

AVAILABLE

# Kettle Park West

WALMART SUPERCENTER ANCHORED

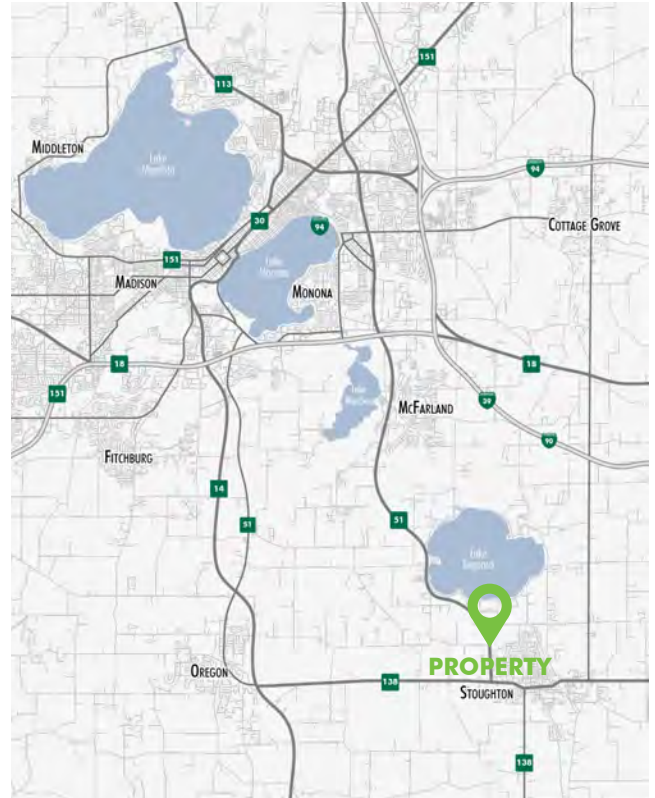
US HIGHWAY 51 AND HIGHWAY 138, STOUGHTON, WI 53589

RETAIL



## PROPERTY HIGHLIGHTS

- + Pre-leasing junior box and in-line spaces
- + Established market just minutes south of Madison
- + Walmart SuperCenter is now open
- + Out-parcels already sold to Kwik Trip and McFarland Bank
- + Hilton TRU Hotel/Conference Center (2017)
- + 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



AVAILABLE

# Kettle Park West

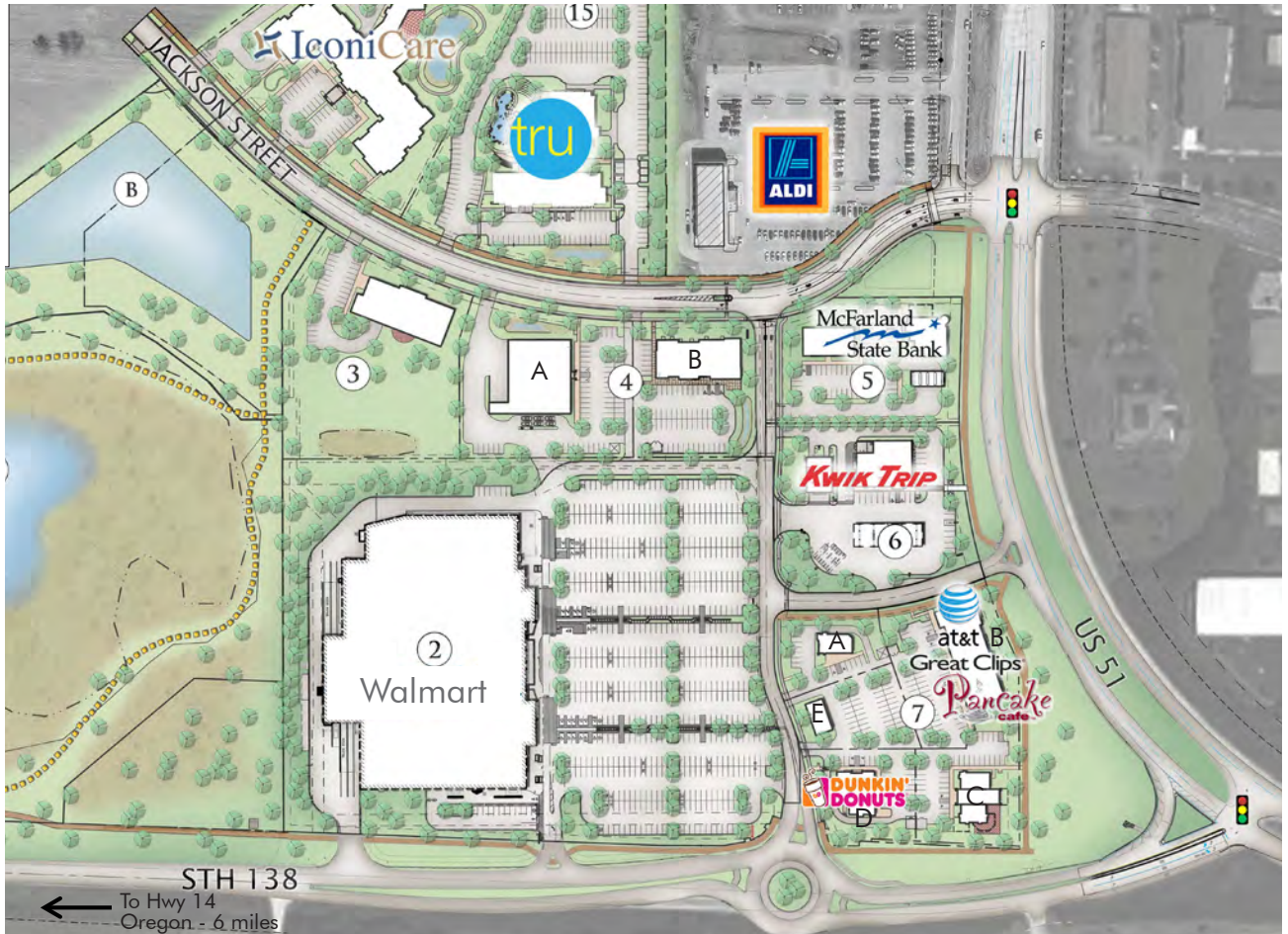
WALMART SUPERCENTER ANCHORED

US HIGHWAY 51 AND HIGHWAY 138, STOUGHTON, WI 53589

RETAIL



## MASTER PLAN



### Lot Information

Lot	Use	Available Sizes	Price PSF
2	Retail	Walmart SuperCenter	SOLD
3	Brewery/Daycare	Up to 11,800 SF	Call for Pricing
4A	Junior Box	Up to 15,000 SF	\$8 - \$12/SF
4B	Retail Center	Up to 10,000 SF	\$18 - \$22/SF
5	Bank	McFarland Bank	SOLD
6	Convenience Store	Kwik Trip	SOLD
7A	Retail/Food	2,000 SF	\$24/SF
7B*	Retail Center	Up to 4,000 SF	\$24/SF
7C	Restaurant	5,119 SF	\$25/SF
7D*	2 Retail Spaces	Up to 1,983 SF	\$24/SF
7E	Retail/Food	2,000 SF	\$24/SF

\*under construction      Estimated NNN/CAM \$5.50/SF; Standard white box finish provided

AVAILABLE

# Kettle Park West

WALMART SUPERCENTER ANCHORED

US HIGHWAY 51 AND HIGHWAY 138, STOUGHTON, WI 53589

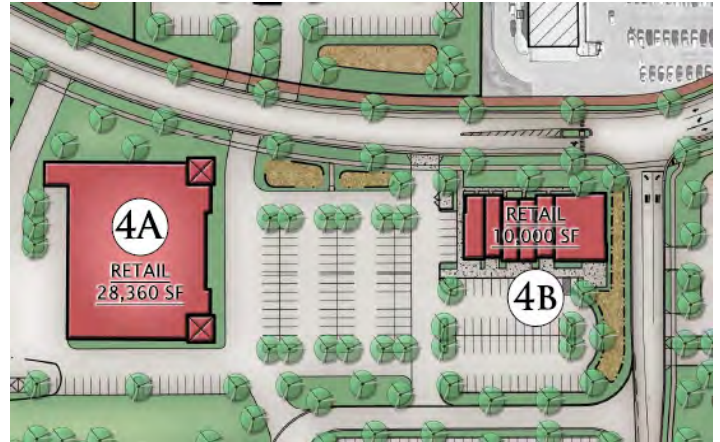
RETAIL



## AVAILABLE SPACES

### JUNIOR BOX AND INLINE SPACES

- + Building 4A - Junior Box Space
  - 7,500 - 30,000 SF | \$8-\$12/SF
- + Building 4B - Retail/Restaurant
  - 1,200 - 10,000 SF | \$18-\$22/SF



### STAND ALONE AND INLINE SPACES

- + Building 7A - Retail/Food
  - 2,000 SF | \$24/SF
- + Building 7B - Retail Center
  - Up to 4,000 SF | \$24/SF
- + Building 7C - Restaurant Site with Patio
  - Up to 5,119 SF | \$25/SF
- + Building 7D - Dunkin Donuts building
  - Up to 1,983 SF | \$24/SF
- + Estimated NNN/CAM \$5.50/SF
- + Standard white box finish provided



AVAILABLE

# Kettle Park West

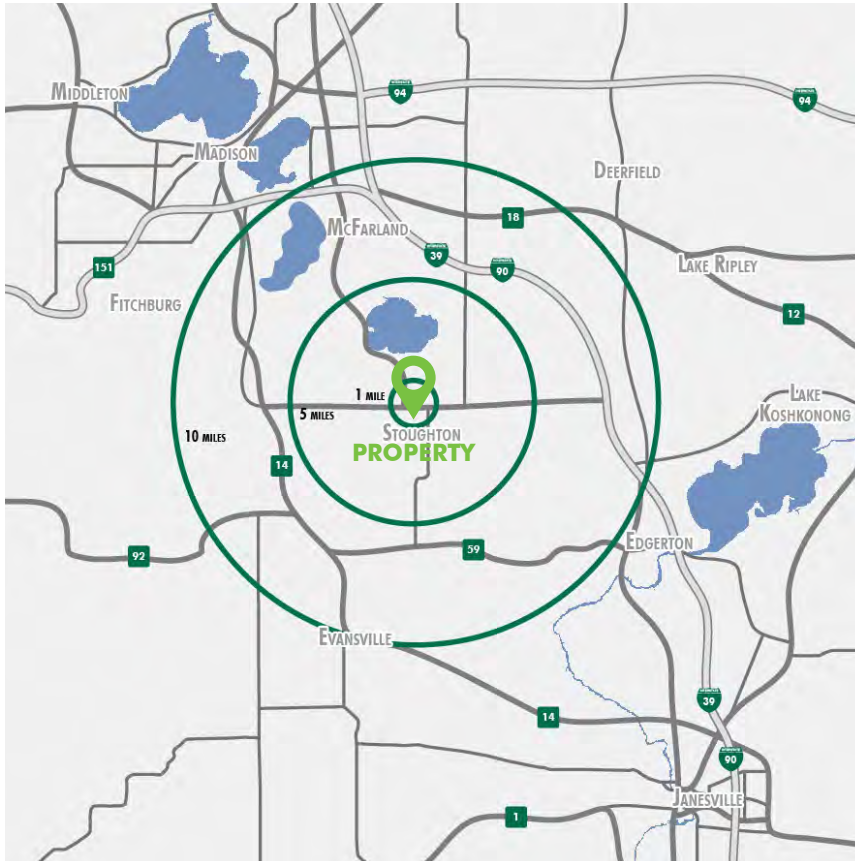
WALMART SUPERCENTER ANCHORED

US HIGHWAY 51 AND HIGHWAY 138, STOUGHTON, WI 53589

RETAIL



## TRADE AREA MAP



## DEMOGRAPHIC INFORMATION

### 2017 Estimated Demographics

	1 Mile	5 Mile	10 Mile
Population	5,219	20,571	67,766
Average Household Income	\$73,365	\$78,008	\$90,171
Median Age	40.1	43.6	41.3
Total Consumer Expenditure	\$99.0M	\$528.5M	\$2.0B
Retail Analysis for the Market (Included Food & Drinking Places)			\$454.7M

### Traffic Counts

US Highway 51	10,600 VPD
US Highway 138	7,200 VPD

AVAILABLE

# Kettle Park West

WALMART SUPERCENTER ANCHORED

US HIGHWAY 51 AND HIGHWAY 138, STOUGHTON, WI 53589

RETAIL



## AERIAL MAP



## CONTACT US

### Brian Wolff

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

### CJ Goldberg

Senior Associate  
+1 414 274 1658  
cj.goldberg@cbre.com

### Gretchen Lins

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

**KETTLE  
PARK  
WEST**



© 2017 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. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

# 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.