



PITTS BROTHERS
& Associates, LLC

Retail

Space

MT. PLEASANT, WISCONSIN

For Lease

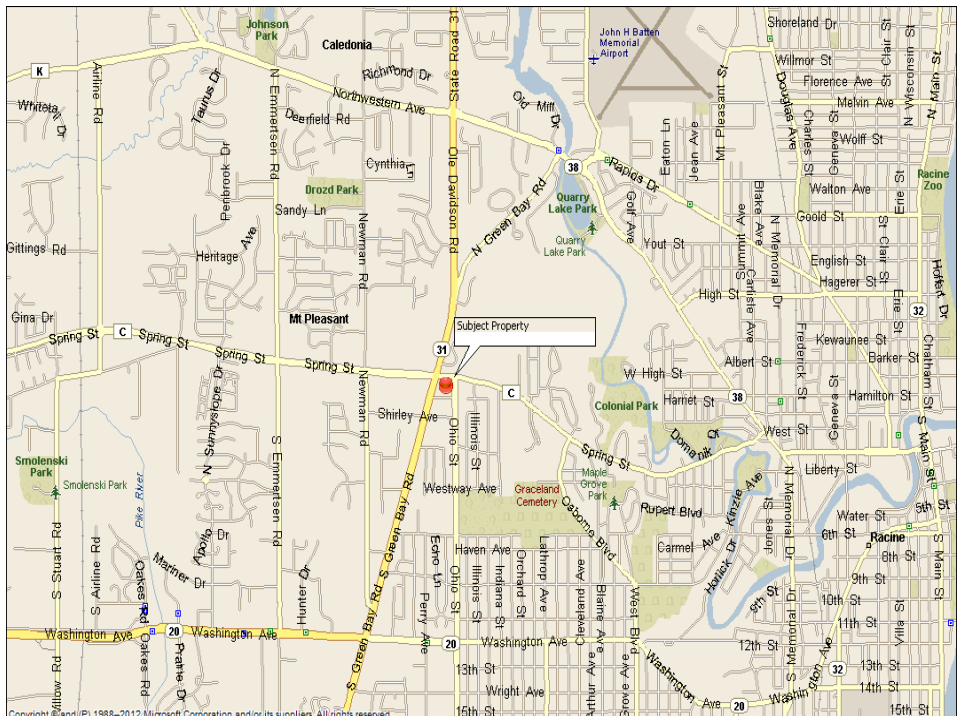
\$16.00 - 18.00/SF

- Pre-Leasing - 9,430 SF Retail Space (Proposed Construction)
- Divisible Space – Up To Three (3) Separate Units
- CAM - +/- \$5.00 PSF
- Neighboring Tenants Include Mobil C-Store/Gas Station & Car Wash, Dunkin Donuts, & Willkomm's Dish Restaurant
- Monument Signage
- Traffic Counts:
STH 31 – 33,200
Spring Street – 21,900
Ohio Street – 5,500
(Vehicles Per Day)

LOCATION

Southeast Corner
STH 31 & CTH C/Spring ST
Mt. Pleasant, WI

**For Information
Please Contact:**



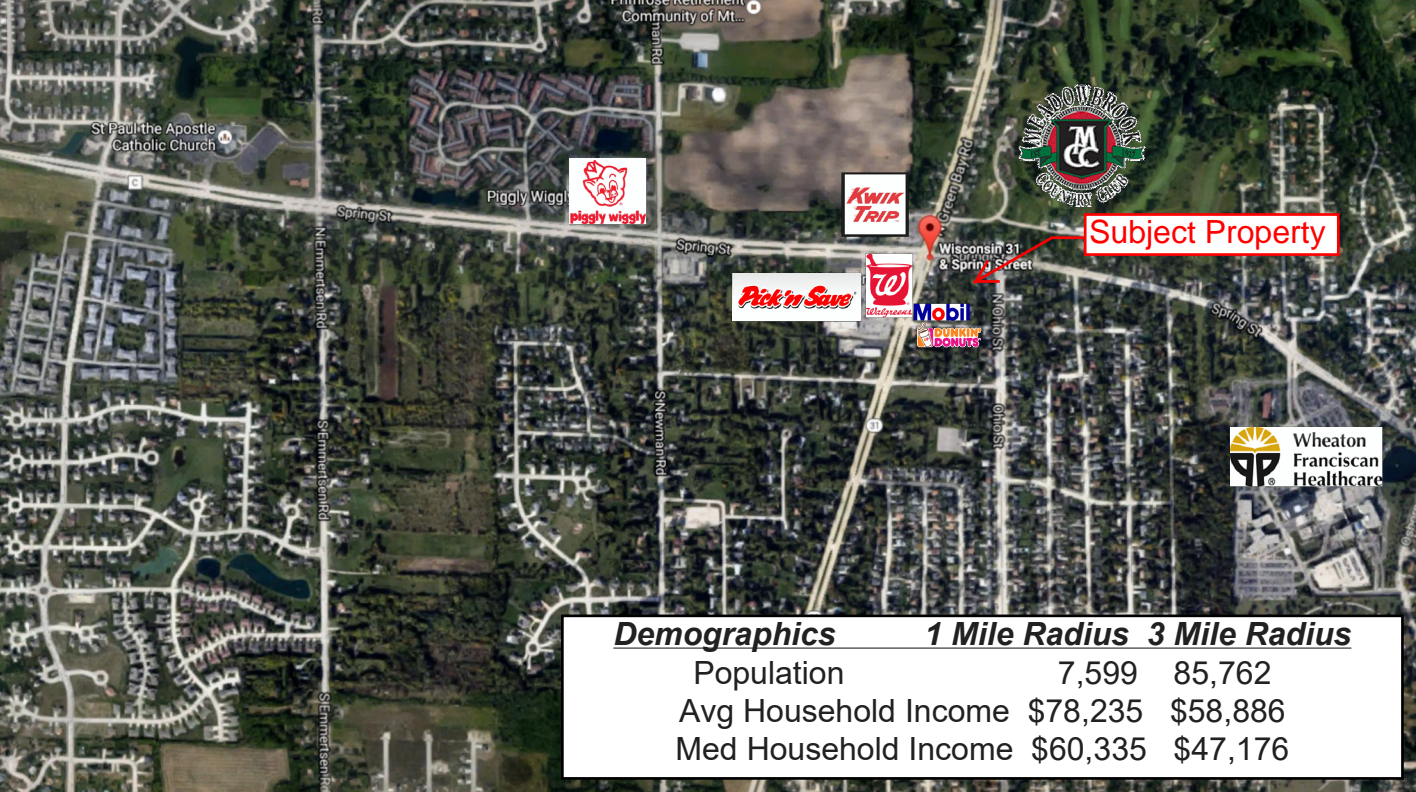
PITTS BROTHERS & Associates, LLC
6309 – 60th Street, Suite 100, Kenosha, WI

Michael Pitts, Jr.

(w) 262.654.4900

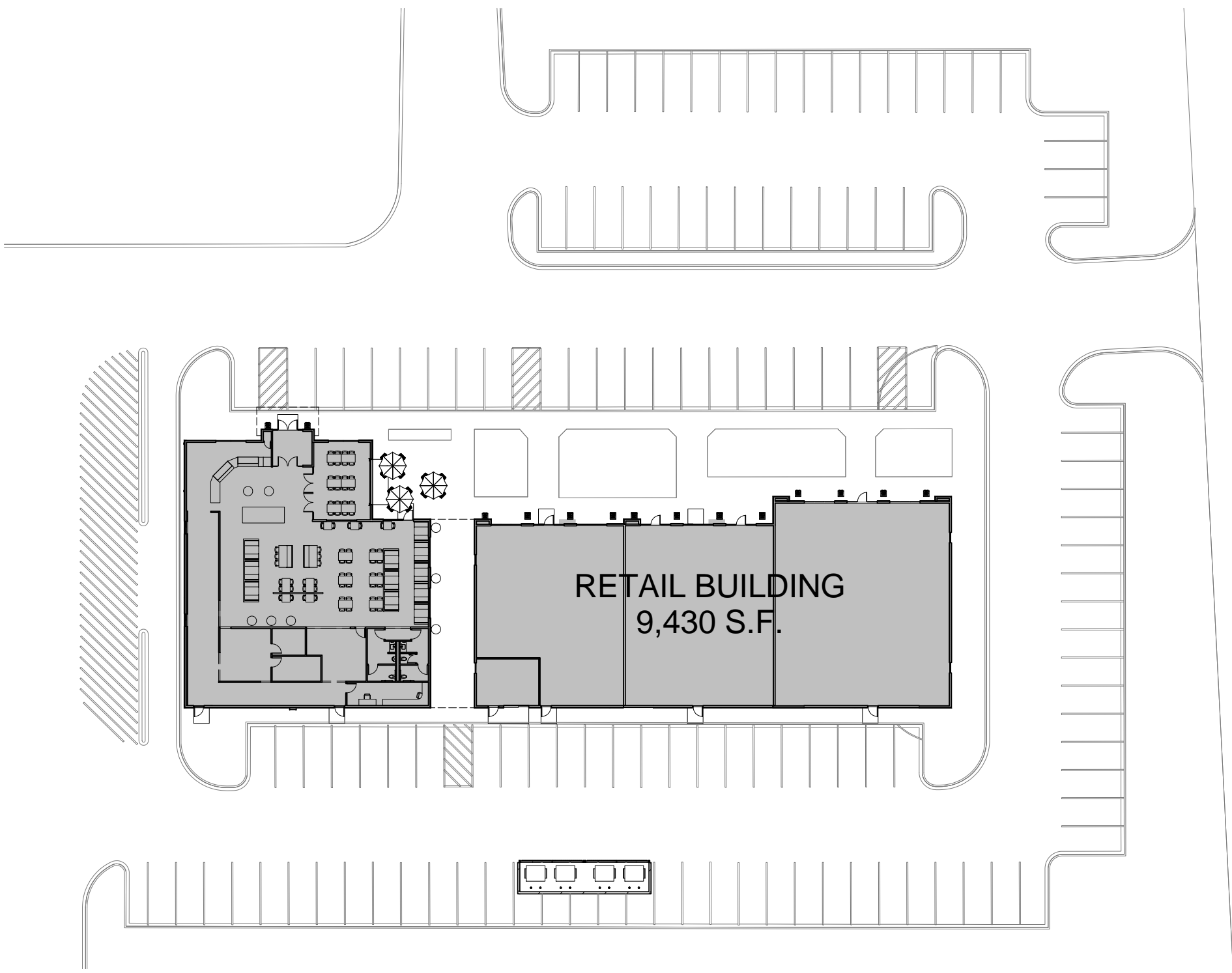
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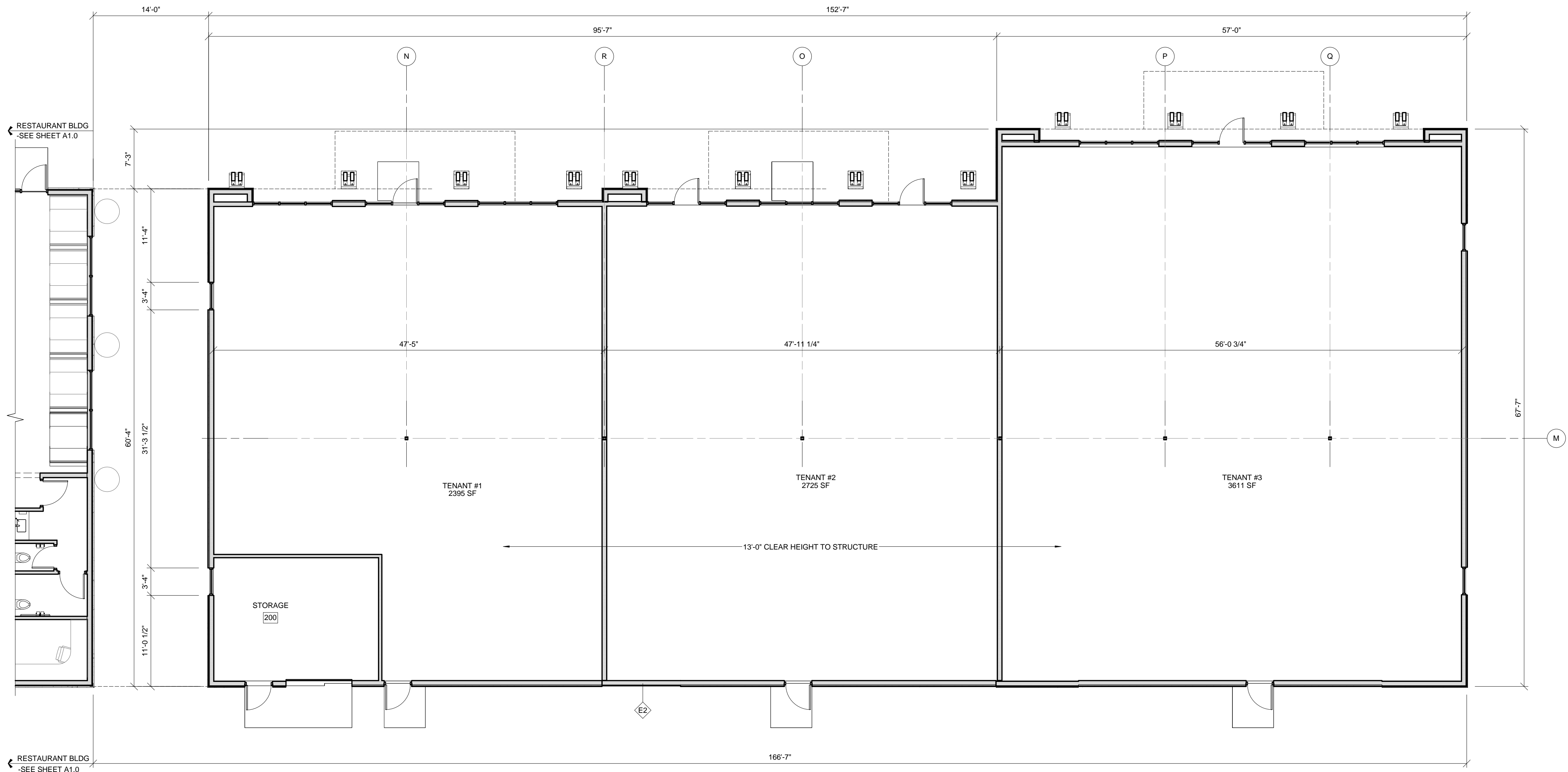


Subject Property

<u>Demographics</u>	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
Population	7,599	85,762
Avg Household Income	\$78,235	\$58,886
Med Household Income	\$60,335	\$47,176

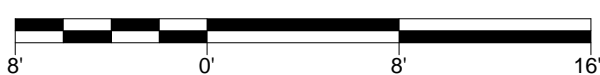


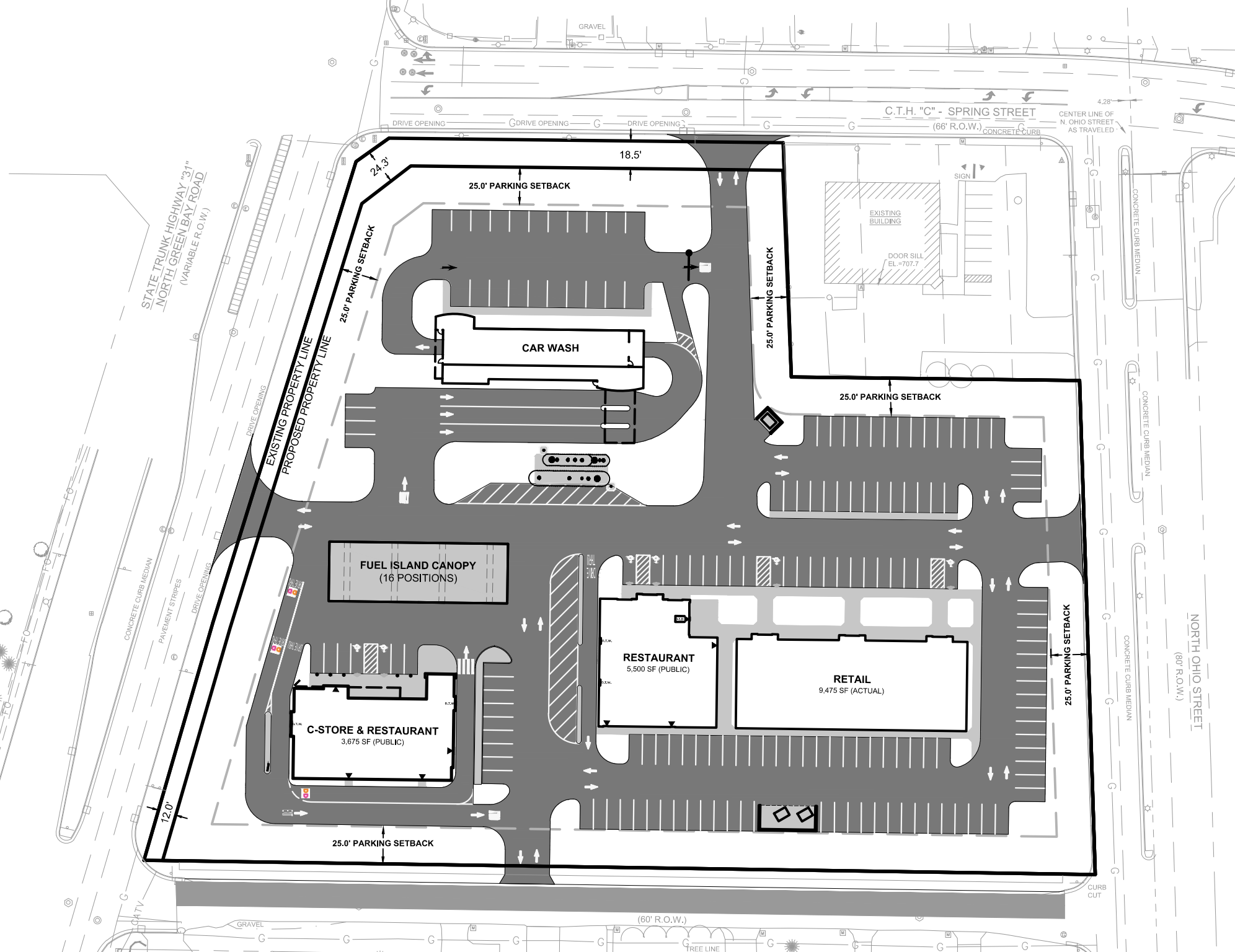
PARTIAL SITE PLAN



FLOOR PLAN - RETAIL

SCALE: 1/8" = 1'-0"





STATE TRUNK HIGHWAY "31"
NORTH GREEN BAY ROAD
(VARIABLE R.O.W.)

C.T.H. "C" - SPRING STREET
(66' R.O.W.)

NORTH OHIO STREET
(80' R.O.W.)

25.0' PARKING SETBACK

25.0' PARKING SETBACK

25.0' PARKING SETBACK

25.0' PARKING SETBACK

25.0' PARKING SETBACK

CAR WASH

FUEL ISLAND CANOPY
(16 POSITIONS)

C-STORE & RESTAURANT
3,675 SF (PUBLIC)

RESTAURANT
5,500 SF (PUBLIC)

RETAIL
9,475 SF (ACTUAL)

EXISTING BUILDING

DOOR SILL
EL.=707.7

(60' R.O.W.)

BROKER DISCLOSURE TO CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **List Home/Cell Numbers:** _____

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND

49 THAT Michael Pitts and Pitts Brothers and Associates, LLC are working
50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's/Listing Broker's Agent) (~~Buyer's/Tenant's Agent or Buyer's Broker's Agent~~) **STRIKE ONE**.

52 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____

54 Signature ▲ Date ▲ Signature ▲ Date ▲

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

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55 DEFINITION OF MATERIAL ADVERSE FACTS

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.