

CEDAR CREEK MALL



INLINE & OUTPARCELS
AVAILABLE NOW

10101 Market Street / Rothschild, WI



RETAIL OPPORTUNITY

CEDAR CREEK MALL



Address

10101 Market Street
Rothschild, WI 54474

Availability

5,000 SF
± 1 AC Outparcel
Total GLA: 255,878 SF

Property Details

- Strategically located south of Wausau, WI, offering a prime location with easy access to major highways
- Anchored by Pick 'N Save, Marcus Theaters, and the Central Wisconsin Convention Center
- Located 5 miles south of one of the top ski resorts in the Midwest, attracting over 225,000 visitors year-round, with 83% coming from outside of Wausau, WI

NNN Expenses

CAM: \$1.25 PSF
Taxes: \$1.85 PSF
INS: \$0.15 PSF

TOTAL: \$2.50 PSF

Within a 3-Mile Radius in 2022


1,471,045
TOTAL VISITS



\$199,312,641
RETAIL GOODS SPENDING







\$24,572,188
FOOD AWAY FROM HOME


Area Retailers



Demographics

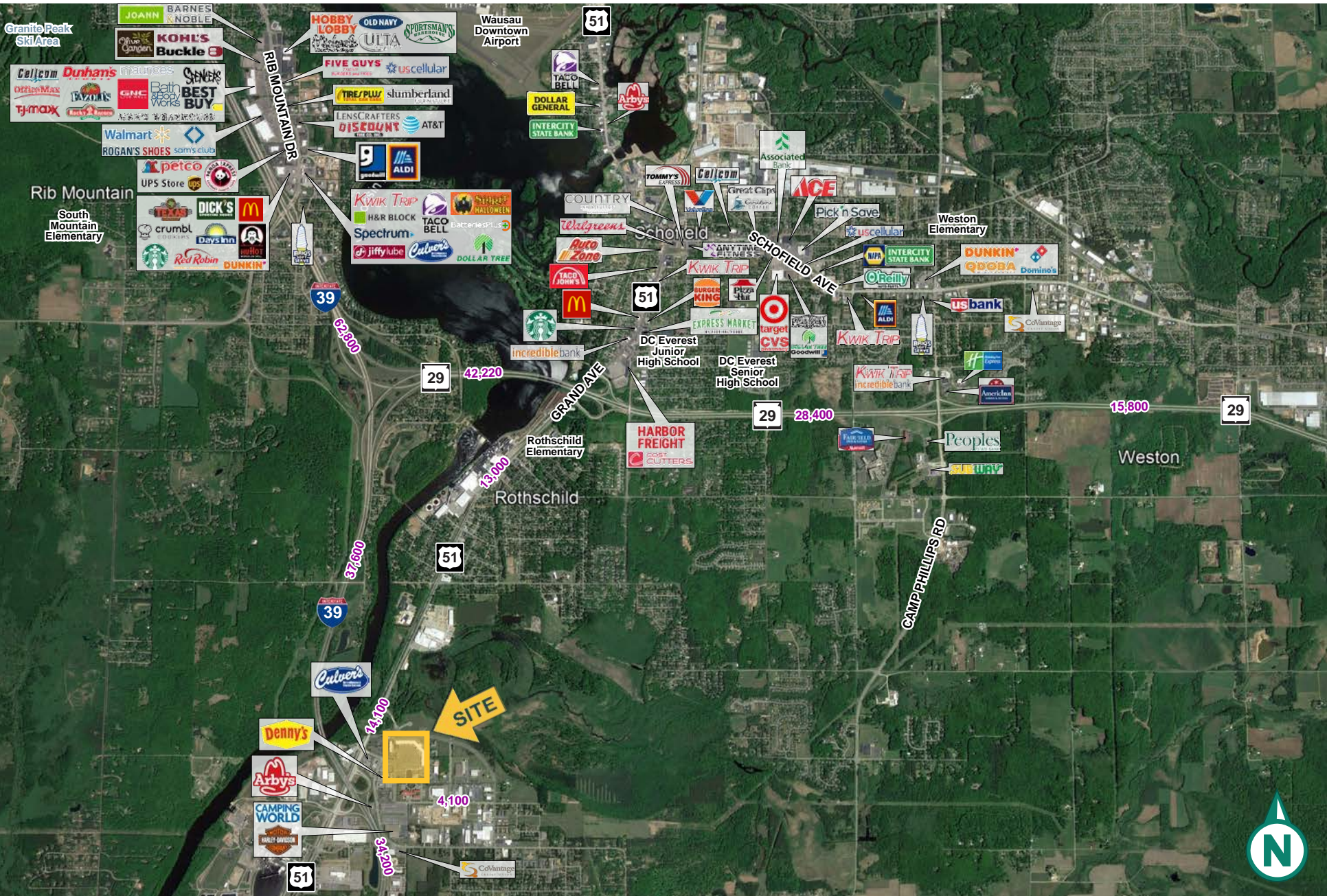
	1 MILE	3 MILES	5 MILES
 POPULATION	1,076	16,520	35,934
 HOUSEHOLDS	590	6,610	14,938
 AVG HOUSEHOLD INCOME	\$103,969	\$109,075	\$98,354
 DAYTIME POPULATION	3,229	13,006	38,857

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SUITE	TENANT	SQ FT
A-1	Central WI Convention & Expo Center	74,320 SF
B100	Foundation Finance	27,024 SF
C20-30	Chase Outdoors	7,760 SF
C50	Planet Fitness *coming available*	19,781 SF
C90	Thelma's Bridal	8,878 SF
C110	Expressions Dance Institute	7,113 SF
D10	Harts N Scraps	2,244 SF
D20	Marcus Cedar Creek Cinema	34,338 SF
D30	Natural Nails Salon & Spa	750 SF
D40	Arbor Center	1,780 SF
D60	Lavish Hair Salon	1,530 SF
D70	AVAILABLE	5,000 SF
D80	Dollar Tree	10,700 SF
D100	Pick 'N Save	54,660 SF
OP 1	AVAILABLE	± 1 AC

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AERIAL

CEDAR CREEK MALL



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BROKER DISCLOSURE 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:

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:

- 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 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").
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.

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.)

CONFIDENTIAL 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.