



**COLDWELL  
BANKER  
COMMERCIAL**

**MCGUIRE MEARS &  
ASSOCIATES**

**FOR LEASE**

MCGUIREMEARS.COM

## MILTON AVENUE STATION

\$8.00 SF/yr (NNN)

1260 Milton Ave  
Janesville, WI 53545

AVAILABLE SPACE  
4,041 SF

AREA  
Located at the intersection of Milton Ave and Mt Zion Ave.



### RETAIL

Mandy Witt  
608 314 8252  
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**COLDWELL BANKER COMMERCIAL**  
**MCGUIRE MEARS & ASSOCIATES**  
400 Midland Court, Suite 101, Janesville, WI 53546  
608.752.6325



# MILTON AVENUE STATION

1260 Milton Ave, Janesville, WI 53545

LEASE



## OFFERING SUMMARY

Available SF:	4,041 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Estimated NNN's	\$4.50 PSF
Lot Size:	1.26 Acres
Renovated:	2006
Traffic Count:	20,600

## PROPERTY OVERVIEW

Large suite available in office and retail building at the controlled intersection of Milton Ave and Mt Zion Ave. Great exposure on Janesville's busiest commercial corridor. Both pylon and building signage are available.

## PROPERTY HIGHLIGHTS

- Located at Controlled Intersection
- Pylon and Building Signage Available
- B-3 Zoning

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 130	\$8.00 SF/yr	4,041 SF

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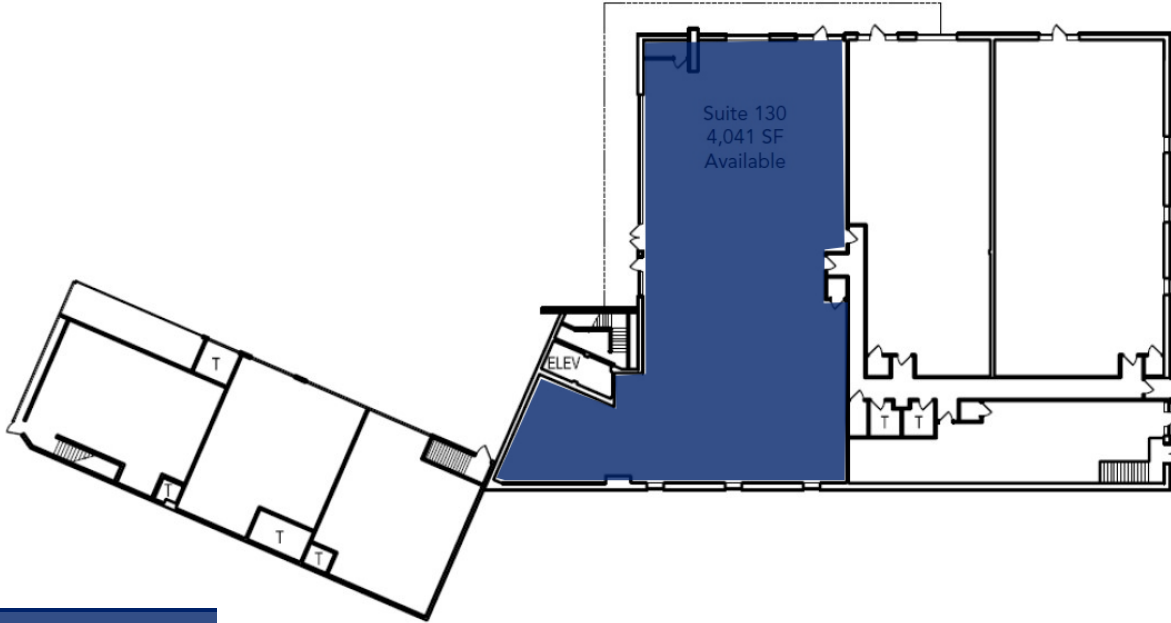




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## LEGEND

Available

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,041 SF	Lease Rate:	\$8.00 SF/yr

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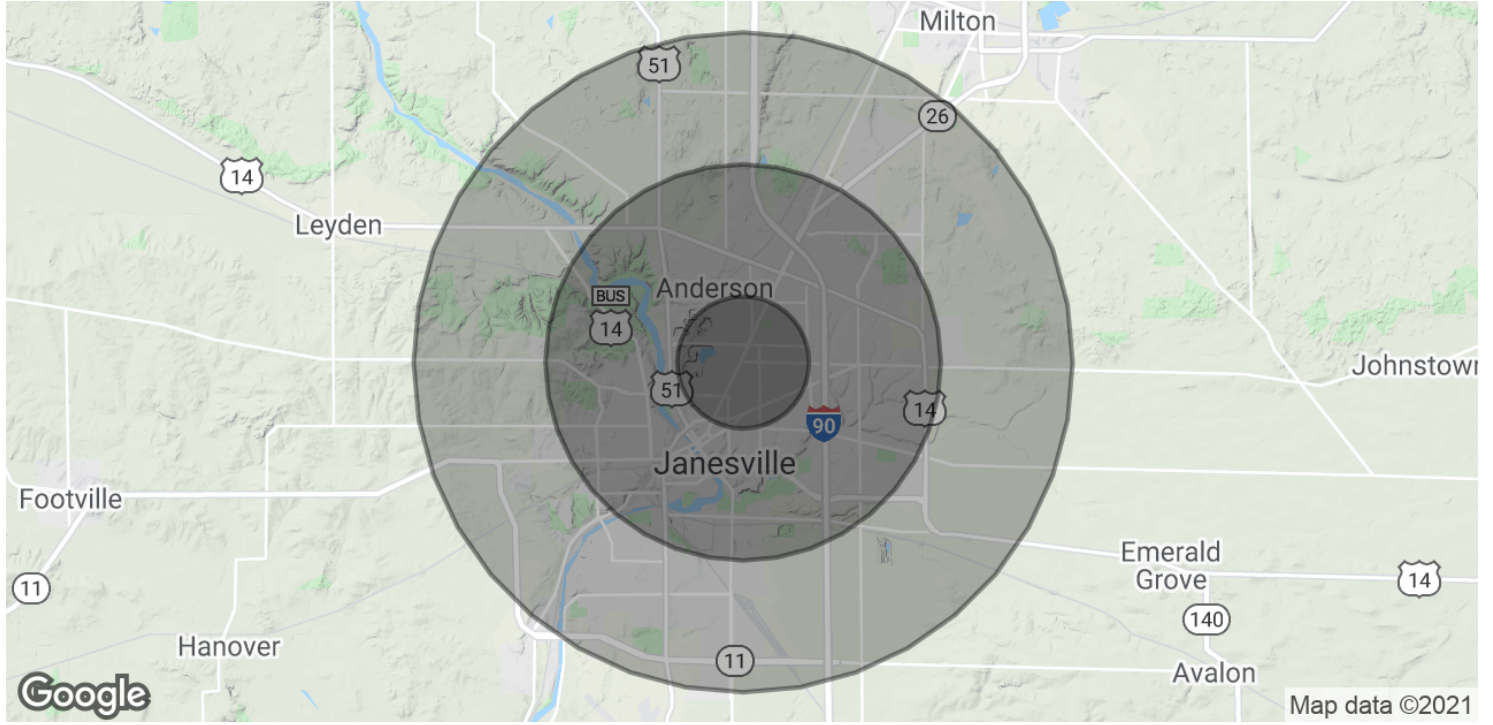


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# MILTON AVENUE STATION

1260 Milton Ave, Janesville, WI 53545



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,580	47,987	74,020
Average age	38.1	36.9	37.2
Average age (Male)	35.4	35.0	35.6
Average age (Female)	40.4	38.0	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,607	19,932	29,860
# of persons per HH	2.4	2.4	2.5
Average HH income	\$54,245	\$54,383	\$58,011
Average house value	\$116,091	\$136,632	\$144,183

\* Demographic data derived from 2010 US Census

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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 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 the 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 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(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm and 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" 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 are 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 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.)

### 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.

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