FOR LEASE

RETAIL

BELLEVILLE DAYCARE: 11 KARL AVE, BELLVILLE, WI 53508

11 Karl Avenue, Belleville, WI 53508

- Turnkey Daycare Facility
- Fenced Yard with Play Structure
- High-Visibility Hwy 69 Location

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PROPERTY SUMMARY

11 Karl Avenue
Belleville, WI 53508

Property Summary

Building SF:	6,006
Lease Rate:	$14.00
Lot Size:	0.64 Acres
Parking:	20 Spaces

Building Overview

This 6,006 SF, two-story commercial building includes a 2,728 SF available suite currently configured for daycare use. Built in 1993 and renovated in 2022, the property features wood-frame construction, a kitchen, reception area, two restrooms, fenced outdoor space with a play structure, and approximately 20 surface parking spaces. The building is ADA compliant and offers strong visibility along Highway 69.

Location Overview

Located along Highway 69 in Belleville, this property offers strong visibility and convenient access within the community. The surrounding area includes a mix of retail, restaurants, service businesses, and other commercial uses, with approximately 4,400 vehicles passing the site daily. Its accessible location and prominent roadway exposure make it well positioned to serve Belleville and the surrounding communities.

PROPERTY DESCRIPTION

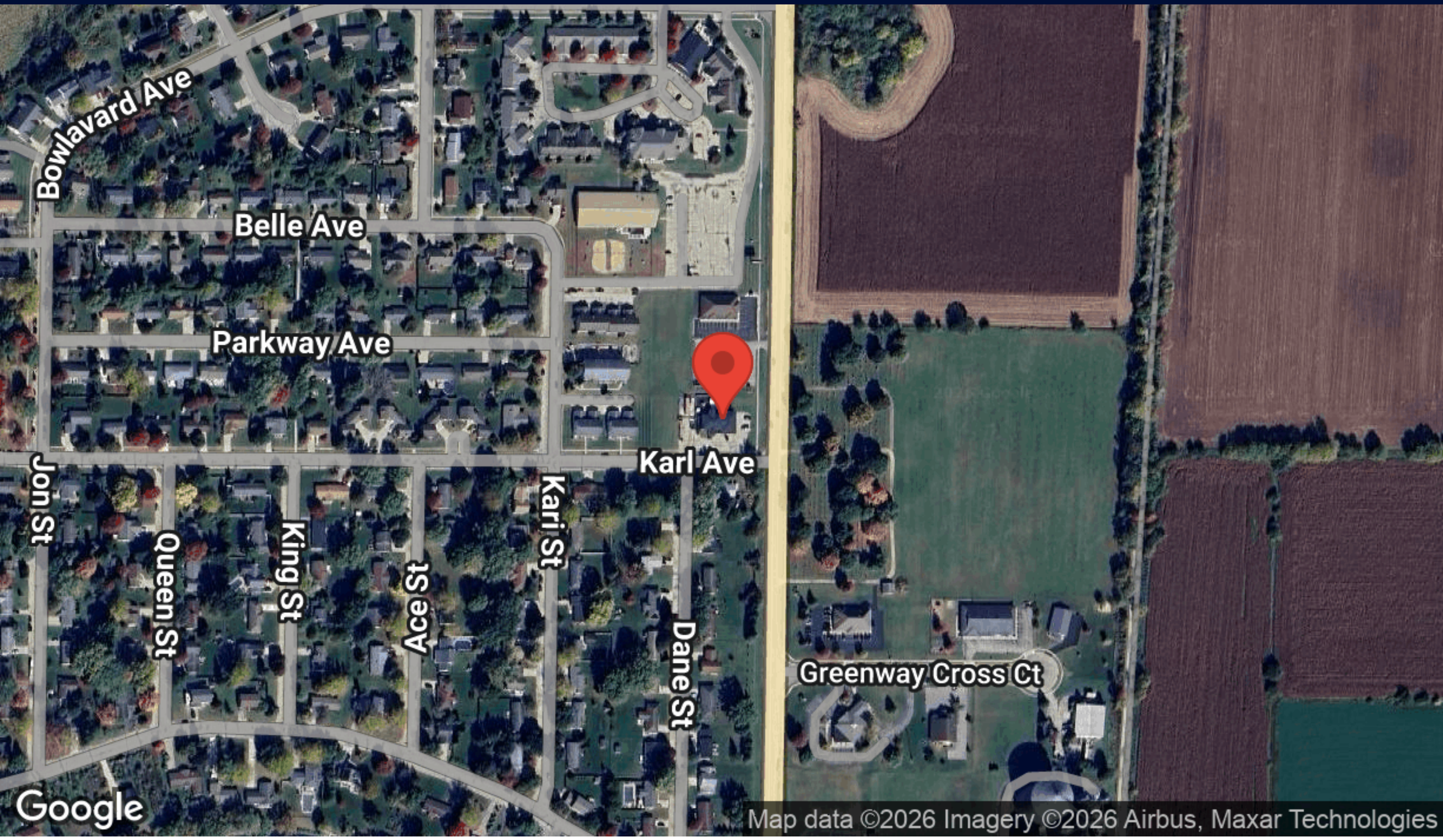
Turnkey daycare center for lease at 11 Karl Ave, Belleville, WI—a rare opportunity in one of Wisconsin's fastest-growing municipalities, where demand for quality childcare keeps climbing. This recently renovated, 2,728 finished sq ft facility is move-in ready for daycare use, featuring multiple levels and separate rooms ideal for age-group separation, giving operators the flexibility to serve infants through school-age children under one roof. Outside, a fully fenced yard boasts a playground-quality play structure and generous outdoor play area, creating a safe, engaging space for kids to learn and grow. The building offers high visibility with excellent signage potential, helping any childcare provider attract new families in a community that needs it. With young families continuing to move into the area, this location sets a daycare business up for long-term success. Contact us today to tour this exceptional leasing opportunity.

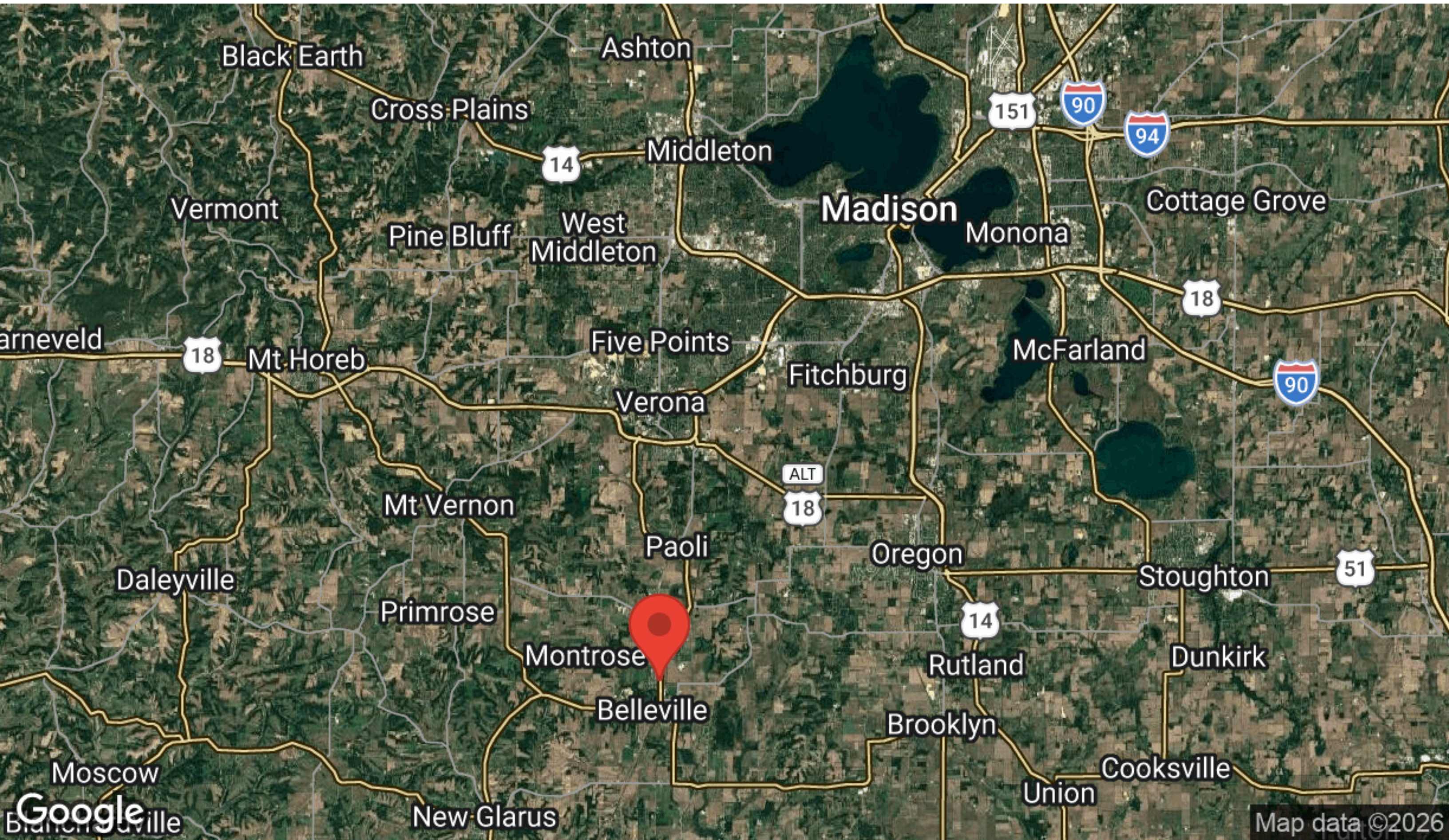
PROPERTY PHOTOS

11 Karl Avenue
Belleville, WI 53508

LOCATION MAPS

11 Karl Avenue
Belleville, WI 53508





BUSINESS MAP

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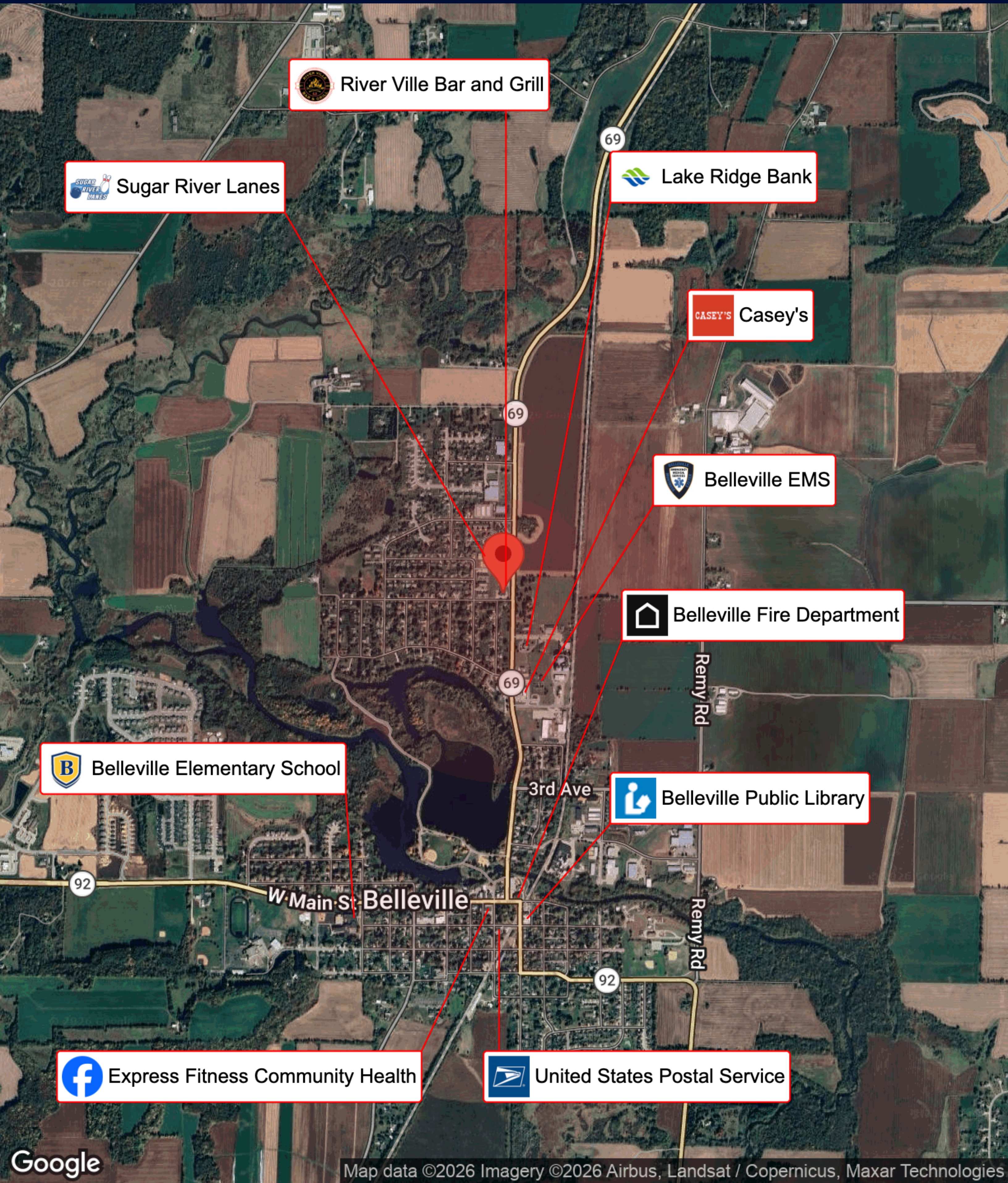

DEMOGRAPHICS

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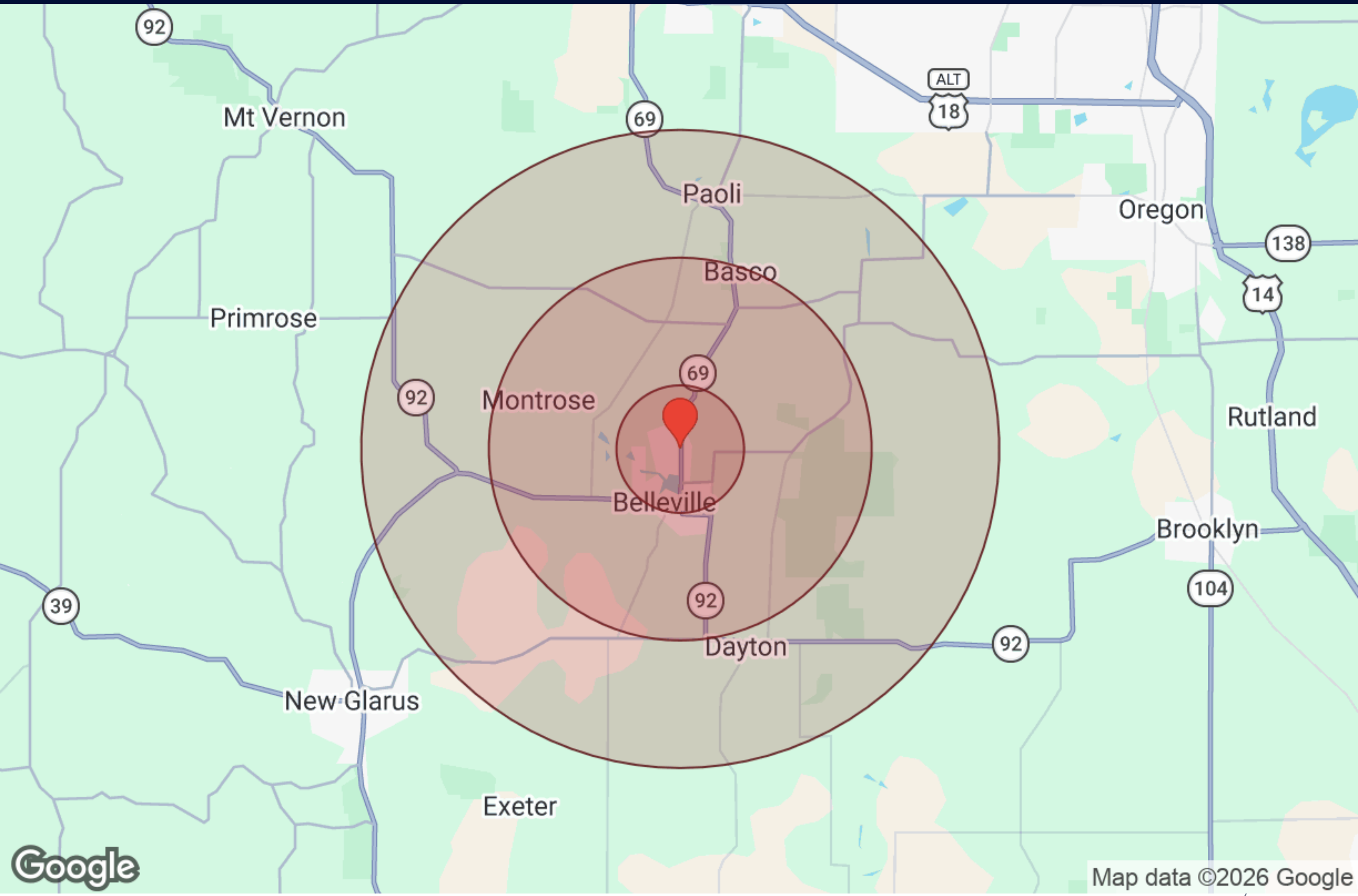

Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,093	2,147	3,257
Female	1,107	2,138	3,219
Total Population	2,200	4,285	6,476

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,046	1,959	2,894
Occupied	972	1,836	2,717
Owner Occupied	780	1,501	2,260
Renter Occupied	192	335	457
Vacant	74	122	177

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	339	685	1,042
Ages 15 - 24	220	471	722
Ages 25 - 54	844	1,670	2,464
Ages 55 - 64	326	612	951
Ages 65+	471	847	1,297

Income	1 Mile	3 Miles	5 Miles
Median	$93,553	$96,706	$101,809
Under $15k	33	51	70
$15k - $25k	34	63	88
$25k - $35k	55	102	141
$35k - $50k	76	145	201
$50k - $75k	122	245	361
$75k - $100k	224	360	475
$100k - $150k	229	429	623
$150k - $200k	148	281	419
Over $200k	51	161	341

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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Each Office Independently Owned and Operated

PRESENTED BY:

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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 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(I) 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 significate 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 (le) 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.