

RETAIL CENTER FOR SALE & LEASE ALONG MAIN WI RAPIDS COMMERCIAL CORRIDOR



1841 S. 8TH STREET, WISCONSIN RAPIDS, WI

OWNER OCCUPANT INVESTORS...

Looking for the right opportunity to combine your business location with an investment opportunity?

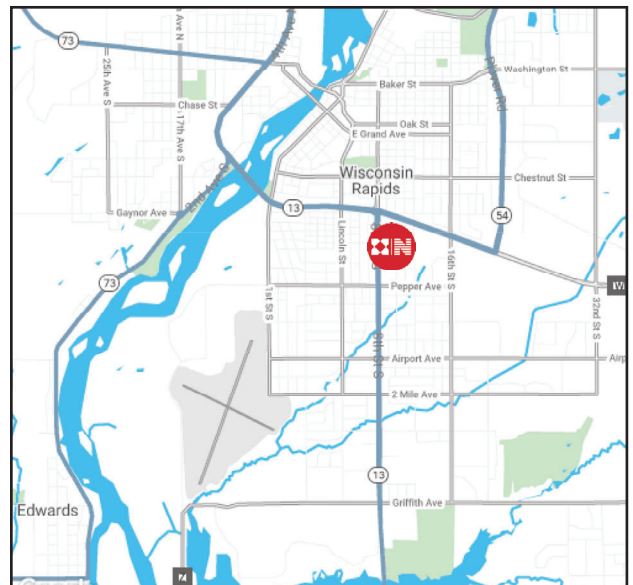
INVESTORS...

Looking for a small quality retail center with value-add opportunity? Then consider this well-positioned but under performing offering. This 63% occupied destination-type retail center has both owner-user and investor appeal.

PROPERTY HIGHLIGHTS:

- Existing long term tenants include: Rocky Rococo, Check into Cash and Cellcom
- Busiest retail area in the Community
- Two access points along strong 8th Street retail corridor
- Drive-thru
- Visit Wisconsin Rapids home page at <https://www.wirapids.org/>

Prospective Buyer/Tenant is hereby advised that: (1) Agents of Newmark Knight Frank are also Principals of Owner; and (2) Newmark Knight Frank is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Property.



For information, please contact:

RACHEL SCHMIDT, CCIM

414.395.4691

rachel.schmidt@ngkf.com



ngkf.com

757 N Broadway, Suite 700, Milwaukee, WI 53202

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



FOR SALE / FOR LEASE - RETAIL CENTER

SALE PRICE:

\$1,225,000

LEASE RATE:

\$12.50 - \$14.50/SF

NNN RATE:

\$4.81/SF

ANNUAL NOI - 2020:

\$87,888

AVAILABLE SPACE:

±4,125 SF

YEAR BUILT:

2000

BUILDING SIZE:

±11,050 SF Gross / 10,975 RSF

PARCEL SIZE:

± 1.168 Acres (50,887 SF)

ZONING:

B-2; General Commercial

PARCEL ID:

3411791

2019 REAL ESTATE TAXES:

\$27,393.37

EXISTING TENANTS:

Rocky Rococo, Check into Cash, Cellcom

TENANT LEASES:

Existing long-term Tenants; Net leases

PARKING:

65 Striped Stalls

SIGNAGE:

Illuminated pylon sign, front and back building facade

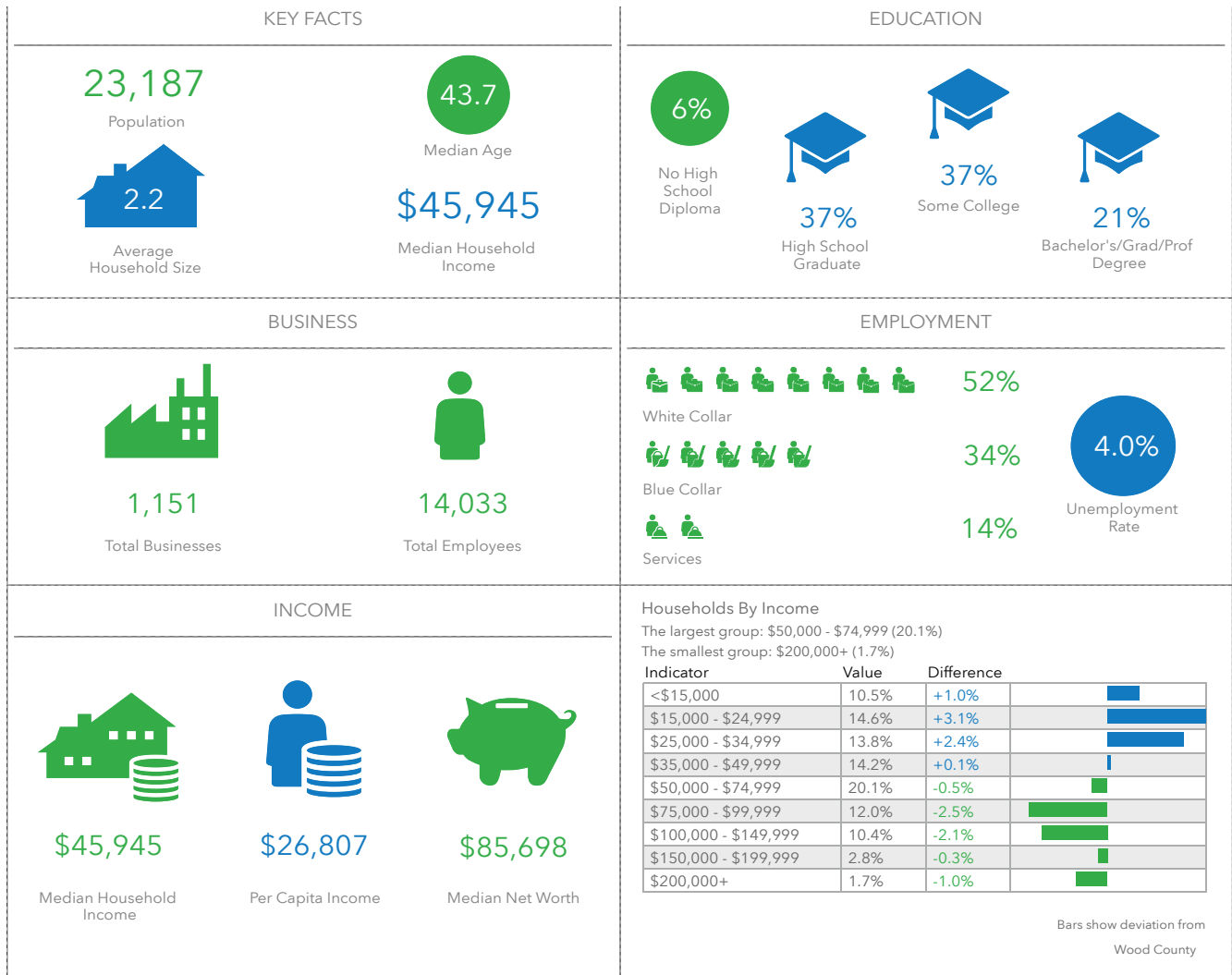
UTILITIES:

Gas, Water, and Municipal Water



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2019 - Demographics

	1 Mile	3 Miles	5 Miles
Population	7,485	23,187	31,856
Households	3,499	10,365	13,867
Median HH Inc.	\$43,059	\$45,945	\$50,588
Employees	6,143	14,033	15,743
Traffic Counts			
	E. Riverview Expressway - 8,800 AADT		
	South 8th Street - 18,600 AADT		

Source: STDB.COM/ESRI

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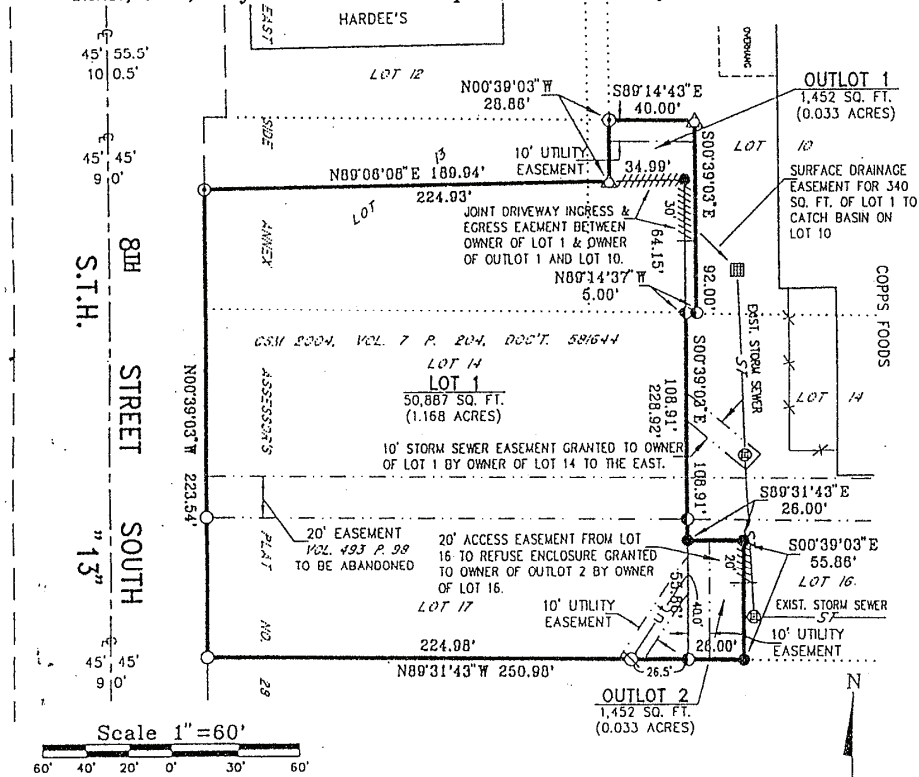
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WOOD COUNTY CERTIFIED SURVEY MAP NO. **6921**
FOR

Magna Penta & Deli Concepts, Inc.
Part of Lot 2, All of Lot 3, CSM 2004, Part of Lots 10, 13, 14 & 16, All of
Lot 17, East Side Annex Assessor's Plat No. 28, Part of Lot 2, East Side
Annex Assessor's Plat No. 51, Being part of the NW¹/₄NE¹/₄, Section 20,
T22N, R6E, City of Wisconsin Rapids, Wood County, Wisconsin.



LEGEND:

- ¾" x 24" ROUND IRON ROD SET-1.502 LB/FT.
- ⊕ ¾" ROUND IRON ROD FOUND
- 1" IRON PIPE FOUND
- ⊙ 1 ¼" ROUND IRON ROD FOUND
- ⚓ RAILROAD SPIKE FOUND
- ⊗ EXIST. STORM SEWER MANHOLE
- ⊘ CATCH BASIN
- ⚡ POWER POLE
- UNDERGROUND TELEPHONE LINE
- - - STORM SEWER LINE
- . . - . - FENCE
- - - PREVIOUSLY RECORDED AS [scribble]

BASIS FOR BEARINGS:

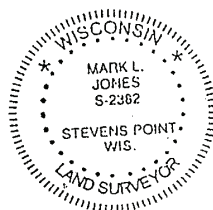
ARE THOSE PREVIOUSLY RECORDED IN
CSM 2004, IN VOLUME 7 ON PAGE 204,
AS DOCUMENT 581644, OF THE WOOD
COUNTY CERTIFIED SURVEY MAPS.

NOTE:

- 1.) OUTLOT 1 TO BE ATTACHED TO EXISTING LOT 14 TO THE EAST, OWNED BY MAGNA PENTA.
- 2.) OUTLOT 2 TO BE ATTACHED TO LOT 1 OF THIS CSM, OWNED BY DELI CONCEPTS, INC.
- 3.) MAGNA PENTA OWNS LOTS 10, 14 & 16 EAST OF LOT 1 OF THIS CSM.

Drawing No. A-8383-B
Project No. 99-188
Approved By:

Page 1 of Sheet 1
Sheet 1 of 1 Sheet
J.A.B.-Oct 14, 1999, 09:57:02



SURVEYOR:

MARK L. JONES, RLS-2382
LAMPERT-LEE & ASSOCIATES
10968 HIGHWAY 54 EAST
WISCONSIN RAPIDS, WI 54494-8718
(715)424-3131 OR (715)344-0068
FAX (715)423-8774
THIS INSTRUMENT DRAFTED BY
MARK L. JONES AND DRAWN BY
JIM BRASEL ON OCT. 14, 1999.
DWG. #A-8383-B, DISK #108

OWNERS:

DELI CONCEPTS, INC. MAGNA PENTA
1610 CORNELL ROAD 2517 PRAIS STREET
GREEN BAY, WI 54313 STEVENS POINT, WI 54481

CSM Vol. 24 P. 21
Doc't.

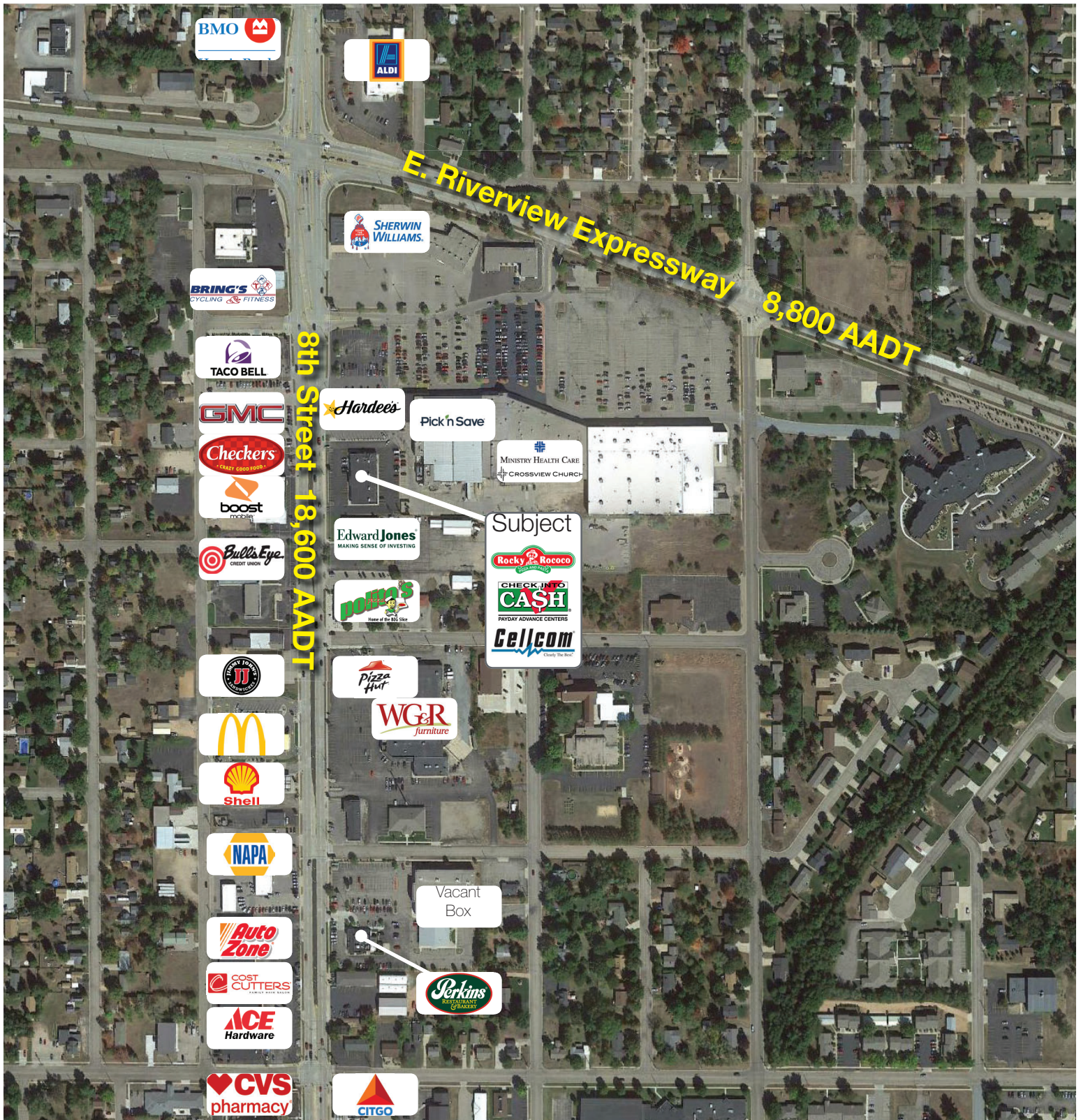
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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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 (see "Definition of Material Adverse Facts" below).
- 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 (see "Confidentiality Notice To Customers" below).
- 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 property inspection, contact an attorney, tax advisor, or property 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 (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.

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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 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 is 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 later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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)

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://www.doc.wi.gov/> 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 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.

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