

SHOPKO PLAZA



INLINE & OUTPARCELS
AVAILABLE NOW

1105 E Grand Ave / Rothschild, WI



RETAIL OPPORTUNITY

SHOPKO PLAZA



Address

1105 E Grand Avenue
Rothschild, WI 54474

Availability

2,040 SF
2,461 SF
30,000 SF
Total GLA: 54,409 SF

NNN Expenses

CAM: \$3.60 PSF
Taxes: \$0.90 PSF
INS: \$0.20 PSF
TOTAL: \$4.70 PSF

Area Retailers

**HARBOR
FREIGHT**



**Shopko
Optical**



SALLYBEAUTY

Property Details

- Easily accessible and highly visible from Grand Ave. (18,400 VPD)
- Walking distance from both D.C. Everest Jr. High School and D.C. Everest Sr. High School
- Located 5 miles South of one of the top ski resorts in the Midwest, attracting visitors year-round
- Strong co-tenancy with average tenure of 8+ years

Within a 3-Mile Radius in 2022


309,776
TOTAL
VISITS



\$280,664,271
RETAIL GOODS
SPENDING

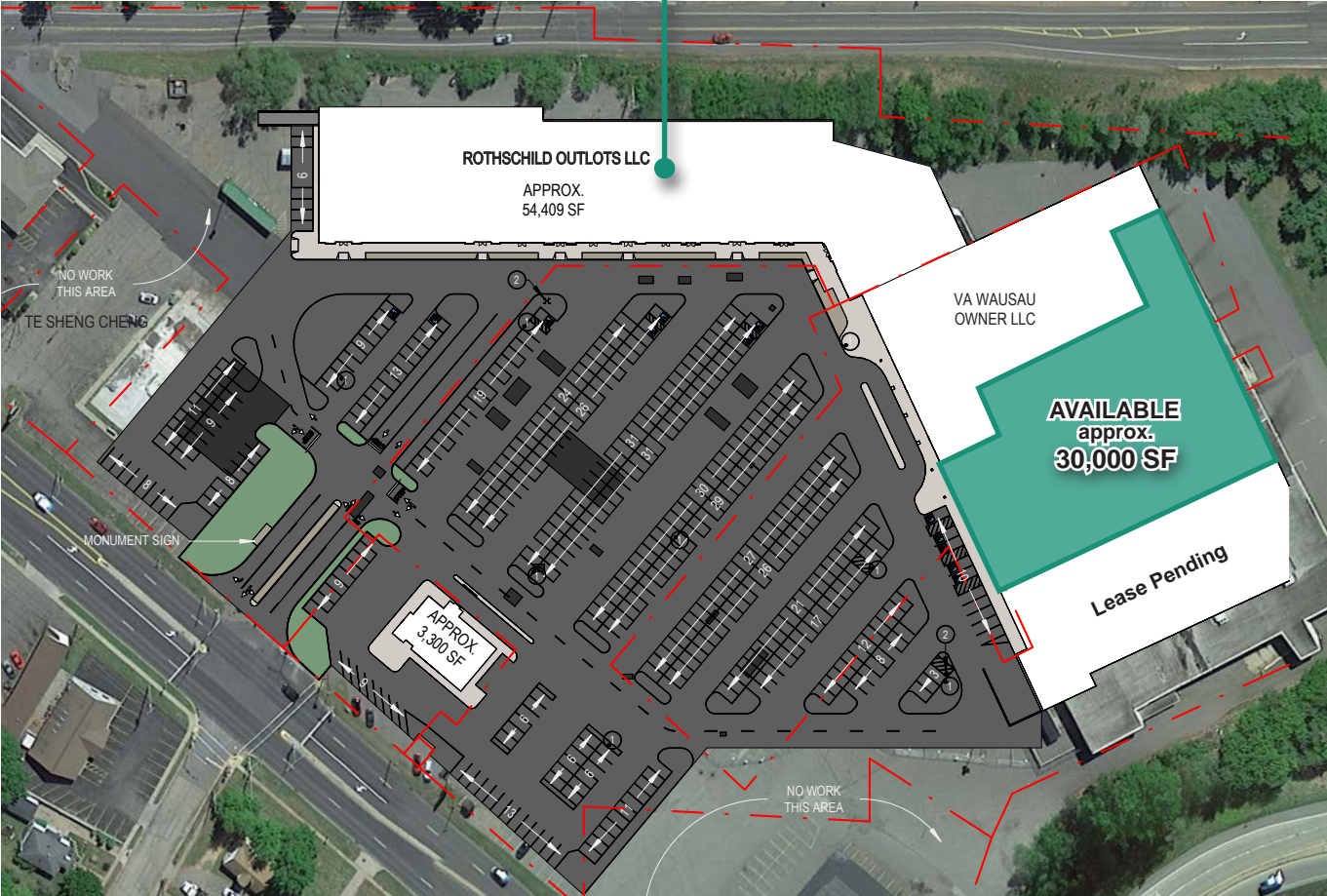


\$35,390,080
FOOD AWAY
FROM HOME


Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	4,578	25,933	57,485
 HOUSEHOLDS	2,050	11,065	24,002
 AVG HOUSEHOLD INCOME	\$89,325	\$91,514	\$93,552
 DAYTIME POPULATION	3,915	32,603	65,471

SHOPKO PLAZA



TENANT	SQ FT
Harbor Freight	12,643 SF
Sally Beauty	2,011 SF
King Chinese	2,976 SF
AVAILABLE	2,040 SF
Papillon's	3,100 SF
Shopko Optical	2,461 SF
Advance America	1,533 SF
Cost Cutters	1,485 SF
Hallmark	10,230 SF
AVAILABLE	2,461 SF
Uff Dah	4,635 SF
Wausua VA	29,134 SF
AVAILABLE	30,000 SF
Lease Pending	30,000 SF
Outparcel	3,300 SF

SHOPKO PLAZA

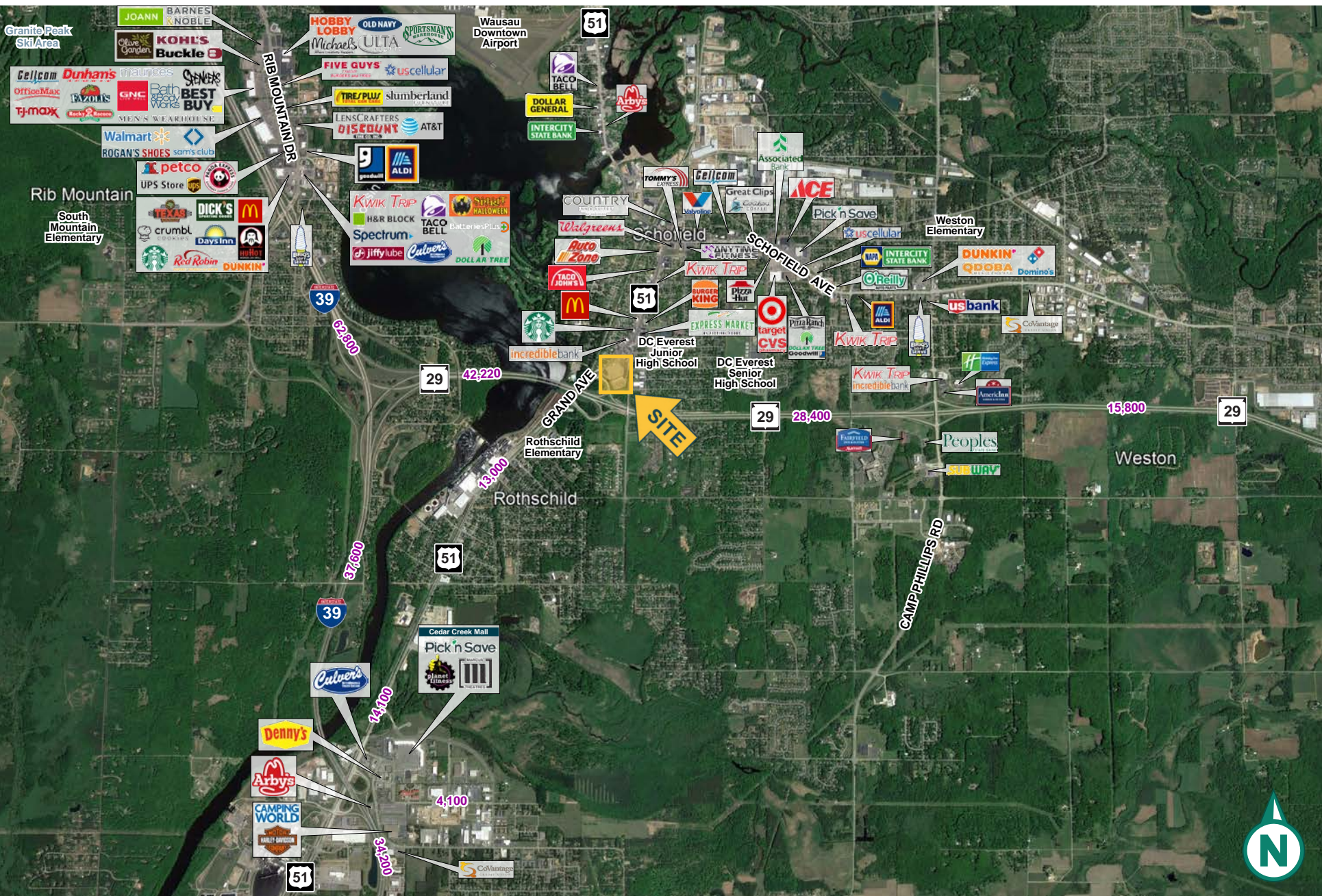


ALTERATIONS

SHOPKO PLAZA



SHOPKO PLAZA



AERIAL

SHOPKO PLAZA

Andrew
Prater

T: 414.390.1404

APrater@MidAmericaGrp.com

Ryan
O'Hara

T: 414.935.6003

ROHara@MidAmericaGrp.com



MID-AMERICA®
Real Estate-Wisconsin, LLC

600 N. Plankinton Ave, Suite 301
Milwaukee, Wisconsin 53203
414.273.4600

MidAmericaGrp.com



CONTACT

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.

