## River's Edge Shopping Center for Lease

701 West Main Street, Marshall, WI



## **Features**

- 800 to 2,200 Sq. Ft. available
- Current tenants include: Dollar General, Avestar Credit Union and Marshall Pet Clinic
- Abundant Parking
- Rates from \$10.00 to \$12.00/Sq. Ft. (NNN)

## Traffic Counts

- 8,400 AADT on State Highway 19
- 3,000 AADT on County Road T
- 5,500 AADT on Highway 73



Demographics	3 Mile	5 Miles	7 Miles
Population	4,862	9,540	16,830
Avg. Household Income	\$69,363	\$70,007	\$72,287



For more information on this property, please call:

**Blake George** 

Direct: (608) 327-4005
Fax: (608) 327-4040

bgeorge@lee-associates.com

## DISCLOSURE OF REAL ESTATE AGENCY - C

1	THIS	DISCLOSURE IS BEING PROVIDED BY	Lee	& Associ	ates o	of Madison	, LLC	and		
2		Blake George	4#10 ADE 1	MODIVINO AO	Firm Nar		D	. X1		
3	_	Sales Associate	WHO ARE V	WORKING AS	: 🔯 Own	ier's Agent 📋	Buyer's/Tenant's	s Agent		
5	Misc	onsin Statute \$ 452.135 requires that brokers provide a	written agen	cv disclosure	form cont	aining a disclo	sure of duties o	wed to all parties		
6		luties owed to the broker's client, a statement regarding								
7		ding brokerage services to a party. This form is being pro		· .			,	,		
	_	IES TO ALL PARTIES								
8		Wisconsin Statute section 452.133		nat in providing	g brokeraç	ge services to a	party to a trans	saction (including		
9	(0)	both clients and customers), a broker shall do all of the f Provide brokerage services to all parties to the transaction		fairly and in a	ood faith					
10 11	(a) (b)	Diligently exercise reasonable skill and care in providing								
12	(c)	Disclose to each party all material adverse facts that				arty does not k	now or cannot	discover through		
13	. ,	reasonably vigilant observation, unless the disclosure of	a material a	adverse fact is	prohibited	d by law.				
14	(d)	Keep confidential any information given to the broker								
15		reasonable party would want to be kept confidential,								
16 17		(information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party 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 confide								
19		brokerage services to the party.						,		
20	(e)	Provide accurate information about market conditions					quests the info	rmation, within a		
21		reasonable time of the party's request, unless disclosure								
22 23	(f)	Account for all property coming into the possession of a When negotiating on behalf of a party, present contra-								
24	(g)	and disadvantages of the proposals.	ct proposais	s iii aii objeci	ive and u	IIDIascu IIIaiiii	and disclose	the advantages		
	DUT	IES TO A CLIENT								
25		Wisconsin Statute section 452.133(2)		in addition to	his or he	r duties under	lines 8 to 24, a	broker providing		
26 27	(0)	brokerage services to his or her client shall do all of the Loyally represent the client's interests by placing the c	0	sets ahead of	the intere	ete of any othe	ar narty unless	lovalty to a client		
28	(a)	violates the broker's duties under lines 8 to 24 or Wis. St								
29	(b)	Disclose to the client all information known by the b								
30		discoverable by the client through reasonably vigilant	observatio	n, except for	confident	tial information	(see lines 14	to 19) and other		
31		information, the disclosure of which is prohibited by law.								
32 33	(c)	Fulfill any obligation required by the agency agreement hat are not inconsistent with another duty that the broke					cope of the ag	ency agreement,		
34	CON	FIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS								
		ROKER IS REQUIRED TO MAINTAIN THE CONFIDEN	TIALITY OF	ALL INFORM	ATION C	IVEN TO THE	DDOVED IN CO	NIEIDENCE AND		
35 36		ALL INFORMATION OBTAINED BY THE BROKER THA								
37		FIDENTIAL, UNLESS THE INFORMATION IS REQUIF								
38	INFO	RMATION IS REQUIRED TO BE DISCLOSED BY LAW:								
39	1)	MATERIAL ADVERSE FACTS AS DEFINED IN SEC								
10	2)	ANY FACTS KNOWN BY THE BROKER THAT REPORT ON THE PROPERTY OR REAL ESTATE						EN INSPECTION		
41 42	TO	ENSURE THAT THE BROKER IS AWARE OF WHAT SI						MAY LIST THAT		
43		PRINCIPLE BROKER IS AWARE OF WHAT OF								
14		BROKER WITH OTHER WRITTEN NOTIFICATION OF V								
45	IF Y	OU WISH TO IDENTIFY SPECIFIC INFORMATION AS	CONFIDE	NTIAL PLEAS	SE COMP	LETE THE "C	ONFIDENTIAL	INFORMATION"		
46		TION BELOW AND RETURN TO BROKER.								
47	CON	FIDENTIAL INFORMATION:								
48										
40 49										
50										
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53										
	Notic	e: You may obtain information about the sex offende	r registry a	nd persons r	egistered	with the regis	try by contactir	ng the Wisconsin		
	Depa	artment of Corrections on the Internet at http://www.widoc	offenders.or	g or by phone	at 877-23	34-0085.				
		ight May 2001 by Wisconsin REALTORS® Association								
	No rep	d by: Attorney Richard J. Staff presentation is made as to the legal validity of any provision or the adequacy of	of any provision	in any specific tran	saction.					

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