

Retail | For Lease

1201-1275 Bell Avenue | Hartford, WI 53027

CBRE

# Shoppes at Bell Avenue

SWQ OF HIGHWAY 60 AND HIGHWAY K

Festival Foods Anchored Retail Development

Contact Us

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## Property Details

This is a 137,360 SF shopping center anchored by a 70,000 SF Festival Foods store. Well located at the SWQ of Highway 67 (20,700 VPD) & Highway K (7,700 VPD). Hartford has experienced over 10% population growth in the last 10 years. Festival Foods is the only large format grocery store serving this market.

**PHASE I RETAIL** Fully Leased

### PHASE II RETAIL

**Available Space** 1,200 to 11,200 SF

**Lease Rate** Contact Broker

**Timing** Immediate Availability

### OUTLOTS

**Available Space** Two pad sites

**Building Area** Up to 5,000 SF each

**Pricing** Contact Broker





Suite	Tenant	SF
A-1	Goodwill	18,000
A-2	Planet Fitness	20,000
A-3	AVAILABLE	11,200
A-4	AVAILABLE	1,200
A-5	AVAILABLE	1,200
A-6/A-7	Tundra Smoke Shop	3,600
A-8	AVAILABLE	1,200
B-1	Noodles & Company	2,134
B-2	Bubon Orthodontics	3,529
B-3	Elite Nails	1,970
B-4	Cost Cutters	1,443
B-5	Summit Credit Union	2,130
C-1	Future Outlot	Up to 5,000
C-2	Future Outlot	Up to 5,000

Phase II Retail - 1,200 SF - 11,200 SF Available



Festival Foods



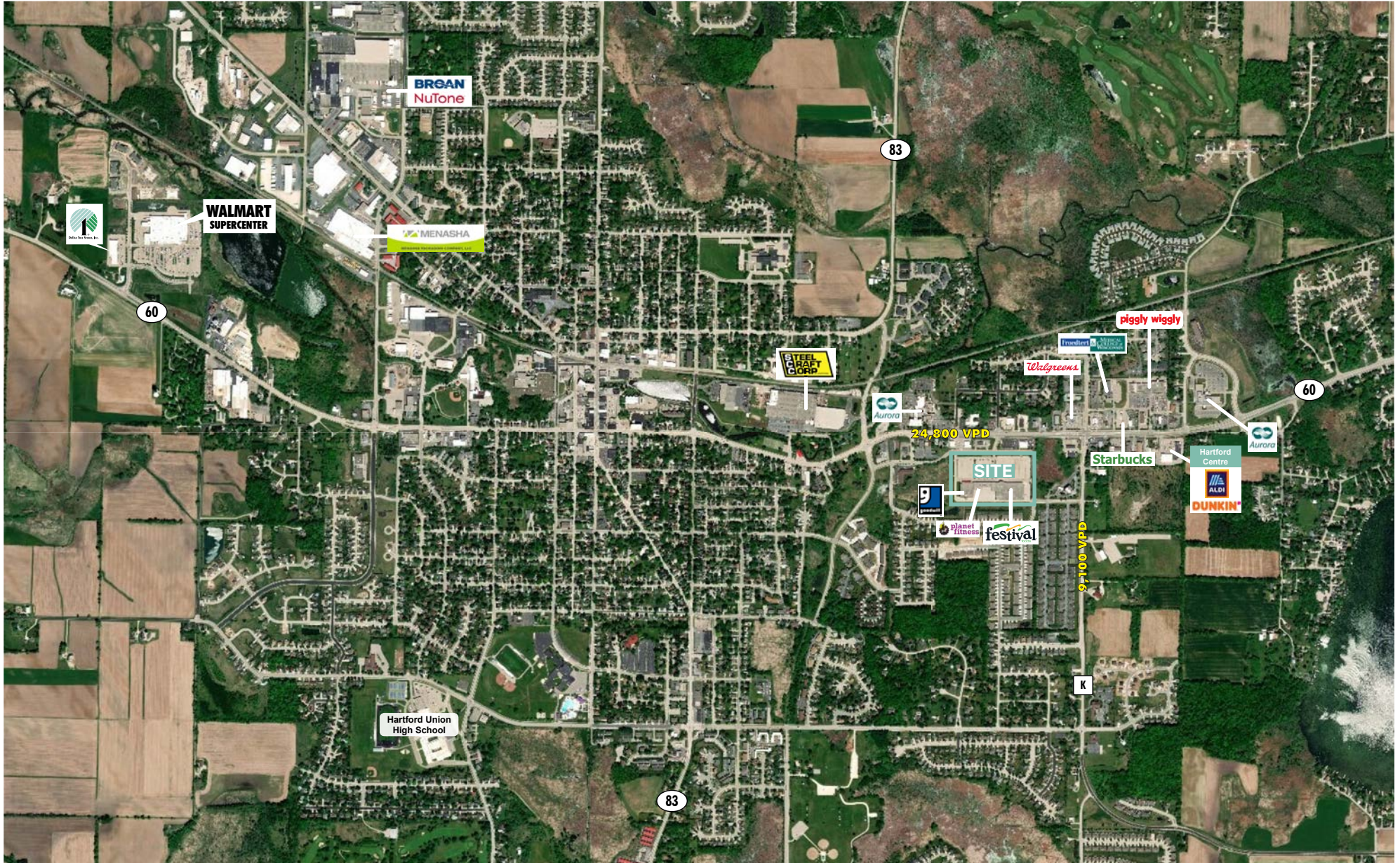
Phase I Shops - Fully Leased





Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	7,687	15,865	18,566	27,955
Avg. H.H. Income	\$91,103	\$92,536	\$94,459	\$104,249
Daytime Population	6,819	14,027	17,313	25,544

Traffic Counts	
Highway 60 (E Sumner St)	20,700 VPD
Highway K	7,700 VPD



# State of Wisconsin Broker Disclosure

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

### Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_

*(Insert information you authorize to broker to disclose 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 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.

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

### Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

### Sex Offender Registry

*Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830. <http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.*

