

# FOR SALE

LOT 4: 3.25-ACRES (DIVISIBLE)  
OCONOMOWOC, WISCONSIN





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Wangard Partners has a 3.25-acre lot available for sale immediately. This outlot is located nearby a 102,050 SF multi-tenant retail center that is home of one of the top producing Piggly Wiggly stores in the state with over 12,000 customers per week. It is highly visible and located within immediate proximity of the Preserve at Prairie Creek residential development, which includes over 400 units. Kwik Trip is located within the same development on the corner. The Oconomowoc area is rapidly expanding with single and multi-family residential growth. Located one mile north of HWY 16 & less than one half mile east of HWY 67/HWY Z Interchange. Also available is 900 RSF of inline retail space for lease within the retail center.



### CONTACT

**Mark Lake**  
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T 414.935.4014  
C 262.366.3627



### LOCATION

LOT 4: Prairie Creek Blvd.  
Inline Retail: 1280 Brown Street  
SW corner of HWY Z & HWY P  
Oconomowoc WI

# GENERAL INFORMATION

FOR SALE  
3.25-ACRE LOT (DIVISIBLE)  
OCONOMOWOC, WISCONSIN

Location	LOT 4 - Prairie Creek Boulevard, Oconomowoc, WI 53066		
Space Available	LOT 4: 3.25-acres; 141,800 SF		
Sale Rate	\$400,000 for front acre; \$350,000/acre remaining or \$1,140,000 for entire parcel		
Zoning	SC - Suburban Commercial		
Utilities	Water, sewer and storm sewer available		
Delivery Date	Immediately		
Demographics: Drive Time	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	2,624	22,322	37,022
Average Income	\$112,500	\$79,178	\$87,343
Population Growth	5.30%	2.53%	1.97%
Traffic Counts	HWY P (South of HWY Z)	9,769 VPD	
	HWY Z (W of HWY P)	27,249 VPD	
Current Tenants	Fox Bros. Piggly Wiggly, Tobin's Drug, Cost Cutters, One Hour Martinizing, Edward Jones, Subway, Allstate Insurance, 9Round Fitness, A.D. Nails, Eric's Hand Tossed Pizza, China Town Kitchen, and Grooming by Katrina; Kwik Trip is located on the corner of this development		

\*Source: 2017 TrafficMetrix (Co-Star)

\*\* Source: Co-Star 2017

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# SITE AERIAL

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## OCONOMOWOC, WISCONSIN

Oconomowoc was incorporated as city in 1875, and by 1875 its population had grown to almost 3,000. Following the arrival of the railroad, Oconomowoc became a favorite summer retreat of tourists and wealthy vacationers from Chicago, Milwaukee, St. Louis, and other Midwestern cities. Some of the nation's wealthiest families built stately summer homes on the lakes, and by the 1880s Oconomowoc featured 6 luxury resorts. From the 1870s until the Great Depression, Oconomowoc was known as the "Newport of the West," and visits by Presidents Cleveland, Harrison, Grant, Taft, Coolidge, McKinley, and Theodore Roosevelt earned Main Street the nickname, "Avenue of the presidents."

The area also attracted new businesses, such as the Carnation Company, Brownberry Ovens, and the Oconomowoc Canning Company. Pabst Farms became internationally known for its purebred livestock. Oconomowoc's downtown has retained most of its historic 19th century architecture, and numerous grand Victorian homes still grace area lakeshores. Many city homes and businesses are listed on the state and national Register of Historic Places and can be seen on a self-guided historic walking tour developed by the Oconomowoc Historical Society.

The Oconomowoc and Lake Country Museum, located in Oconomowoc, recounts local history with a number of artifacts and exhibits. The museum's Streets of Old Gallery features displays of a turn of the century Victorian home, dentist office, barbershop, print shop, medical clinic, bank, and John S. Rockwell's general store. Ole Evinrude, an Oconomowoc resident who invented the outboard boat motor in 1907, is the focus of an exhibit of early boat motors. Another Oconomowoc claim to fame is its setting for the 1939 premier showing of the movie, "The Wizard of Oz"

Source: <http://www.oconomowoc-wi.gov/99/History-of-Oconomowoc>



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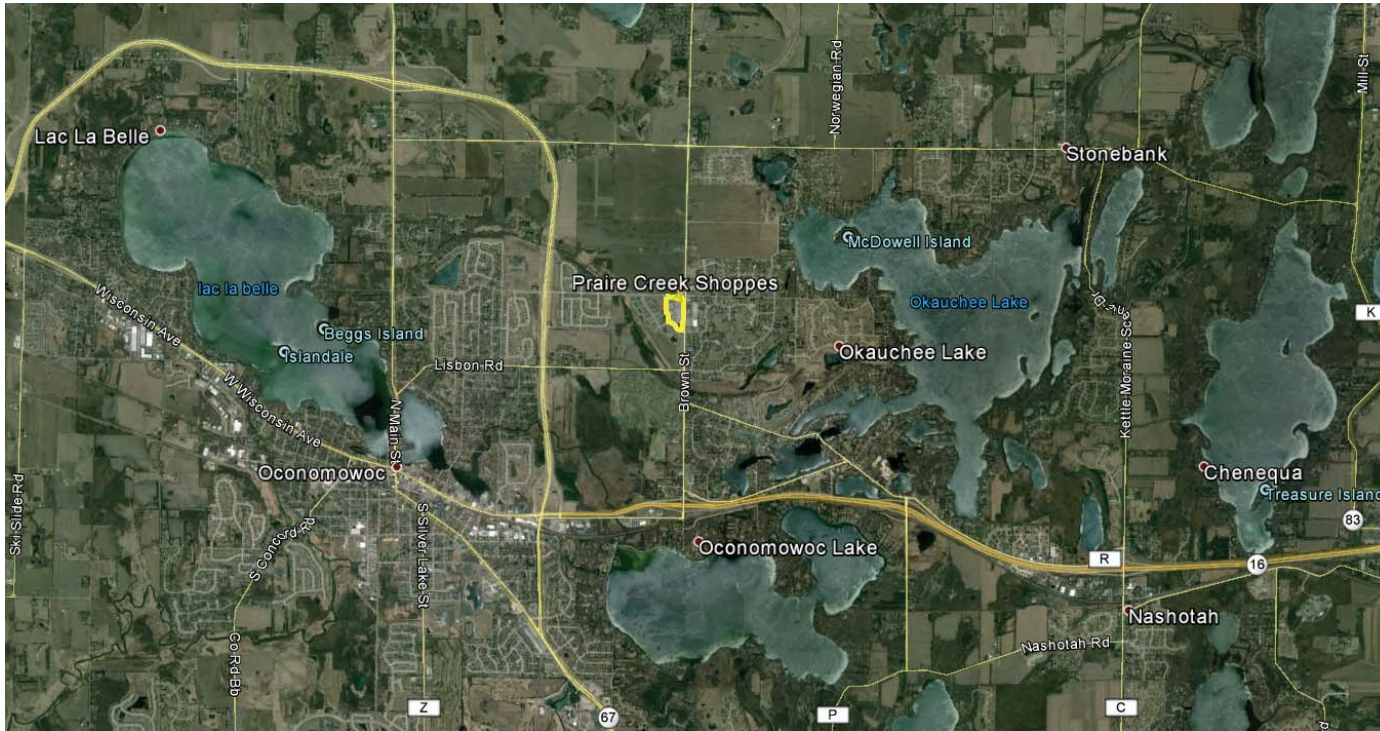
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# PHOTOS

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# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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1 Prior to negotiating on your behalf the brokerage firm, or an agent associated  
2 with the firm, must I provide you the  
3 following disclosure statement:  
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm  
5 (hereinafter Firm). The Firm is either an agent  
6 of another party in the transaction or a subagent of another firm that is the  
7 agent of another party in the transaction. A  
8 broker or a salesperson acting on behalf of the Firm may provide brokerage  
9 services to you. Whenever the Firm is  
10 providing brokerage services to you, the Firm and its brokers and  
11 salespersons (hereinafter Agents) owe you, the  
12 customer, the following duties:  
13 (a) The duty to provide brokerage services to you fairly and honestly.  
14 (b) The duty to exercise reasonable skill and care in providing brokerage  
15 services to you.  
16 (c) The duty to provide you with accurate information about market  
17 conditions within a reasonable time if you request  
18 it, unless disclosure of the information is prohibited by law.  
19 (d) The duty to disclose to you in writing certain Material Adverse Facts about  
20 a property, unless disclosure of the  
21 information is prohibited by law (see lines 42-51).  
22 (e) The duty to protect your confidentiality. Unless the law requires it, the  
23 Firm and its Agents will not disclose your  
24 confidential information or the confidential information of other parties (see  
25 lines 23-41).  
26 (f) The duty to safeguard trust funds and other property held by the Firm or  
27 its Agents.  
28 (g) The duty, when negotiating, to present contract proposals in an objective  
29 and unbiased manner and disclose the  
30 advantages and disadvantages of the proposals.  
31 Please review this information carefully. An Agent of the Firm can answer your  
32 questions about brokerage services,  
33 but if you need legal advice, tax advice, or a professional home inspection,  
34 contact an attorney, tax advisor, or home  
35 inspector. This disclosure is required by section 452.135 of the Wisconsin  
36 statutes and is for information only. It is a  
37 plain-language summary of the duties owed to a customer under section  
38 452.133(1) of the Wisconsin statutes.  
39 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents  
40 will keep confidential any information given to the  
41 Firm or its Agents in confidence, or any information obtained by the Firm and  
42 its Agents that a reasonable person  
43 would want to be kept confidential, unless the information must be disclosed  
44 by law or you authorize the Firm to  
45 disclose particular information. The Firm and its Agents shall continue to keep  
46 the information confidential after the  
47 Firm is no longer providing brokerage services to you.  
48 The following information is required to be disclosed by law:  
49 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01 (5g)  
50 (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information  
31 included in a written inspection  
32 report on the property or real estate that is the subject of the transaction.  
33 To ensure that the Firm and its Agents are aware of what specific information  
34 you consider confidential, you may  
35 list that information below (see lines 35-41) or provide that information to  
36 the Firm or its Agents by other means. At a  
37 later time, you may also provide the Firm or its Agents with other Information  
38 you consider to be confidential.  
39 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_  
42 NON-CONFIDENTIAL INFORMATION (the following information may be  
43 disclosed by the Firm and its Agents): \_\_\_\_\_  
44 \_\_\_\_\_  
45 \_\_\_\_\_  
46 \_\_\_\_\_ (Insert information you authorize to be disclosed,  
47 such as financial qualification information.)  
48 **DEFINITION OF MATERIAL ADVERSE FACTS**  
49 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01 (5g) as an Adverse  
50 Fact that a party indicates is of such  
51 significance, or that is generally recognized by a competent licensee as being  
52 of such significance to a reasonable  
53 party, that it affects or would affect the party's decision to enter into a  
54 contract or agreement concerning a transaction  
55 or affects or would affect the party's decision about the terms of such a  
56 contract or agreement.  
57 An "Adverse Fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or  
58 occurrence that a competent licensee  
59 generally recognizes will significantly and adversely affect the value of the  
60 property, significantly reduce the structural  
61 integrity of improvements to real estate, or present a significant health risk to  
62 occupants of the property; or information  
63 that indicates that a party to a transaction is not able to or does not intend  
64 to meet his or her obligations under a  
65 contract or agreement made concerning the transaction.  
66 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information  
67 about the sex offender registry and persons  
68 registered with the registry by contacting the Wisconsin Department of  
69 Corrections on the Internet at  
70 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

Wangard Partners, Inc

**WISCONSIN REALTORS ASSOCIATION**  
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Madison, WI 53704



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