

MARKET No 5

A STEVE BROWN PROPERTY

VERONA RETAIL FOR LEASE

Key Commercial Real Estate LLC | 608-729-1800 | www.keycomre.com

The information presented herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

MARKET Nº5

A STEVE BROWN PROPERTY

TABLE OF CONTENTS

Property Details.....	Pg. 2
Location & Demographics	Pg. 3
Verona Area High School	Pg. 4
Site Plan	Pg. 5
Building Plans	Pg. 6
Pictures	Pg. 11
Broker Disclosure.....	Pg. 12



KEYCOMMERCIAL
REAL ESTATE, LLC

FOR LEASING DETAIL CONTACT:

Mallory Rekoske

O: 608.729.1803

C: 608.469.0384

mrekoske@keycomre.com

Aimee Bauman, CCIM

O: 608.729.1801

C: 608.698.0105

abauman@keycomre.com

Jenny Lisak, CCIM

O: 608.729.1808

C: 608.513.5447

jlisak@keycomre.com

Property Details

OVERVIEW

Market No. 5 is a new urban lifestyle center that offers powerful, high-end retailers and restaurants a modern version of “old main street” on Verona’s affluent west side. The center’s design theme offers a sophisticated ambiance by providing amenities such as fountains, elaborate landscaping, and street furniture that are conducive to casual browsing and pedestrian lifestyles.

[Click here to see our video tour!](#)

HIGHLIGHTS

- Ample parking with 5/1000 ratio onsite
- Flexible footprints in four stand-alone buildings
- Outdoor patio options available
- 2,300 to 5,321 contiguous square feet
- Close proximity to 9,000+ Epic Employees
- Adjacent to Verona Area High School with a capacity of 2,500 students
- New Starbucks adjacent to site.
- Lease Rate: \$20.00-\$24.00/sf NNN
- NNN Estimate: \$6.00/sf
- Tenants include Grace Coffee, Ecco Salon, Lavish Nail Lounge and Summit Credit Union.



Location & Demographics

Site

Projected AADT 10,400

New High School - 2,500 capacity with 589,600 SF on 161 acres.

- Performing Arts Center
- Football Stadium-3500 seats
- Field House-2500 seats
- Aquatic Center
- Soccer, Lacrosse, Tennis,

PEDESTRIAN-FRIENDLY

The location encourages and supports a wide range of transportation choices via proximity to the Military Ridge path, a public transit bus stop, neighboring multi-family residential, and highly trafficked streets.

Enterprising Professionals

Dominant Tapestry Segment

KEY FACTS



27,671
Total Population



\$271,073
Median Home Value



847
Businesses



26,276
Daytime Population



37.1
Median Age



1.7%
2010-17 Pop Growth Rate



\$43,889
Per Capita Income



2.4
Avg Household Size



\$89,654
Median Household Income

VAHS Rendering



Verona High School

Capacity: Up to 2,500 Students

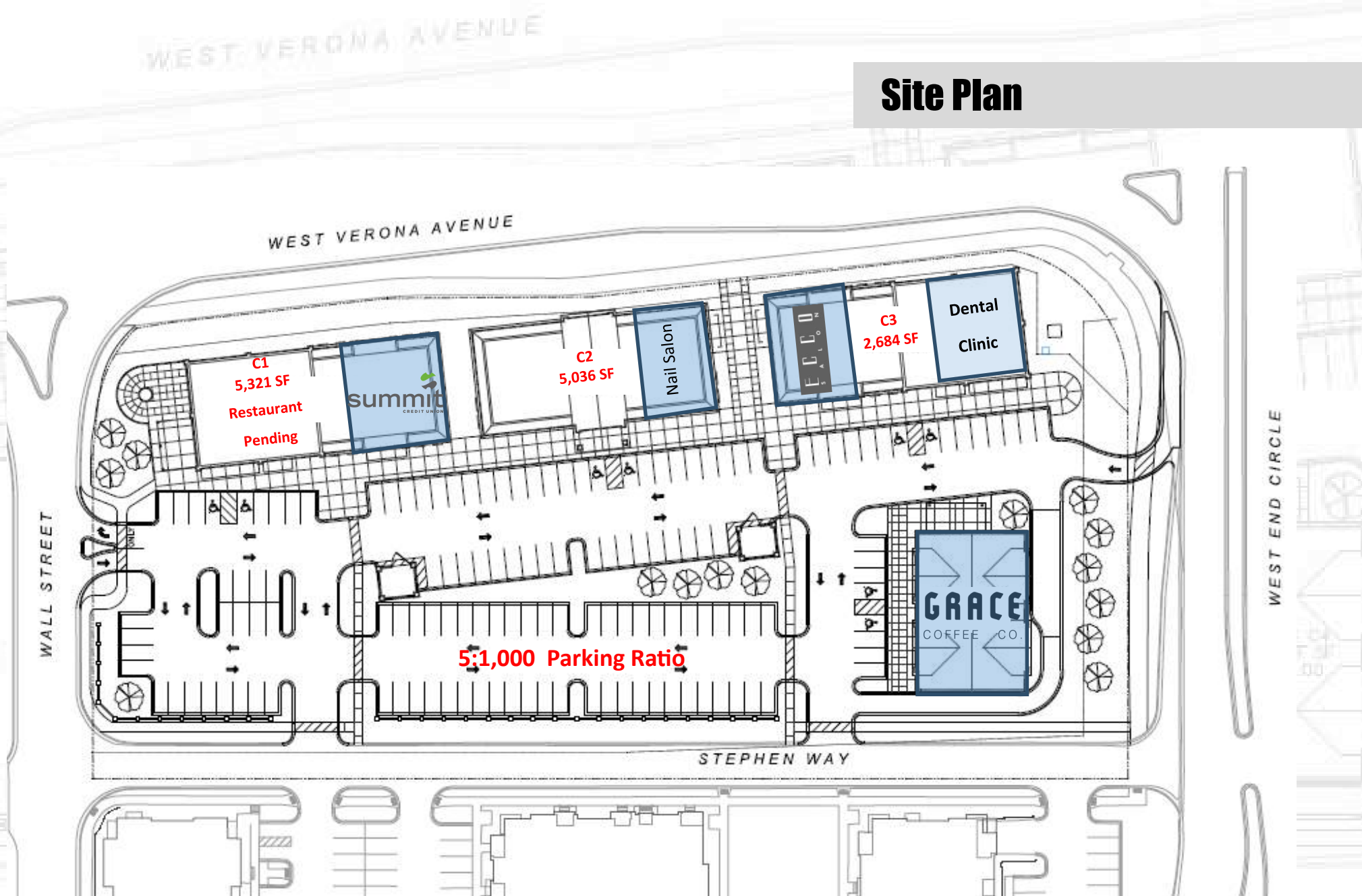
Building Size: Approx. 600,000 sf

Lot Size: Approx. 106 Acres

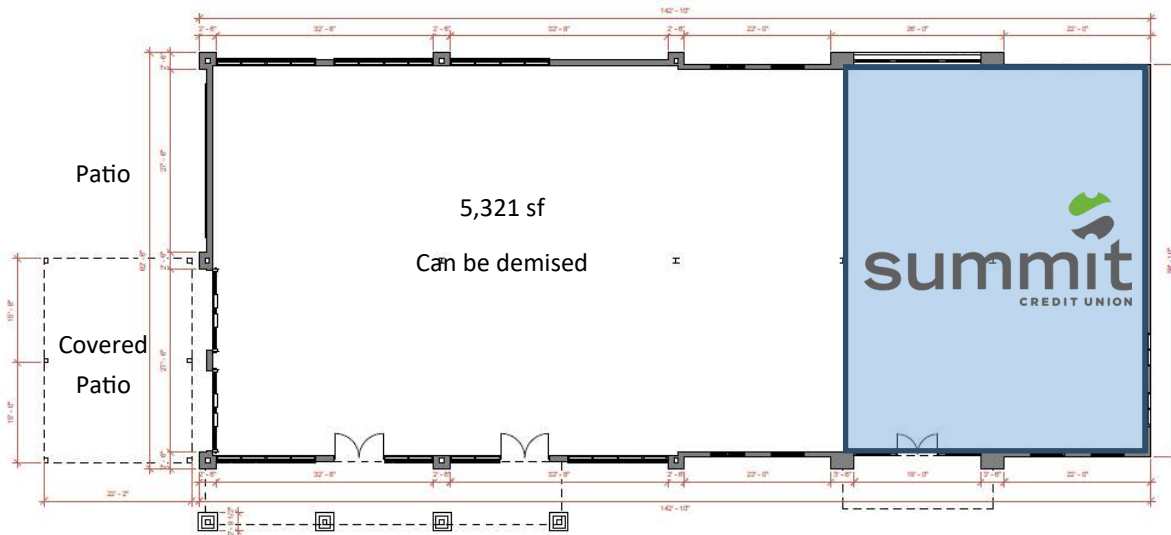
Features include: 2 softball fields, 2 baseball fields, 2 soccer fields, 3 practice fields, as well as a new football stadium.



Site Plan

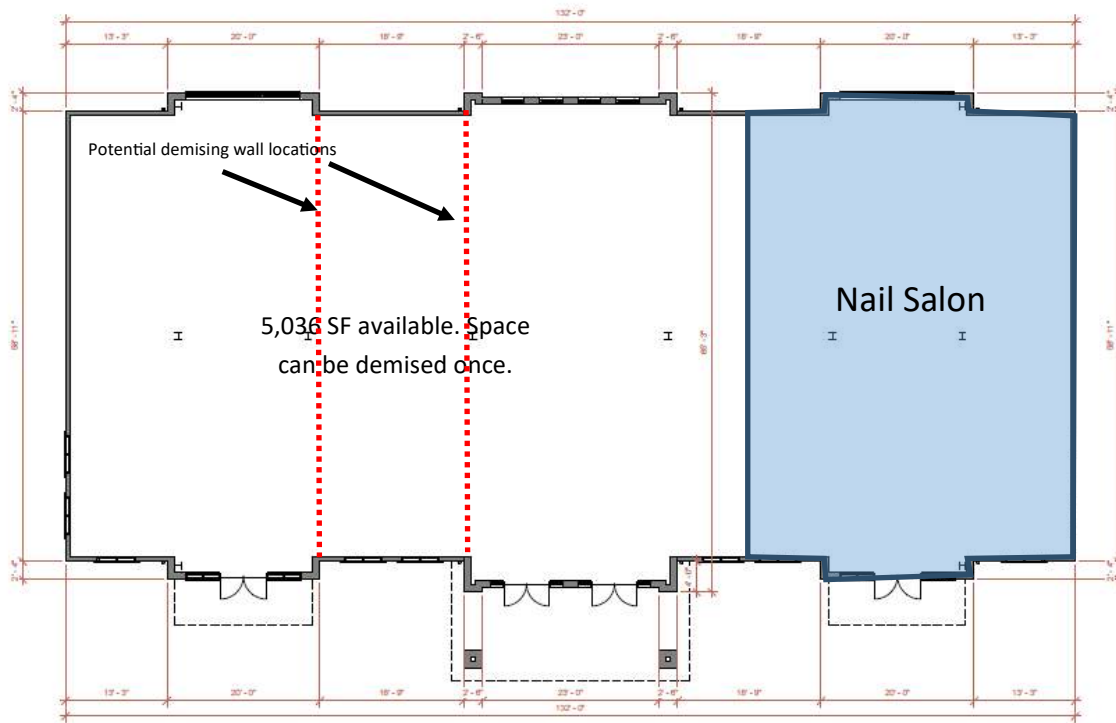


Building Plans | C1



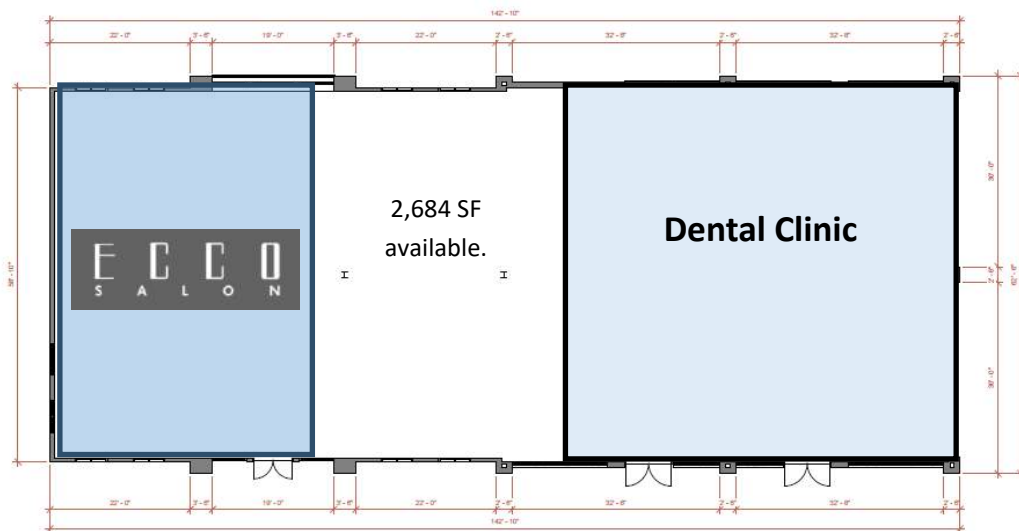
- 5,321 sf
- Ceilings range from 12' - 15'8"
- Endcap with outdoor patio is first space visible to Epic employees on their way home
- Ideal for restaurant/bar
- Garage door to patio
- Canopy covering concrete slab

Building Plans | C2



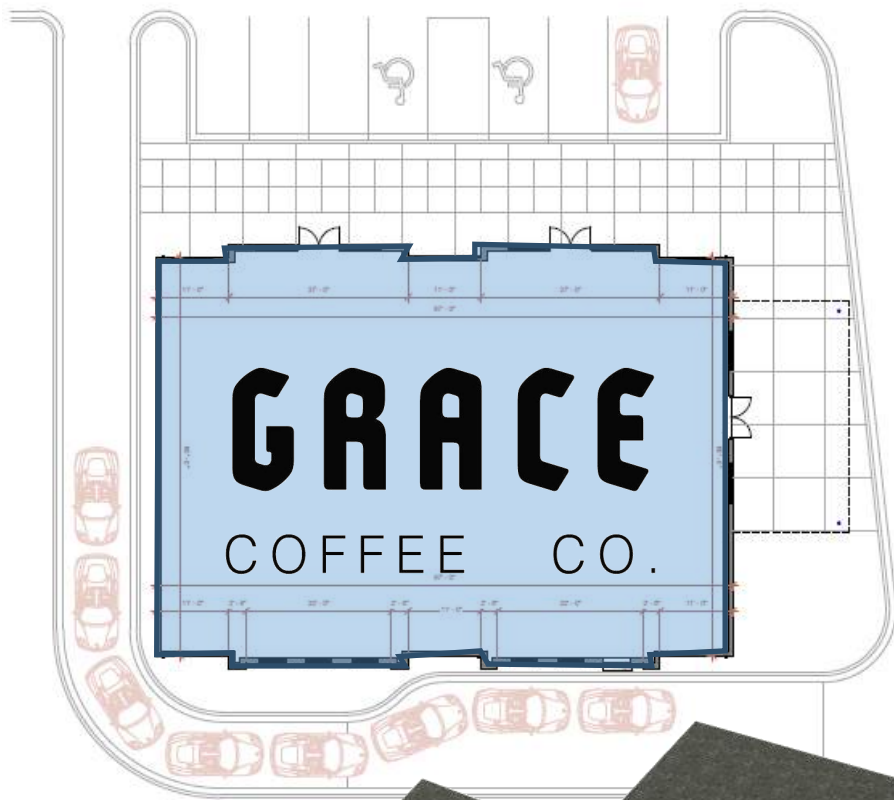
- 1,800 - 5,036 sf Available
- Accommodates up to 3 individual tenants
- Ceilings range from 11' - 22'

Building Plans | C3



- 2,684 sf available
- Ceilings range from 12' - 15'8"

Building Plans | C4



- 5,120 sf total (leased)
- Accommodates up to 3 individual tenants
- Ceilings range from 11' - 19'
- Endcap with drive-thru

Pictures



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.

Copyright 2007 by Wisconsin REALTORS® Association

Key Commercial Real Estate LLC, 305 S. Paterson Street Madison, WI 53703

Deborah Ernsland

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (608)729-1800

Fax:

Drafted by Attorney Debra Peterson Conrad
Broker Disclosure to

Broker Disclosure