



REDUCED  
PRICE

## 3500 E. Main St Merrill, WI

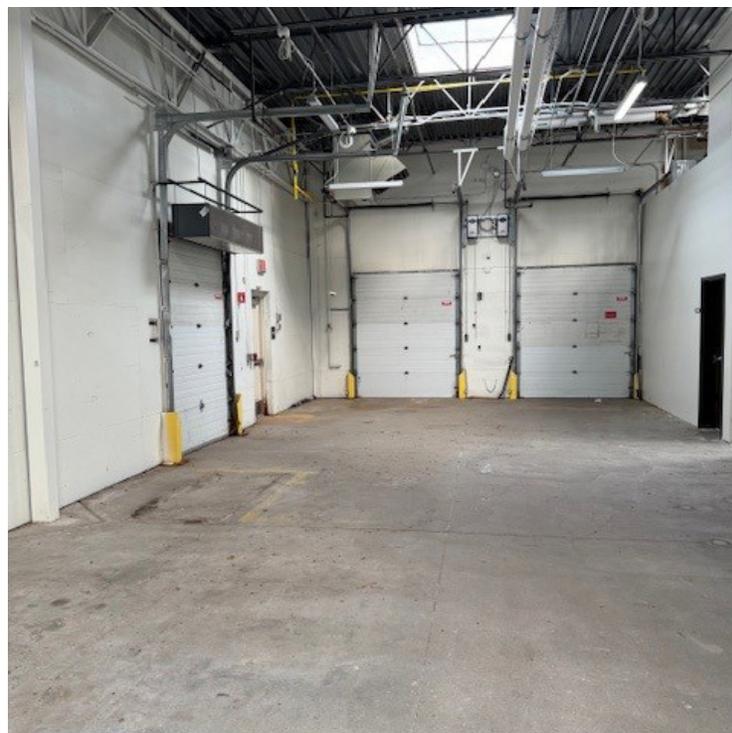
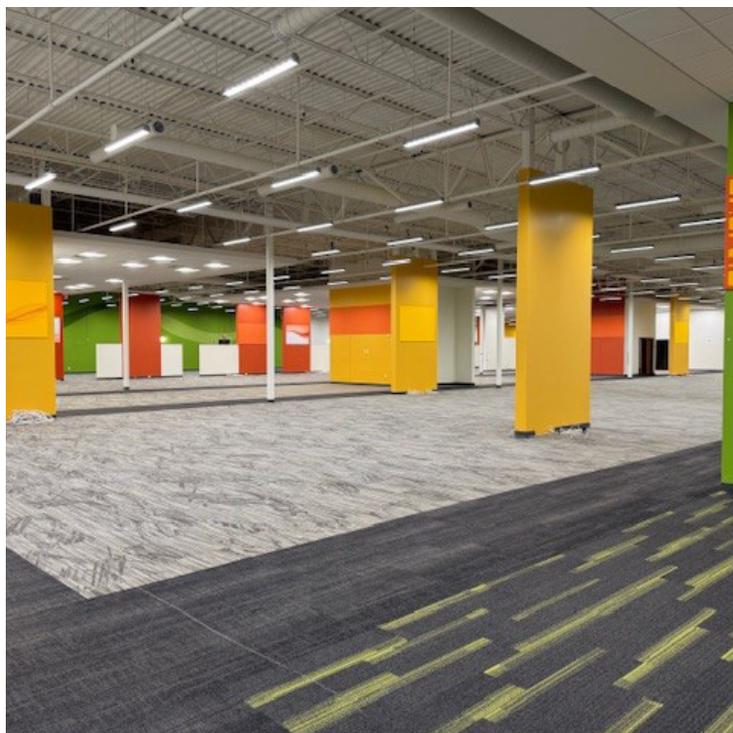
### Property Features

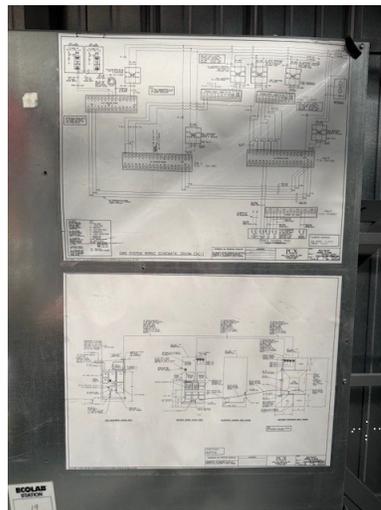
- Highly visible location positioned along on/offramp of US-51
- Allowable uses include retail, storage, medical, flex, office and more
- Two loading docks
- 16' clear height
- Property is marketed for sale; if a signed Offer has been delivered or if negotiations for purchase and sale of Property are ongoing, all leases are subject to approval by Owner and prospective buyers in their sole discretion

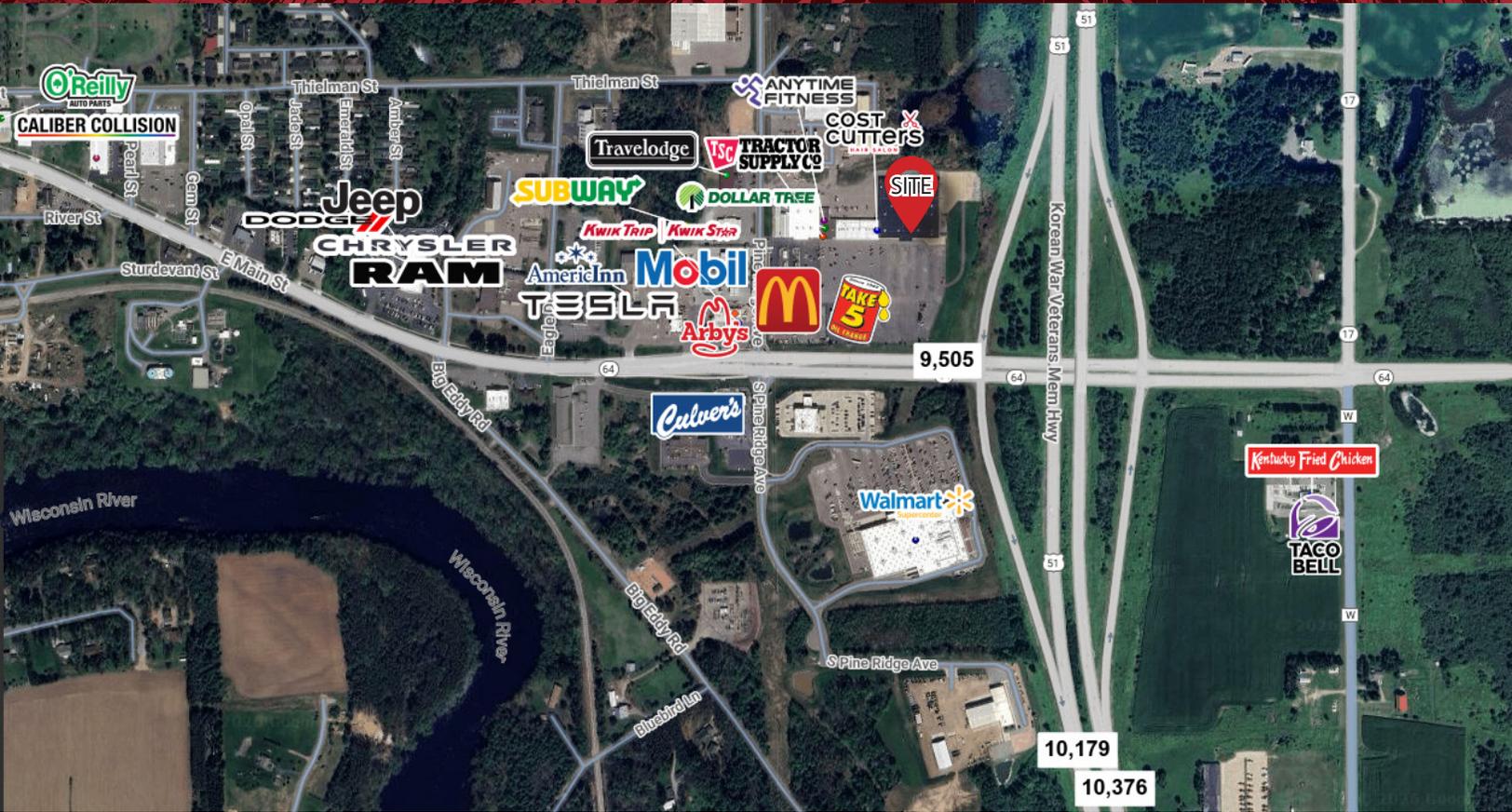
PRICE	\$1,749,000 \$1,499,000
LEASE RATE	\$6/SF
BUILDING SIZE	73,685 SF
ACRES	11.8
PARCEL ID#’S	251-3106-182-0225, 251-3106-182-0150
ZONING	THOROUGHFARE COMMERCIAL DISTRICT
PARKING	AMPLE PAVED
YEAR BUILT	1989

For more information:

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## Demographics (1, 3 & 5 Mile Radius)

POPULATION		EMPLOYEES	
	1 MILE: 379		1 MILE: 857
	3 MILES: 8,289		3 MILES: 6,126
	5 MILES: 12,280		5 MILES: 7,220
AVERAGE INCOME		BUSINESSES	
	1 MILE: \$78,709		1 MILE: 35
	3 MILES: \$78,897		3 MILES: 361
	5 MILES: \$81,883		5 MILES: 458
AVERAGE HOUSEHOLDS		TRAFFIC COUNTS	
	1 MILE: 168		I-39/HWY 51 20,555
	3 MILES: 3,709		E MAIN ST 9,505
	5 MILES: 5,450		

## **Sec. 113-40. Thoroughfare commercial district.**

(a) Purpose. The purpose of this district is to provide for retail commercial, amusement, transient residential and light industry uses which are appropriate to thoroughfare location and dependent upon thoroughfare travel. Thoroughfare commercial districts shall be established in zones of two acres or larger, and shall be located only in the vicinity of thoroughfares, or the service drives thereof.

(b) Permitted uses. Principal permitted uses are:

- (1) Hotels, motor hotels, inns.
- (2) Restaurants, refreshment stands, fast food.
- (3) Commercial recreation facilities, such as swimming pools, bowling alleys, skating rinks and dance halls.
- (4) Planned unit developments, subject to the provisions of article III of this chapter, large scale developments.
- (5) Any use permitted in the residential districts must meet residential requirements.
- (6) Animal hospitals and veterinary clinics.
- (7) Bakery, laundry, cleaning and dyeing establishments.
- (8) Carpenter shop, electrical, plumbing, and heating shop, printing and publishing or lithographic shop, mortuary, furniture upholstery shop.
- (9) Professional offices or clinics.
- (10) Warehousing and wholesale establishments.
- (11) Theatre.
- (12) Building material sales and storage.
- (13) Cartage and express facilities.
- (14) New and used car lots, automobile service stations.
- (15) Farm equipment and service establishments.
- (16) Greenhouses; retail and wholesale.
- (17) Tavern and nightclub.
- (18) Financial institutions, banks.
- (19) House trailer or camping trailer sales and rental.

(c) Accessory uses. Accessory uses and buildings customarily appurtenant to a permitted use.

(d) Conditional uses.

(e) Shopping centers—Size. Shopping centers for retail establishments shall be permitted only as a conditional use in the thoroughfare commercial district. A development shall be considered a shopping center if the proposed use of the land is primarily retail and meets one or more of the following conditions:

- (1) The shopping center will be constructed on two or more acres;
- (2) The shopping center contains at least one store of 20,000 square feet or more; or
- (3) The shopping center contains two or more retail stores with 10,000 square feet total.

(f) Shopping centers—Approval. After a shopping center layout is approved, any retail establishment permitted in the business district may be allowed in the shopping center. Notwithstanding the foregoing, the common council, in addition to the authority granted by article IV of this chapter, may impose additional use restrictions on the proposed shopping center development as may be consistent with the standards outlined in article IV of this chapter. Any amendment to the original site plan, building complex or approved uses, if any, shall require an application for an amendment to the conditional use permit in accordance with the procedures outlined by article IV of this chapter.

(g) Off-street parking.

(1) Off-street parking and loading facilities requirements for all uses are as provided in article VI of this chapter.

(2) In any thoroughfare commercial district directly across a street or thoroughfare from any residential district designated for future residential use in the general plan, the parking and loading facilities shall be at a distance at least 25 feet from the street, and the buildings and structures at least 50 feet from the street; provided, however, that this requirement does not apply when the street or thoroughfare is provided on one or both sides with a service road developed in accordance with this Code.

(h) Lot area. 10,000 square feet.

(i) Lot coverage. 25 percent maximum.

(j) Yards in feet.

(1) Front: 25 feet.

(2) Side: Ten feet, except when abutting a residential district, then not less than 25 feet.

(3) Rear: Ten feet, except when abutting a residential district, then not less than 25 feet.

(Ord. No. 2011-12, 12-13-2011; Ord. No. 2020-03, § 1, 2-11-2020)

## STATE OF WISCONSIN BROKER DISCLOSURE



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 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 brokers 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 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 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

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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(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.