NAIPfefferle

2,170 SF FOR LEASE
Lower-Level Office

5541 Highway 10, Stevens Point, WI

Position your business on one of Stevens Point's busiest commercial corridors. This well-designed 2,170 SF office suite features five private offices, a conference room, reception area, and flexible waiting space to accommodate a variety of professional users.

Located directly on Highway 10 with outstanding visibility and easy access to I-39, this property offers an excellent opportunity to establish or expand your business in a highly desirable commercial location.

Property Features

- 2,170 SF professional lower-level office suite
- Five private offices, conference room, reception area, and waiting area
- Excellent visibility along US Highway 10 with over 28,000 vehicles passing daily
- Convenient access to I-39 with ample on-site parking
- Ideal for professional, medical, financial, insurance, counseling, or administrative office users
- Next to several reputable brands including Fleet Farm, McDonalds, Five Below, Ross Dress For Less, Hobby Lobby and many more.

LEASE RATE	$8-10/SF NNN
NNN	**$4.57/SF**
Building Size	7,955
Available Space	2,170 SF
Year Built	1995
Zoning	Commercial
Parking	Ample
Signage	Pylon

For more information:

Greg Hedrich
608.844.9063 gregoryh@naipfefferle.com

Tony "T.J." Morice, SIOR
715.218.2900 tjm@naipfefferle.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

200 E. Washington Street, Suite 2A
Appleton, WI
920.968.4700 / naipfefferle.com

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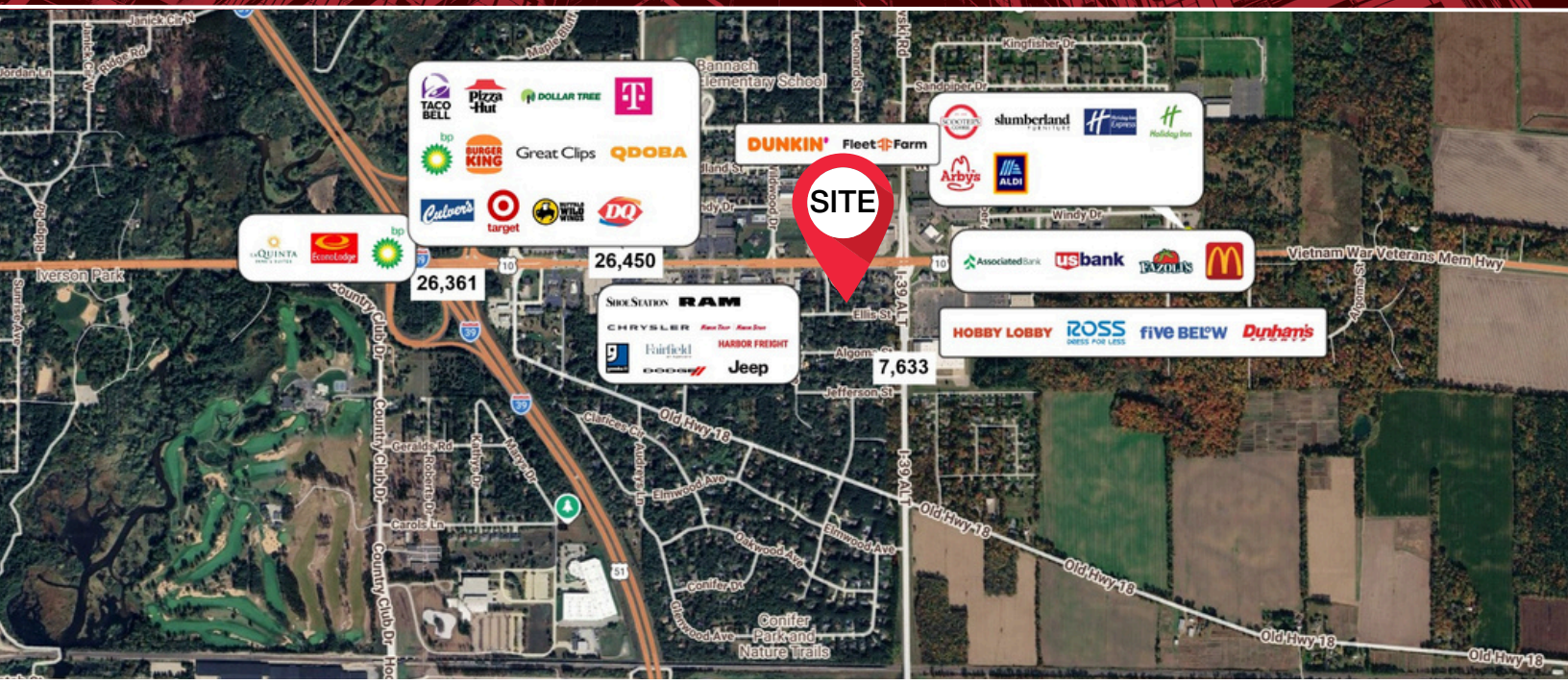

Demographics (1, 3 & 5 Mile Radius)

POPULATION

1 MILE:	2,887
3 MILES:	19,981
5 MILES:	42,664

EMPLOYEES

1 MILE:	2,010
3 MILES:	10,288
5 MILES:	24,862

AVERAGE INCOME

1 MILE:	$133,574
3 MILES:	$103,195
5 MILES:	$97,708

BUSINESSES

1 MILE:	168
3 MILES:	765
5 MILES:	1,618

HOUSEHOLDS

1 MILE:	1,304
3 MILES:	8,761
5 MILES:	18,160

TRAFFIC COUNTS

HIGHWAY 51	26,361
HIGHWAY 10	26,450
HIGHWAY R	7,633

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE

NAI Pfefferle
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (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 or 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.

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

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 below).
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 or provide that information to the Firm or its Agents by other means. At a latertime, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

_____

_____

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

_____

_____

(Insert information you authorize to be disclosed, such as financial qualification 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.