

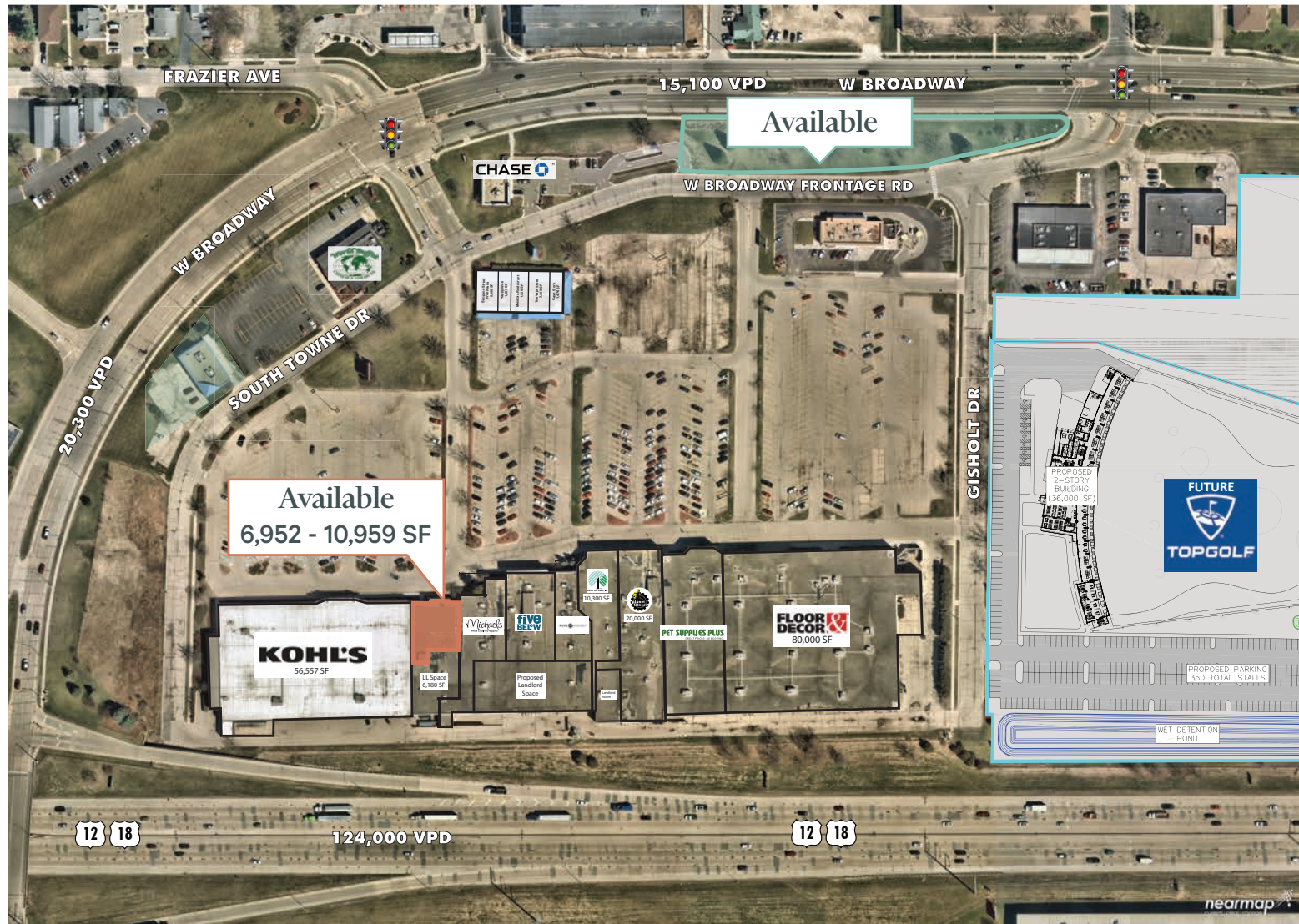
South Towne Center

Outlot & Inline Opportunities | For Lease, Sale or BTS

Contact Us

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South Towne Center

NEC of Hwy 12/18 & Broadway St | Monona, WI

Available



Property Overview

High Image Power Center conveniently located off the HWY 12/18 Beltline offering great lighted access and visibility. Multiple retail opportunities exist to include; free standing outlot building, outlot pad site, and inline space that can be right sized for a future tenant. Strong co tenants to include:

Strong co tenants to include:



Inline:

- 6,952-10,959 SF Available

Available Space

Outlot Pad Site:

- Est. Up to 2,500 SF
- Est. 0.75 Acres

Est. Op. Expenses \$4.21 PSF (Inline)

Signage Facade Signage

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Inline Space-Site Plan



Size

6,952-10,959 SF



Lease Rate

CONTACT BROKER
(BASED UPON SIZE AND
LANDLORD DELIVERY)



Frontage

78' (FRONT)/
55' (REAR) X 144' (DEPTH)



Clear Hight

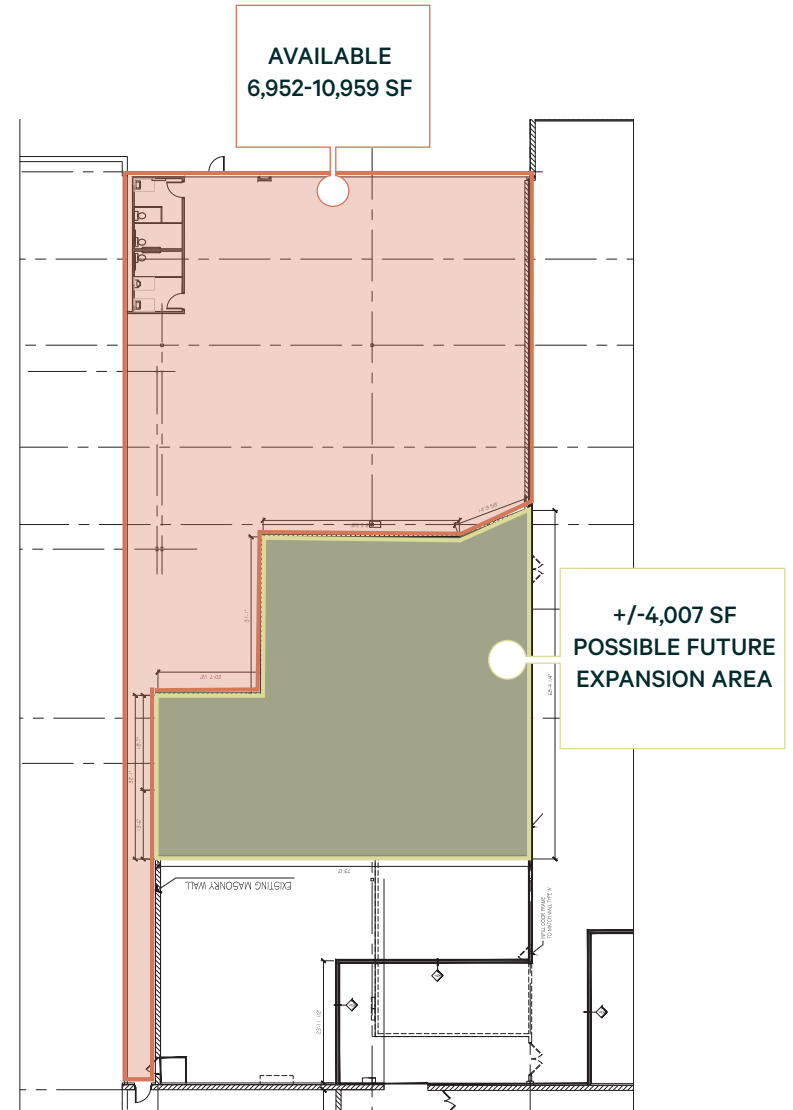
18' CLEAR



NNN Expense

\$4.21 PSF

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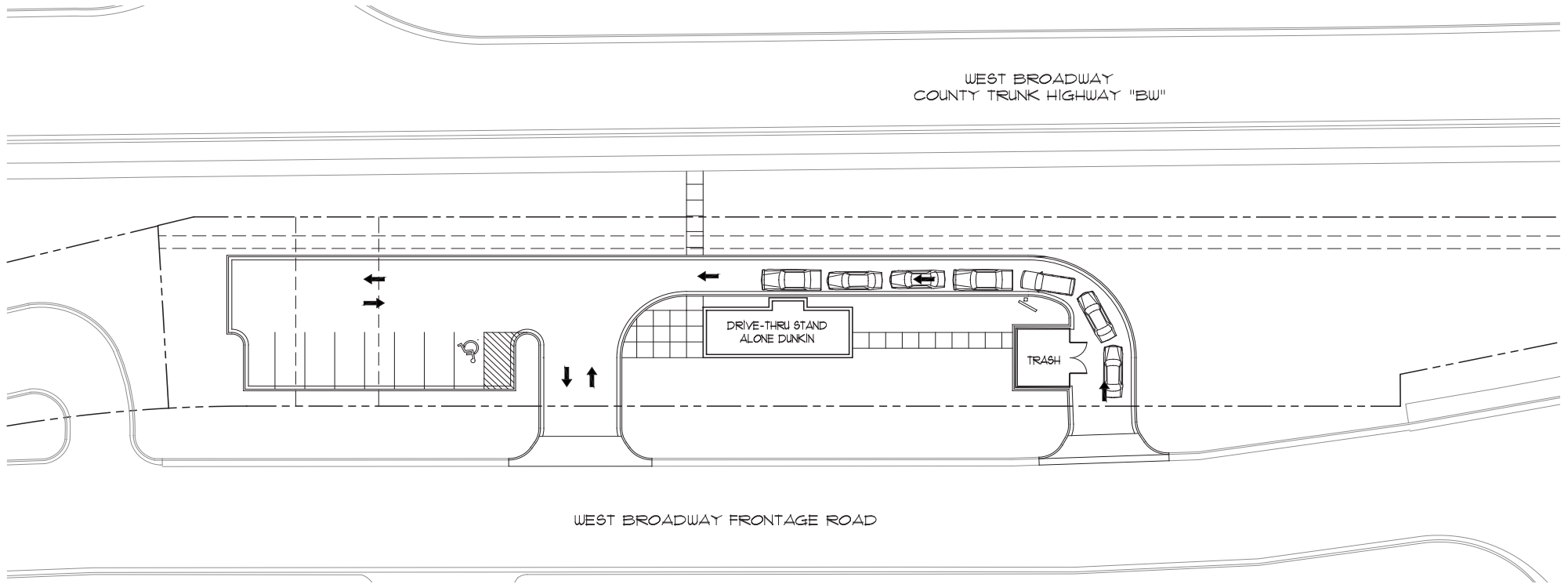
CBRE

South Towne Center

NEC of Hwy 12/18 & Broadway St | Monona, WI

Pad Site - Concept Plan

Available



Available

 **Building Size**
EST. UP TO 2,500 SF

 **Signage**
MONUMENT AND EXTERIOR

 **Price**
CONTACT BROKER

 **Potential**
DRIVE-THRU OPPORTUNITY

 **Type**
LEASE, SALE OR BUILD-TO-SUIT

 **Parcel Size**
EST. 0.75 ACRES

South Towne Center

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Available



Demographics

	10 minutes	15 minutes	20 minutes	30 minutes
Population	69,844	252,327	414,559	589,734
Avg HH Income	\$97,146	\$108,235	\$118,615	\$123,159
Daytime Population	100,001	302,398	480,964	627,374

Traffic Counts

W. Broadway	20,300 VPD
Beltline Hwy	124,000 VPD



Great visibility for tenants along W. Broadway Street

CBRE

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Mid Flight Aerial



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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 & 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.<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.

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