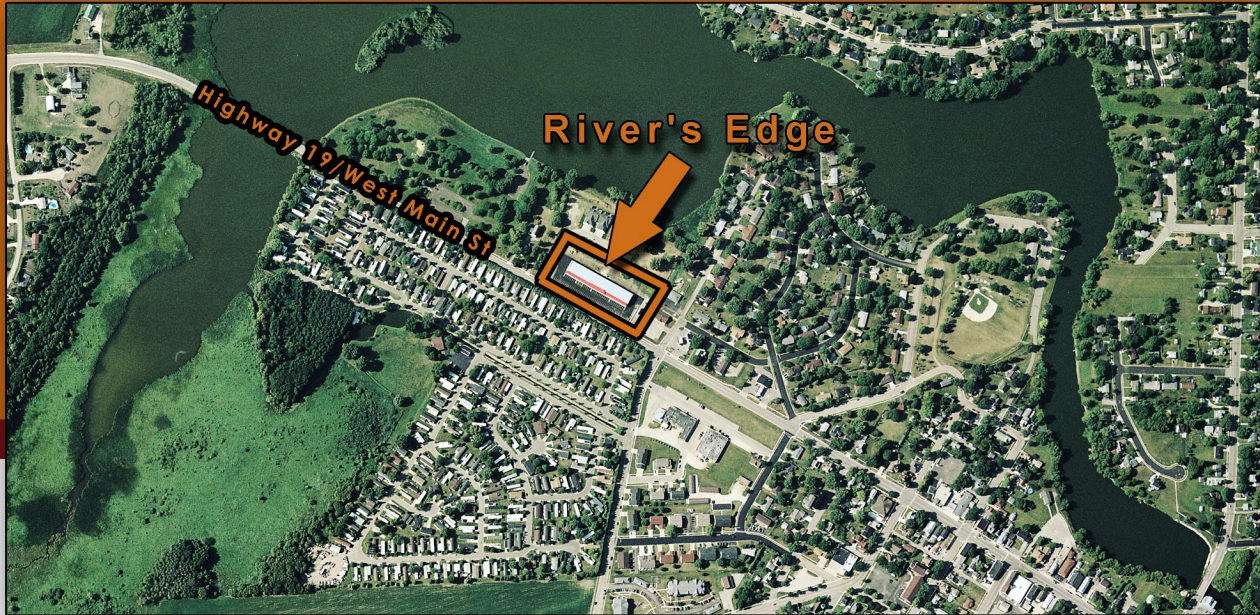


River's Edge Shopping Center

State Highway 19

Marshall, Wisconsin

FOR SALE



701 West Main Street

FEATURES

- > 1,375 to 20,000 Sq. Ft. Available
- > End Cap & Building Signage Available
- > Abundant Parking
- > Rates from \$8.00 to \$10.00 Per Sq. Ft.



Blake George

Principal

608.327.4005

bgeorge@lee-associates.com

Lee & Associates, LLC

4726 E. Towne Blvd.

Suite 220

main. 608.327.4000

fax. 608.327.4011

TRAFFIC COUNTS

State Hwy 19: 9,200 ADT
 County Road T: 3,000 ADT
 Highway 73: 5,700 ADT

DEMOGRAPHICS

	3-Mile	5-Mile	7-Mile
Population	5,185	10,023	17,409
Average HH Income	\$59,466	\$63,608	\$64,325

Lee & Associates
 COMMERCIAL REAL ESTATE SERVICES
 www.lee-associates.com



County Highway 1 - 3,000 ft

Highway 16 - 2,200 ft

Highway 73 - 5,700 ft

River's Edge Shopping Center

Main St

Date: 05/25/06

Current Geography Selection: (3 Selected) 3,5,7 mile radii: Rivers Edge

Lat: 43.171164 Long: -89.071907

City: Marshall village Pop: 3,911

County: Dane County Pop: 463,177

Zip: 53559 Pop: 6,289

Demographic Snapshot Comparison Report

	3 Miles:	5 Miles:	7 Miles:
Population:			
Total Population	5,185	10,023	17,409
Male Population	50.5%	50.5%	49.8%
Female Population	49.5%	49.6%	50.2%
Median Age	35.9	36.0	37.3
Population Density (per sq. mi.)	183.4	127.6	113.1
Employees	555	2,894	5,079
Establishments	87	250	464
Income:			
Median HH Income	\$55,047	\$55,605	\$58,021
Per Capita Income	\$23,308	\$25,191	\$25,763
Average HH Income	\$59,466	\$63,608	\$64,325
Households:			
Total Households	1,990	3,838	6,788
Average Household Size	2.59	2.57	2.53
Household Growth 1990 - 2000	31.9%	26.7%	30.1%
Housing:			
Owner Occupied Housing Units	78.8%	75.7%	75.2%
Renter Occupied Housing Units	19.6%	21.6%	22.4%
Vacant Housing Units	1.7%	2.7%	2.4%
Race:			
White	94.0%	93.9%	94.7%
Black	1.0%	0.8%	0.9%
American Indian, Eskimo, Aleut	0.4%	0.3%	0.3%
Asian	0.5%	0.4%	0.7%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%
Other	3.2%	3.5%	2.4%
Multirace	0.8%	0.9%	1.0%
Ethnicity:			
Hispanic	5.0%	5.9%	4.3%
Non-Hispanic	95.0%	94.1%	95.7%

Current year data is for the year **2005**, 5 year projected data is for the year **2010**. More About Our Data.
Demographic data © 2005 by Experian/Applied Geographic Solutions.

DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY Lee & Associates of Madison, LLC and
2 Firm Name ▲
3 Blake George WHO ARE WORKING AS: Owner's Agent Buyer's/Tenant's Agent
4 Sales Associate ▲

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including
9 both clients and customers), a broker shall do all of the following:

- 10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing
19 brokerage services to the party.
- 20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages
24 and disadvantages of the proposals.

DUTIES TO A CLIENT

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing
26 brokerage services to his or her client shall do all of the following:

- 27 (a) Loyally represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other
31 information, the disclosure of which is prohibited by law.
- 32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 **IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"**
46 **SECTION BELOW AND RETURN TO BROKER.**

47 **CONFIDENTIAL INFORMATION:** _____
48 _____
49 _____
50 _____
51 _____
52 _____
53 _____

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://www.widocoffenders.org> or by phone at 877-234-0085.

Copyright May 2001 by Wisconsin REALTORS® Association
Drafted by: Attorney Richard J. Staff
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.