

BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY

800 Wisconsin Ave
Oconomowoc, Wisconsin

PROPERTY FEATURES

- High Traffic and Visibility!
- Excellent Access with full city block
- Drive Thru Available
- Strong Market and Demographics
- Land lease or Build-to-Suit Available



LAND FEATURES

PARCEL SIZE	1.27 AC
MAX. BLDG SIZE	Up to +/- 10,000 SF
ZONING	General Commercial
UTILITIES	Gas, Water, Sewer and Electric Currently serve the Site
LAND LEASE	Negotiable
DRIVE-THRU	Available

DEMOGRAPHICS

MILES FROM SITE	1 MILE	3 MILES	5 MILES
AVG HH INCOME	\$64,961	\$84,888	\$91,128
POPULATION	8,318	24,114	38,980
# OF HOUSEHOLDS	3,587	9,638	14,936

TRAFFIC COUNT

Wisconsin Ave.	15,200 AADT
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For more information, please contact:

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LUTHER GROUP, LLC

780 ELM GROVE RD

SUITE 120

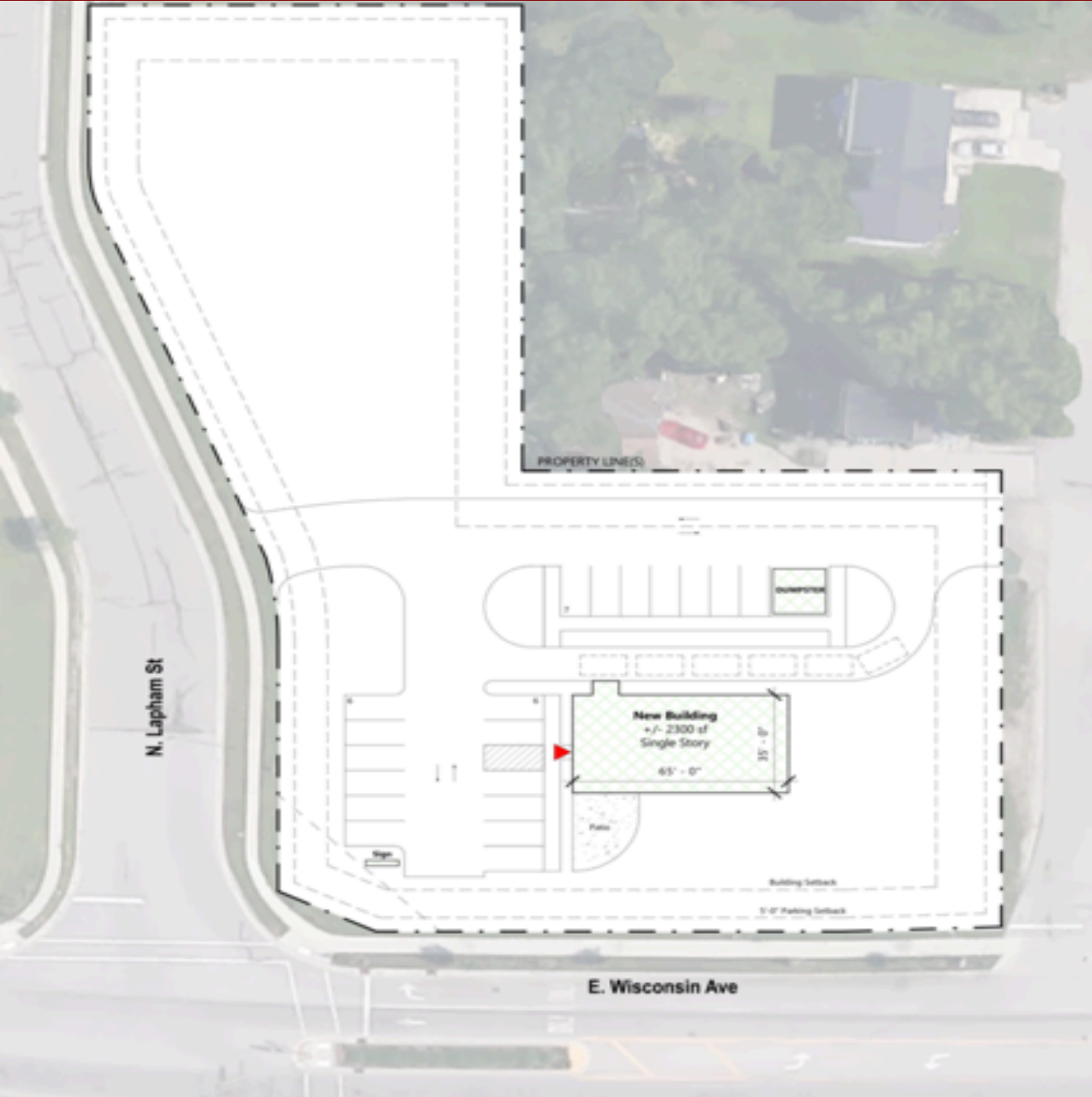
ELM GROVE, WI 53122

(414) 979-1001

www.luthergrp.com

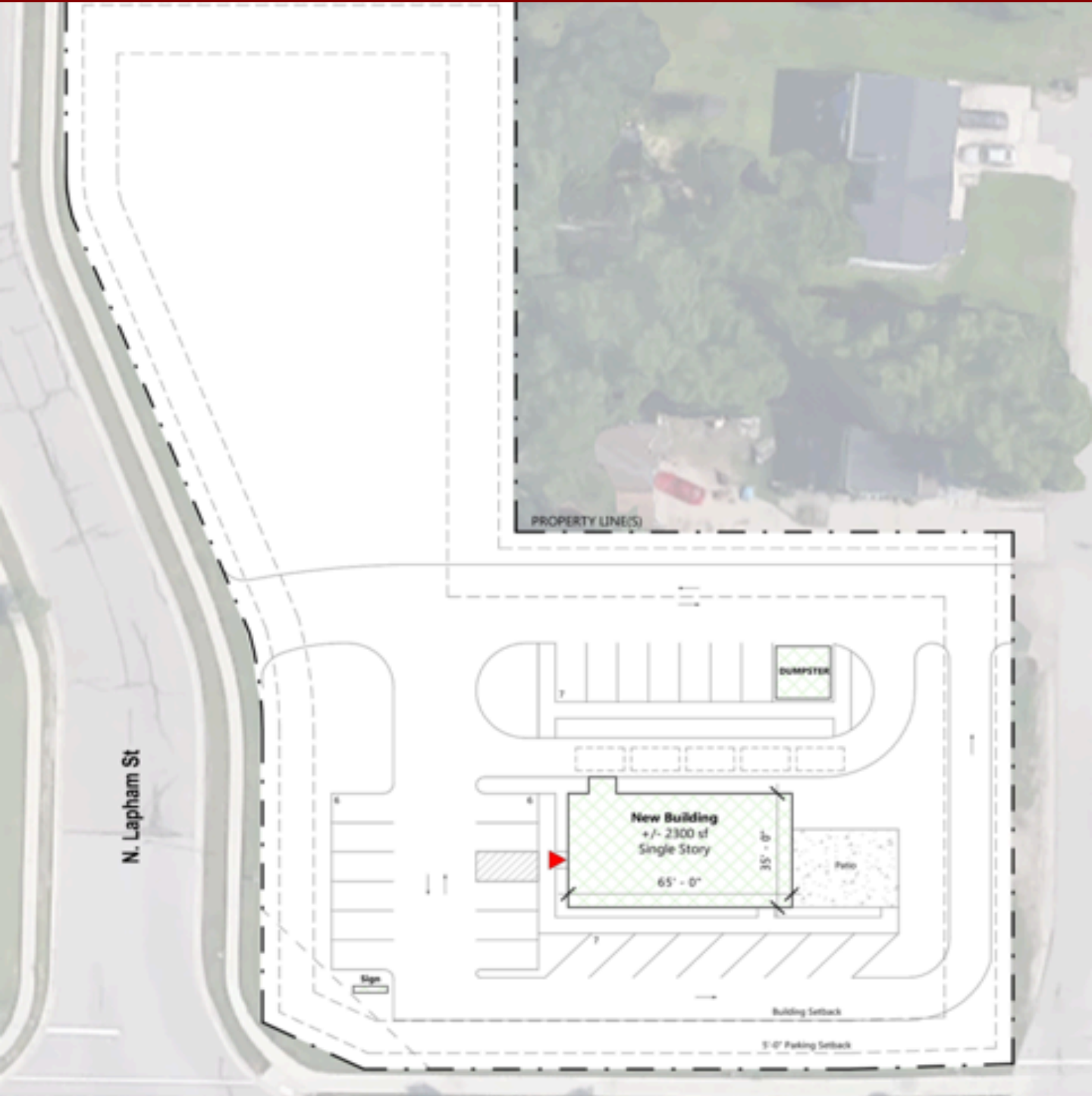
CONCEPTUAL SITE PLAN #1

*800 Wisconsin Ave
Oconomowoc, Wisconsin*



CONCEPTUAL SITE PLAN #2

800 Wisconsin Ave
Oconomowoc, Wisconsin



City of Oconomowoc

The City of Oconomowoc, Wisconsin is located just 30 minutes west of downtown Milwaukee and 45 minutes east of Madison, WI. It is located in the Lake Country area of the Milwaukee MSA. Oconomowoc has a local population of about 25,000 with a market reach of well over 100,000 people. Population has seen strong growth and is projected to continue growing at a high rate. The Lake Country area of the Milwaukee MSA consists of primarily higher-income demographics and a strong work force possessing high expendable income and purchasing power.

Many national retailers, corporations and large healthcare systems have an established presence in this market and significant development has been continuing for the last 10 years contributing to the increasing population.

PABST FARMS DEVELOPMENT

Pabst Farms is a 1,500 AC Master Planned Development located just south of the project site and once completed will consist of:

- Approx. 900,000 SF of Retail Space
- 1,200 Residences
- 5,000,000 SF of Office & Healthcare
- 360 AC of open space, recreational trails and civic uses

MAJOR LOCAL EMPLOYERS



ROUNDYS.




PROHEALTH CARE



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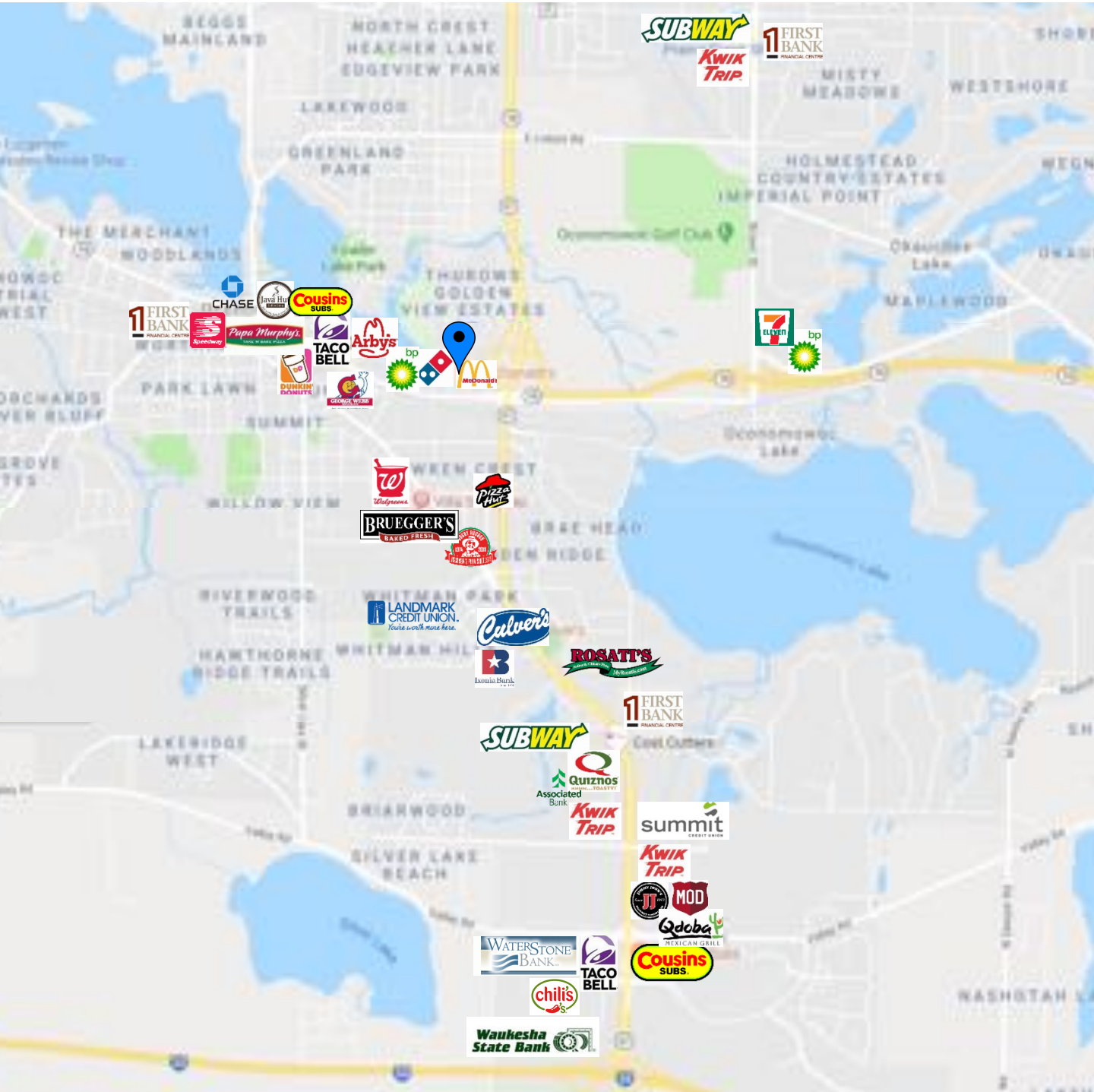



 800 Wisconsin Avenue in Oconomowoc is approximately 30 miles from downtown Milwaukee.



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800 Wisconsin Ave
Oconomowoc, Wisconsin



 800 Wisconsin Avenue in Oconomowoc



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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

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