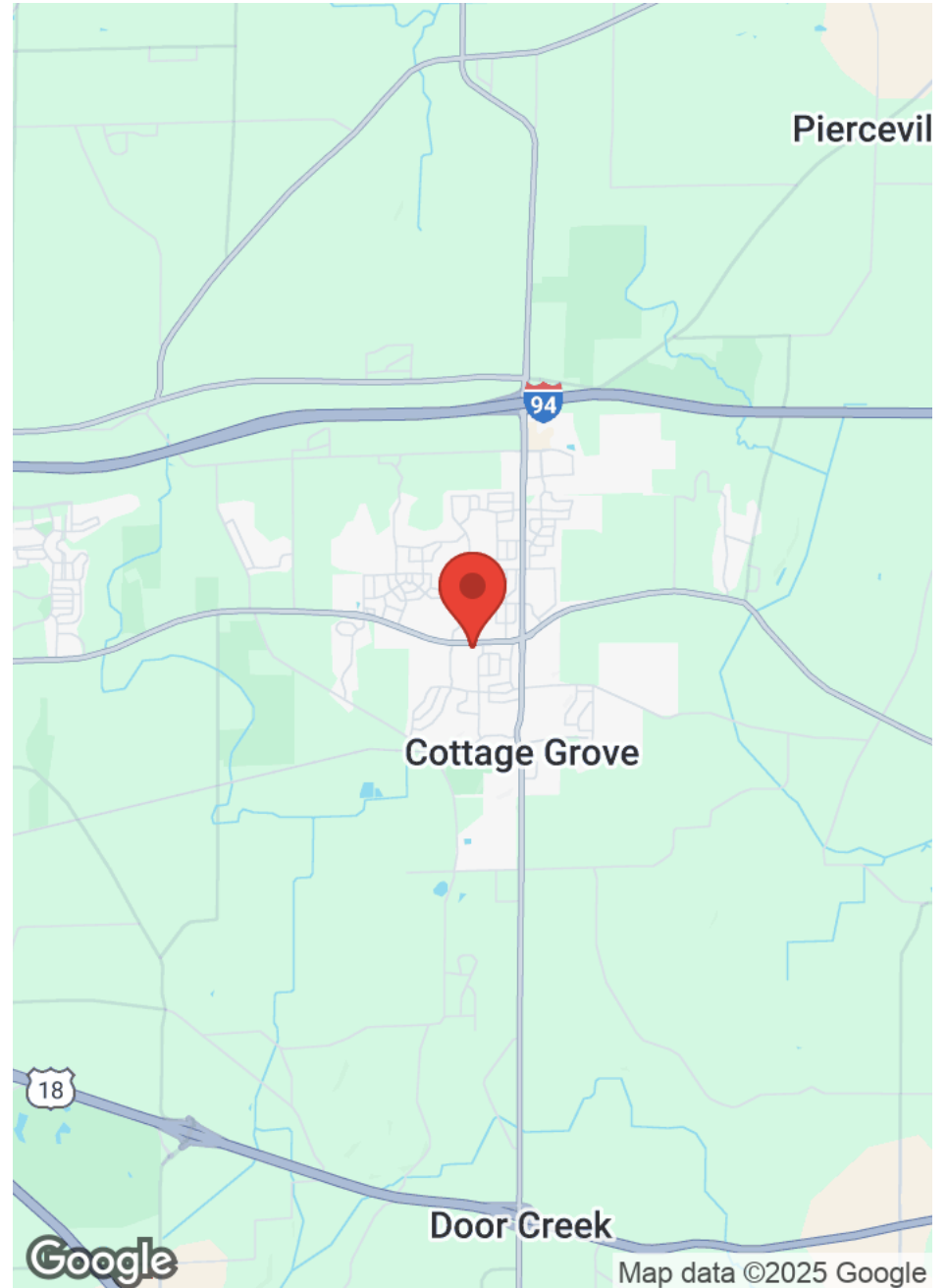
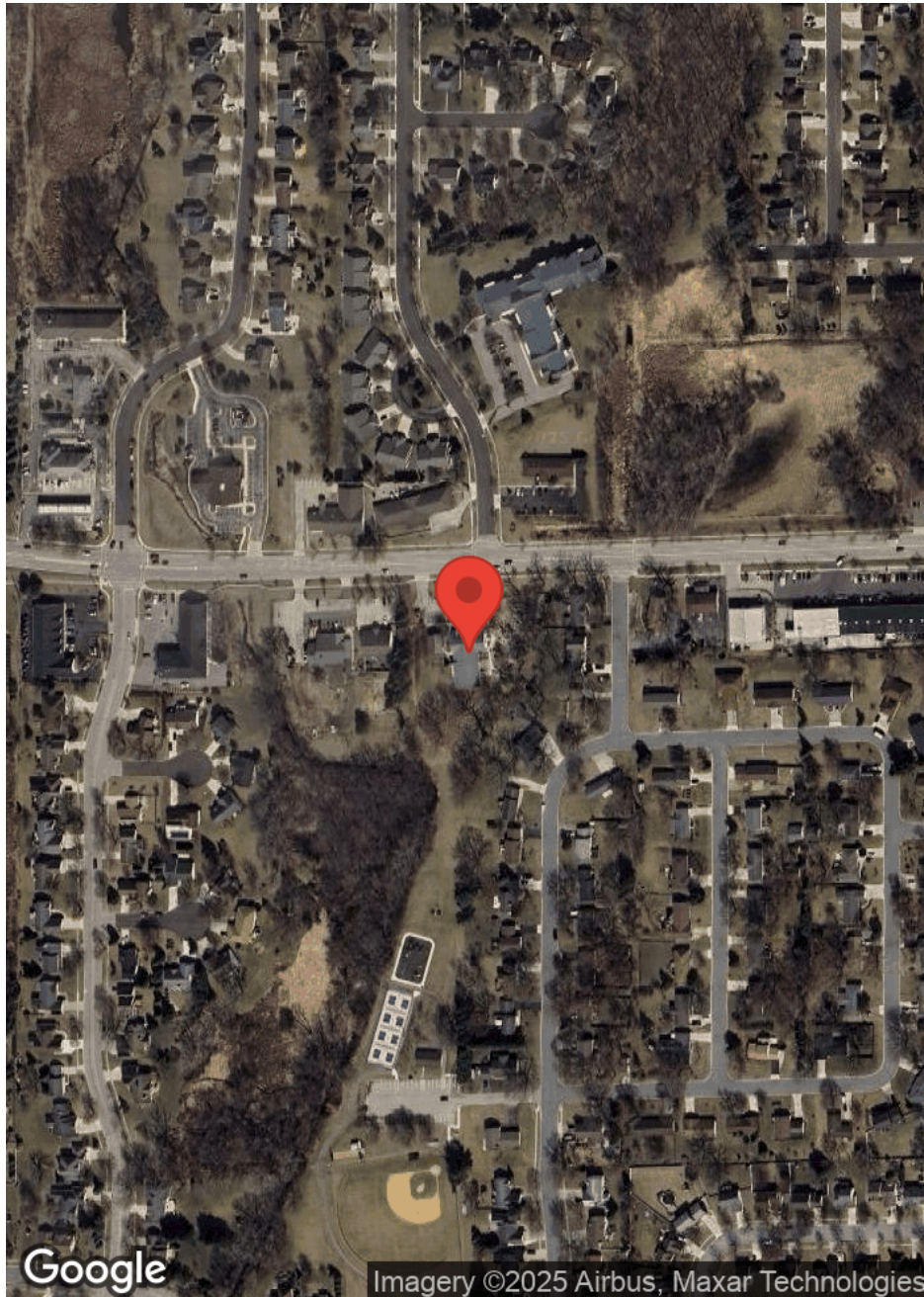
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BUSINESS MAP

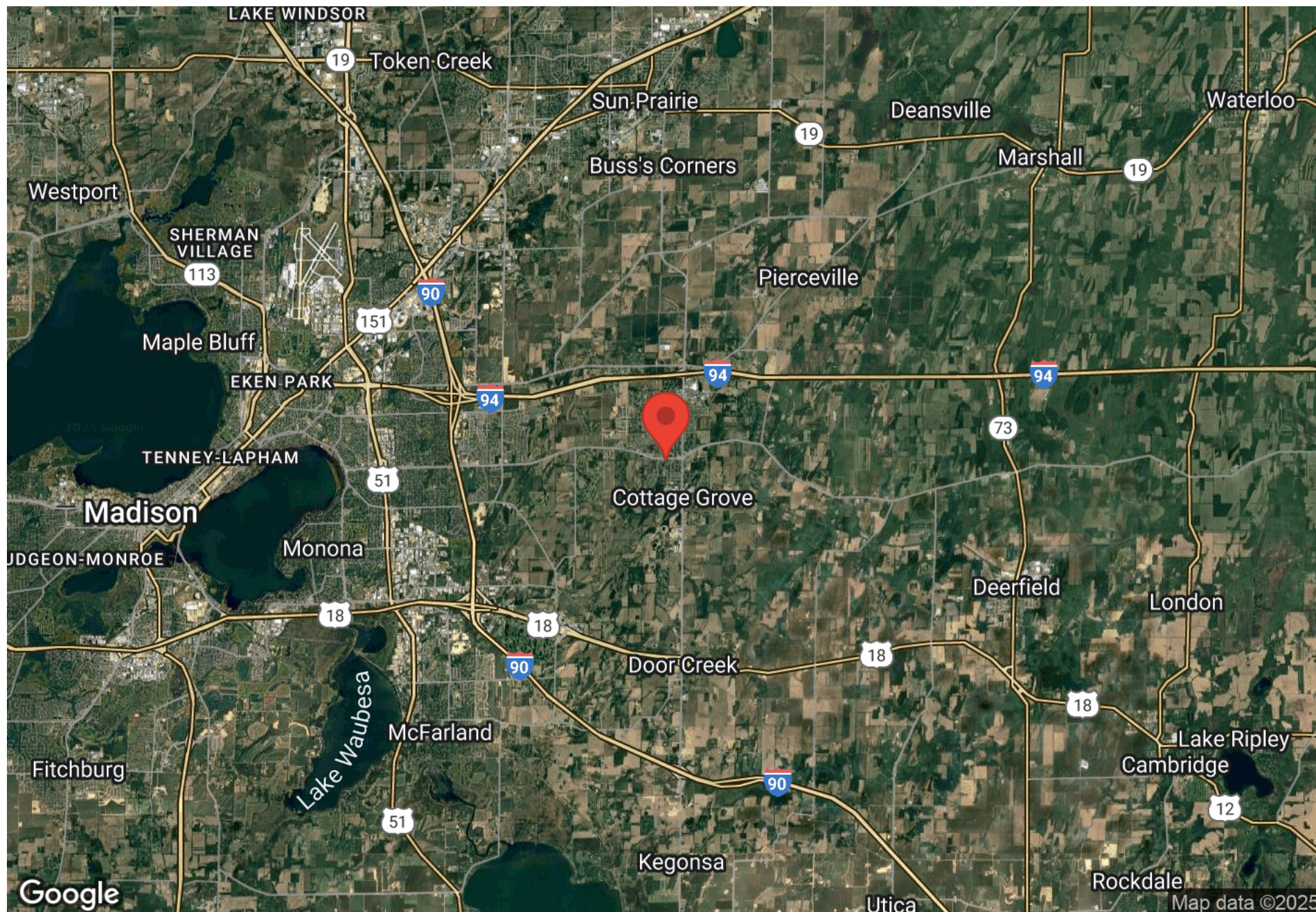
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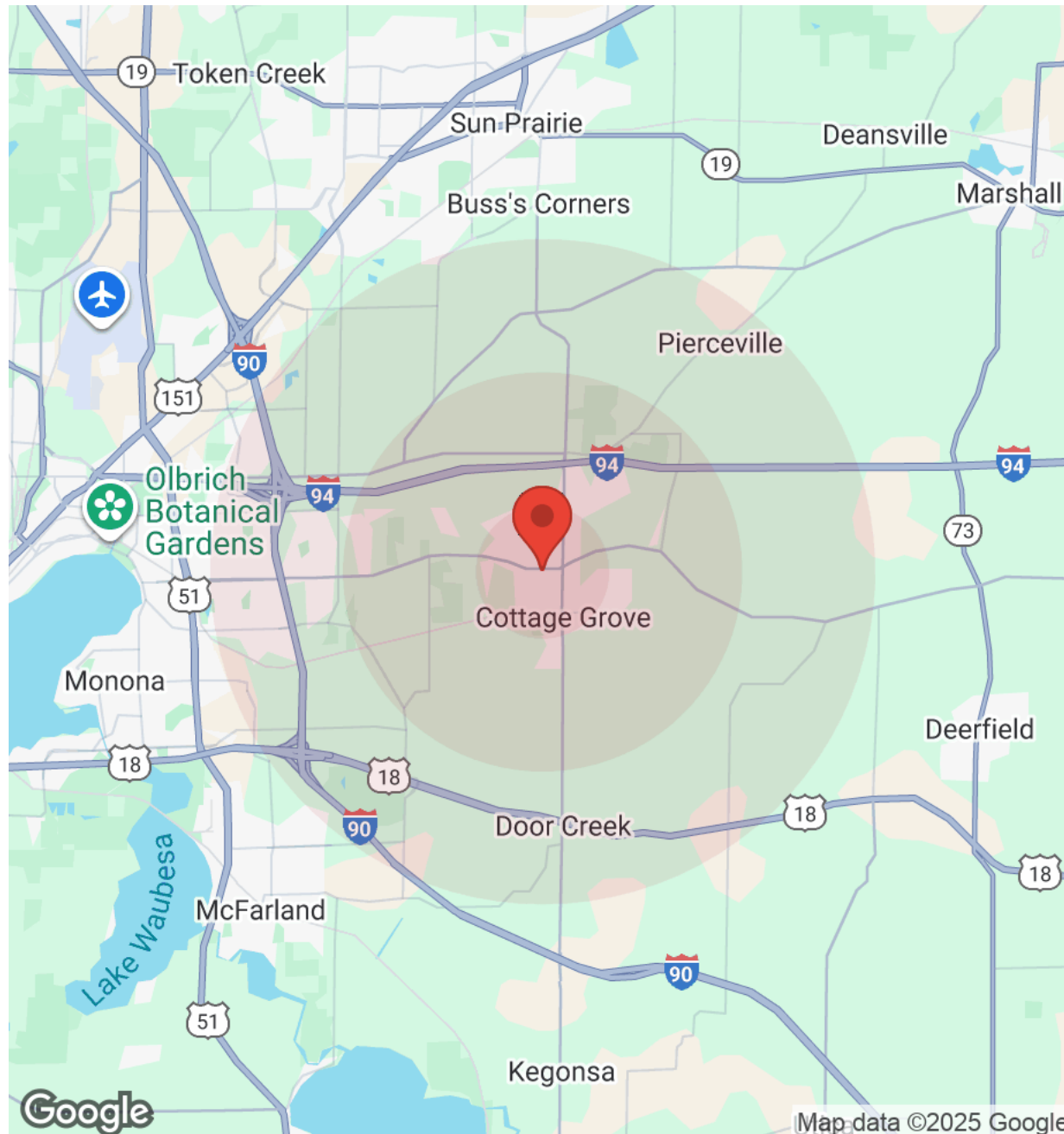
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Population	1 Mile	3 Miles	5 Miles
Male	3,253	7,805	20,687
Female	3,299	8,003	21,036
Total Population	6,552	15,808	41,723

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,353	2,986	7,026
Ages 15-24	793	1,911	5,116
Ages 25-54	2,597	6,412	17,274
Ages 55-64	827	1,984	5,108
Ages 65+	982	2,515	7,197

Race	1 Mile	3 Miles	5 Miles
White	5,590	13,317	32,352
Black	180	574	2,950
Am In/AK Nat	9	22	75
Hawaiian	1	2	4
Hispanic	300	771	2,912
Asian	311	732	2,241
Multi-Racial	155	379	1,139
Other	7	13	50

Income	1 Mile	3 Miles	5 Miles
Median	\$127,314	\$117,961	\$102,931
< \$15,000	84	209	537
\$15,000-\$24,999	58	145	671
\$25,000-\$34,999	58	131	672
\$35,000-\$49,999	114	385	1,645
\$50,000-\$74,999	403	959	2,659
\$75,000-\$99,999	232	769	2,222
\$100,000-\$149,999	638	1,591	4,302
\$150,000-\$199,999	336	898	2,471
> \$200,000	506	1,064	2,109

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,574	6,517	18,397
Occupied	2,428	6,151	17,289
Owner Occupied	1,758	4,421	11,941
Renter Occupied	670	1,730	5,348
Vacant	147	366	1,108

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.