

COTTAGE GROVE MARKET PLACE

421 & 451 W. Cottage Grove Road
Cottage Grove, Wisconsin 52537

FOR MORE INFORMATION PLEASE CONTACT:

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INVESTMENT SUMMARY



PRICE: \$6,500,000

CAP RATE: 6.5%

SQUARE FOOTAGE: 63,995

PARCEL SIZE:

112/07011-081-9855-1—3.84 acres

112/07011-081-985951—4.71 acres

112/07011-081-9920-5—1.32 acres

DEMOGRAPHICS

5 mile population 44,809

5 mile households 17,765

5 mile Ave HH Income \$98,513

5 mile Median HH Income \$83,643

(Source ESRI—STBD)

TRAFFIC VOLUME 7,900 VPD

(Source WI DOT 2018)

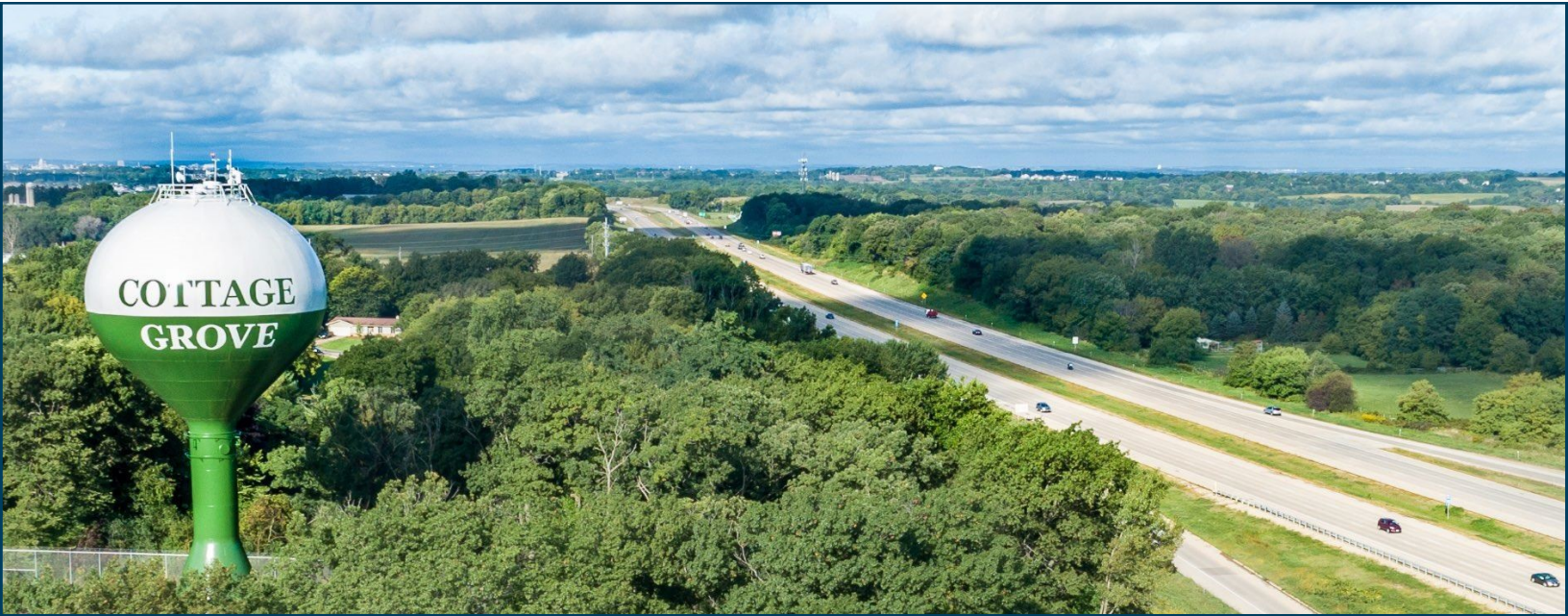
Cottage Grove Marketplace

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Cottage Grove, Wisconsin

Oakbrook Corporation is pleased to present for sale Cottage Grove Marketplace ("the property") a 63,995 square foot grocery anchored shopping center in Cottage Grove, Wisconsin. The property is a stable investment and located in a prime growing community just minutes outside of Madison. The property is anchored by Piggly Wiggly and to other tenants such as USPS, Edward Jones, Subway, Hometown Pharmacy, and Remax Preferred. The property is well positioned between both local elementary and middle schools and surrounded by residential neighborhoods.

MARKET SUMMARY



- The Village of Cottage Grove is located within Dane County and has population of 7,217 and shares a school district with Monona WI. Cottage Grove elementary boasts a 9/10 via greatschools.org.
- Cottage Grove welcomes new business to the community. Located directly off I-94, the Village provides easy access to both the Madison and Milwaukee markets and beyond. The Village combines the convenience and amenities of the greater Madison area with the independence and friendliness of a small town.
- Cottage Grove has a well established Business Park that is home to Summit Credit Union, STIHL, Atlantis Valley Foods, Johnson Health Tech, and Landmark Services Cooperative.



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

BROKER DISCLOSURE TO CUSTOMERS

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the brokerage services to you, the broker owes 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 a Material Adverse Fact on following page).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the Confidential information of other parties (See Lines 22-39).
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER 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 SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE DEFINITION OF A MATERIAL ADVERSE FACT ON THE FOLLOWING PAGE).
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OF REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION. TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (SEE LINES BELOW). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

The Broker Disclosure to Non-Residential Customers is required by state statute. It was drafted by Attorney Debra Peterson Conrad and is copyrighted 2007 Wisconsin REALTORS association. No representation is made by Seller or Oakbrook Corporation as to the legal validity in any provision or the adequacy of any provision in any transaction.

CONSENT TO TELEPHONE SOLICITATION

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

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://offender.doc.state.wi.us/public/> 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.