

AVAILABLE

KETTLE PARK WEST

JUNIOR BOX OPPORTUNITIES

WALMART SUPERCENTER ANCHORED

US HWY 51 AND HWY 138
Stoughton, WI 53589



OFFERING HIGHLIGHTS

- + Pre-leasing junior box and larger in-line spaces
- + Established market located just minutes south of Madison
- + Walmart opening scheduled for April 2017
- + Out-parcels already sold to Kwik Trip and bank branch
- + Strong Demand Locally
 - Over 90% of the Stoughton residents polled prefer to purchase, eat and drink in the community rather than travel to other areas
 - A City of Stoughton demand gap analysis of the retail and service sector concluded that over \$80 million of local consumer demand was not being met



CONTACT US

BRIAN WOLFF

Vice President
+1 608 663 5445
brian.wolff@cbre.com

GRETCHEN LINS

Associate
+1 608 663 5445
gretchen.lins@cbre.com

SANDY GOLDEN

Senior Vice President
+1 414 274 1639
sandy.golden@cbre.com

KETTLE PARK WEST



www.cbre.com/walmartstoughton

CBRE

WALMART SUPERCENTER KETTLE PARK WEST

AVAILABLE
US HWY 51 & HWY 138
STOUGHTON, WI 53589



MASTER PLAN



Lot	Use	Available Sizes	Price PSF
3	Office/Retail/Food	Up to 10,000 SF	Call for Pricing
4A	Junior Box	10,000 - 30,000 SF	\$8-\$12/SF
4B	Retail Center	1,200 - 10,000 SF	\$18-\$22/SF
Estimated NNN/CAM \$5.50/SF. Standard white box provided.			

www.cbre.com/walmartstoughton

CBRE

WALMART SUPERCENTER KETTLE PARK WEST

AVAILABLE
US HWY 51 & HWY 138
STOUGHTON, WI 53589



SITE MAP



- + Building 4A Junior Box Space
- + 10,000 – 30,000 SF | \$8.00 - \$12.00/SF



DEMOGRAPHIC INFORMATION

2015 Estimated Demographics

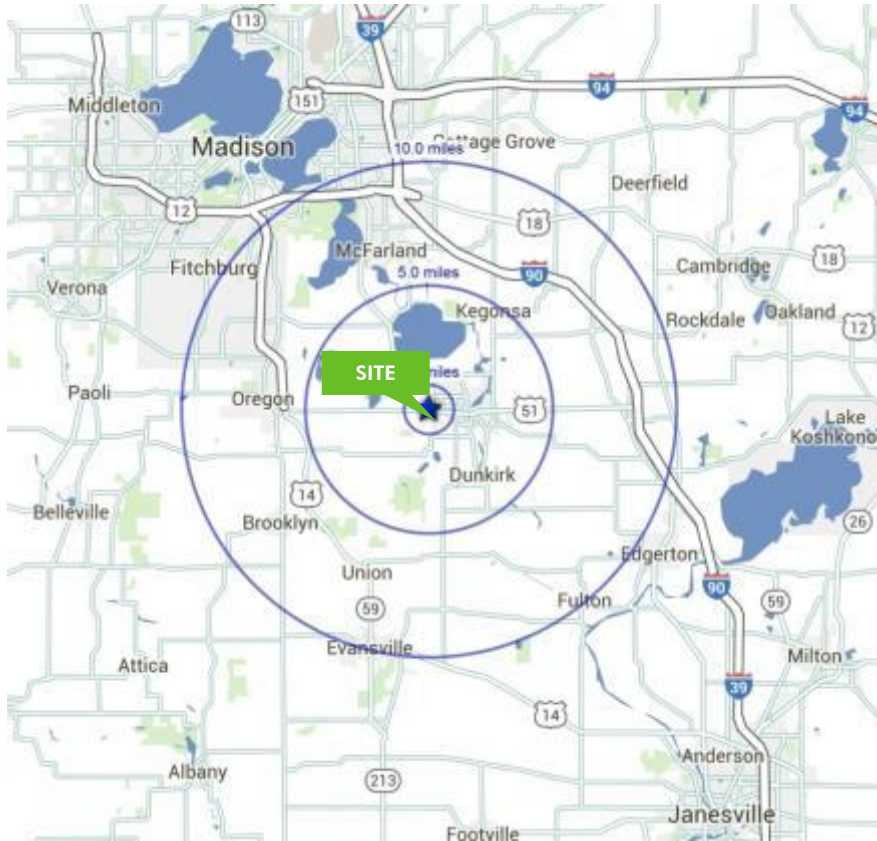
	1 mile	5 mile	10 mile
Population	4,191	20,233	70,006
Avg Household Income	\$71,346	\$74,479	\$81,275
Average Age	39.3	41.1	39.6
Total Consumer Expenditure	\$111.8M	\$468.2M	\$1541.7M
Retail Gap for the Market (Includes Food & Drinking Places)			\$454.7M
Traffic Count			
	US Highway 51		12,700 VPD

WALMART SUPERCENTER KETTLE PARK WEST

AVAILABLE
US HWY 51 & HWY 138
STOUGHTON, WI 53589



TRADE AREA MAP



DEMOGRAPHIC INFORMATION

2015 Estimated Demographics

	1 mile	5 mile	10 mile
Population	4,191	20,233	70,006
Avg Household Income	\$71,346	\$74,479	\$81,275
Average Age	39.3	41.1	39.6
Total Consumer Expenditure	\$111.8M	\$468.2M	\$1541.7M
Retail Gap for the Market (Includes Food & Drinking Places)			\$454.7M
Traffic Count			
	US Highway 51		12,700 VPD

WALMART SUPERCENTER KETTLE PARK WEST

AVAILABLE
US HWY 51 & HWY 138
STOUGHTON, WI 53589



AERIAL MAP



CONTACT US

BRIAN WOLFF

Vice President
+1 608 663 5445
brian.wolff@cbre.com

SANDY GOLDEN

Senior Vice President
+1 414 274 1639
sandy.golden@cbre.com

GRETCHEN LINS

Associate
+1 608 663 5445
gretchen.lins@cbre.com

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/walmartstoughton

CBRE

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 and 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)

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.

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.