

**LEGEND**

- LOT 1 - FOR SALE  
6.02 AC LOT
- BLDG - FOR LEASE  
up to 61,100 SF
- SEPARATELY OWNED BY CONDO
- PARKING



# FOREST MALL REDEVELOPMENT

**6.02 AC | 61,100 SF  
DEVELOPMENT SITE  
FOR SALE / LEASE**

W. Johnson St. / Fond du Lac, WI



# THE PROPERTY

# FOREST MALL REDEVELOPMENT

## W JOHNSON ST | FOND DU LAC, WI

### Property Details

- Last remaining parcel within Forest Mall redevelopment
- Ability to renovate existing building for a variety of uses
- Abundent parking with multiple access points to building

### Availability

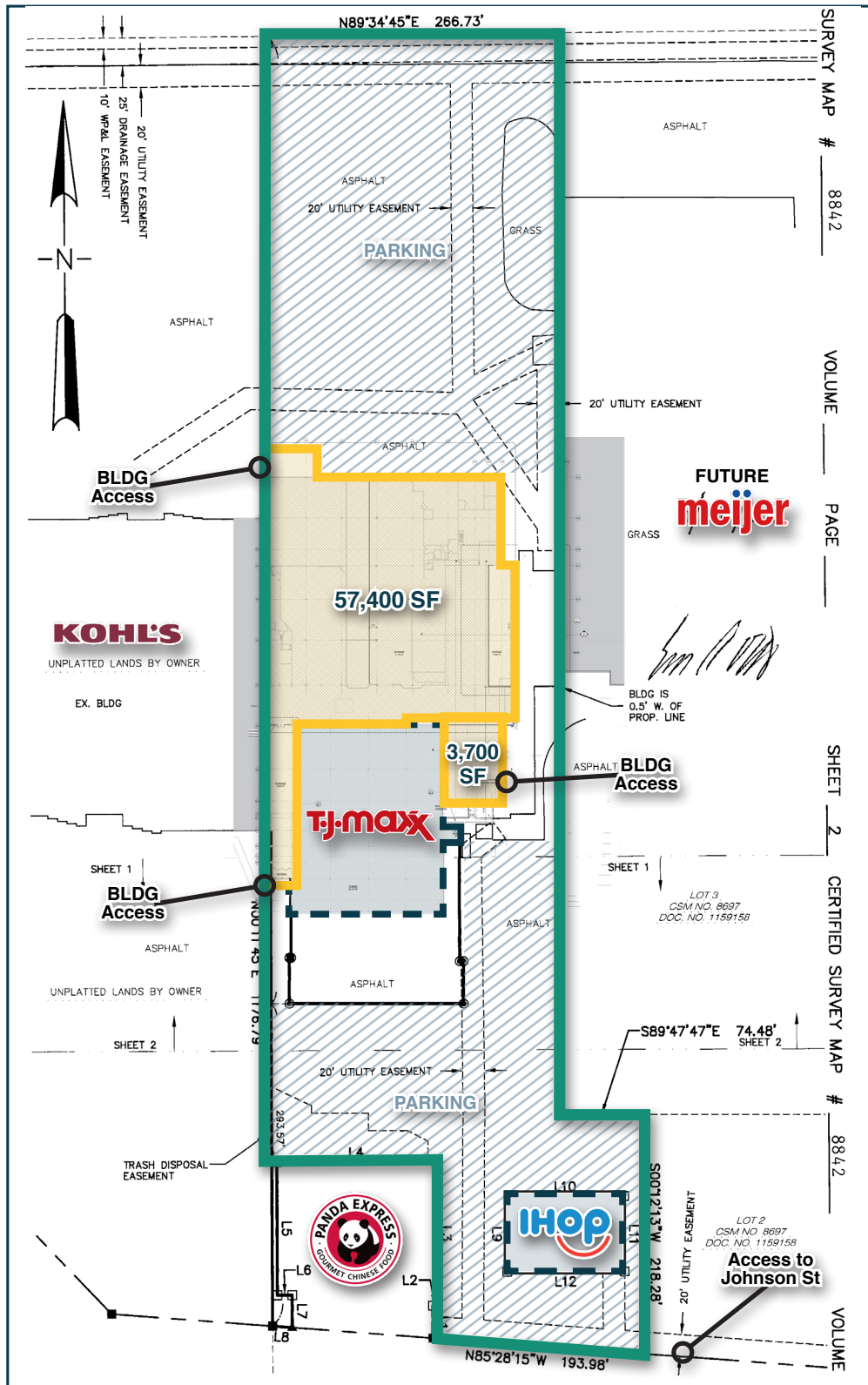
6.02 AC Parcel  
up to 61,100 SF Building

### Fond Du Lac Retail Analytics


	 377 N Rolling Meadows Dr Fond Du Lac, WI 54937 	 1200 Rickmeyer Dr Fond Du Lac, WI 54937 	 485 N Rolling Meadows Dr Fond Du Lac, WI 54937-9784 	 913 W Johnson St Fond Du Lac, WI 54935 	 760 W Johnson St Fond Du Lac, WI 54935 	 835 W Johnson St Fond Du Lac, WI 54935 
VISITS	2,124,262	865,113	1,179,305	435,532	705,982	559,246
SIZE - SQ FT	197,286 SF	192,171 SF	116,632 SF	89,492 SF	65,272 SF	30,417 SF
VISIT FREQUENCY	9.18	5.14	5.47	3.11	6.58	3.62
AVG DWELL TIME	.38	.33	.35	.39	.34	.40
SALES	\$97,041,909.17	\$48,056,263.76	\$36,518,722.78	\$13,827,656.76	\$40,188,580.71	\$14,685,855.16
VISITS YOY	-1.70%	-8.00%	0.70%	-7.80%	-1.90%	2.60%
VISITS YO2Y	7.90%	-12.40%	5.70%	-17.10%	-7.00%	281.7%
VISITS YO3Y	10.90%	-13.70%	16.80%	7.20%	-6.00%	N/A



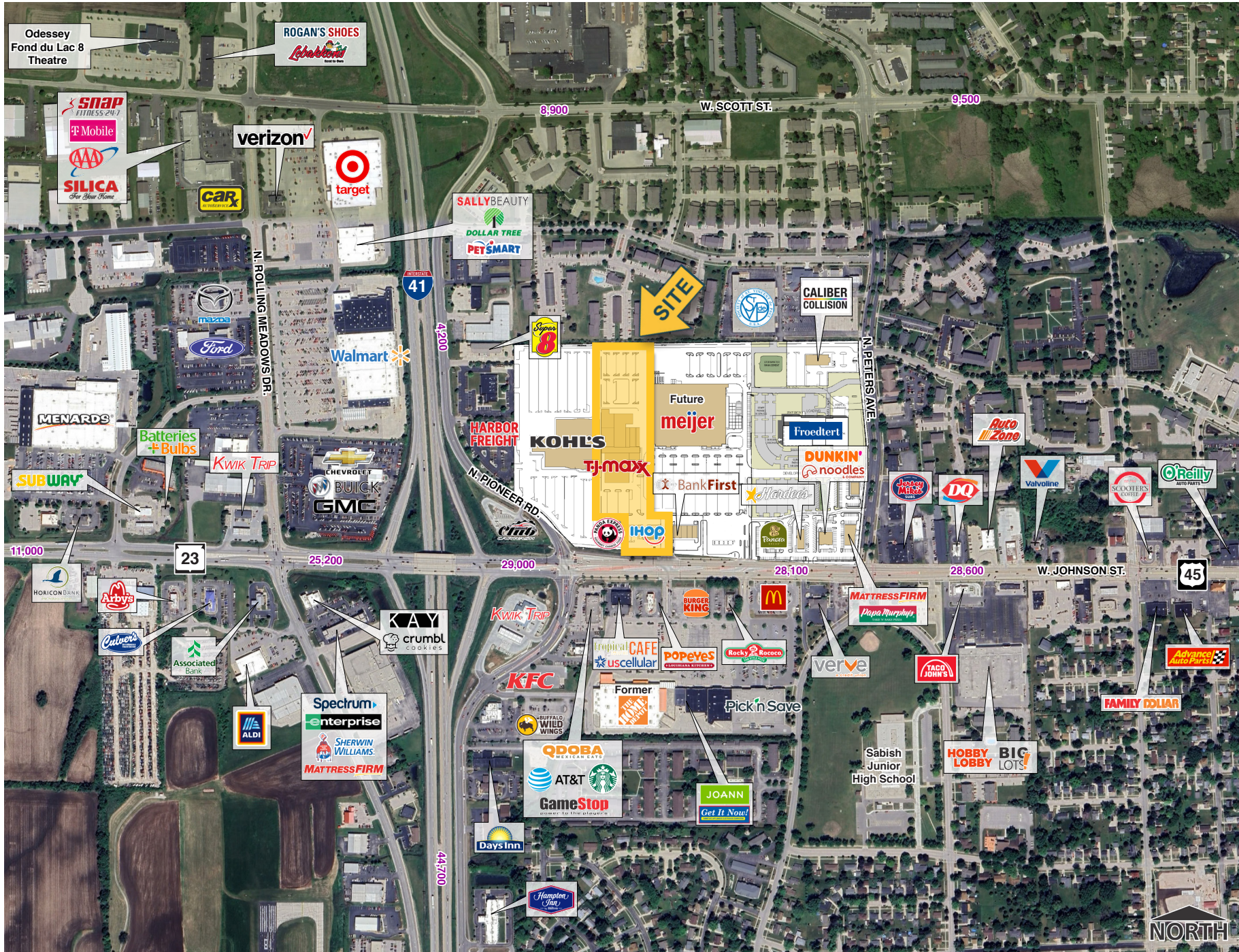
# SURVEY



**LEGEND**

-  LOT 1 - FOR SALE  
6.02 AC LOT
-  BLDG - FOR LEASE  
up to 61,100 SF
-  SEPARATELY OWNED BY CONDO
-  PARKING

# FOND DU LAC, WI



NORTH

# FOREST MALL REDEVELOPMENT

W JOHNSON ST | FOND DU LAC, WI

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# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

## DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (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 and 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
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. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**NON-CONFIDENTIAL INFORMATION** *(the following information may be disclosed by the Firm and its Agents):* \_\_\_\_\_

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

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

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## 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.