

# ROOKIES FOOD & SPIRITS

10267 US HIGHWAY 14, BLACK EARTH, WI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$700,000
Building Size:	4,770 SF
Available SF:	
Lot Size:	4.741 Acres
Price / SF:	\$146.75
Zoning:	GC

## PROPERTY OVERVIEW

One of a kind Rookies Food and Spirits on Hwy 14 near Mazomanie is available! Sale includes business name, land, building and all furniture, fixtures, catering equipment and kitchen equipment unless leased. ~4,770 sq ft building. Memorabilia is not included but could be purchased separately. Building features a large bar, dining room and bar seating, 29 TVs, outdoor seating, party room in the lower level all with a view of the unique whiffle ball stadium with astro turf in the back for kids events and company parties. Inside capacity xxx . Daily car count 10,700. Two large parking lots. See attached list of recent upgrades.

### PROPERTY HIGHLIGHTS

- Iconic Rookies Food & Spirits For Sale
- Includes: Business Name, Land, Building, and
- ALL Furniture, Fixtures, Catering/Kitchen Equipment
- 29 Tv's, Outdoor Seating, LL Party Room overlooking
- Whiffle ball stadium with astro turf and views of the surrounding bluffs
- Great spot for large family events or company parties
- Plenty of parking



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// ADDITIONAL PHOTOS





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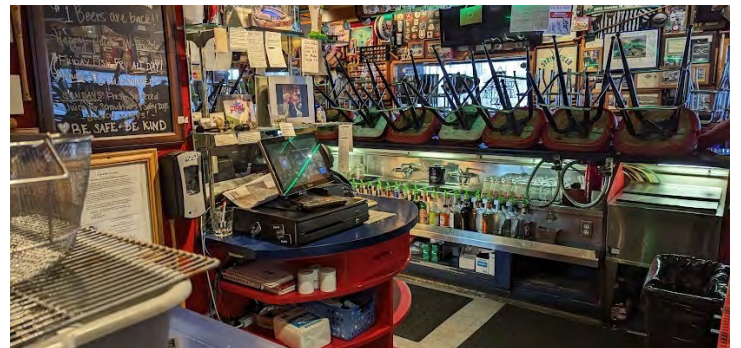




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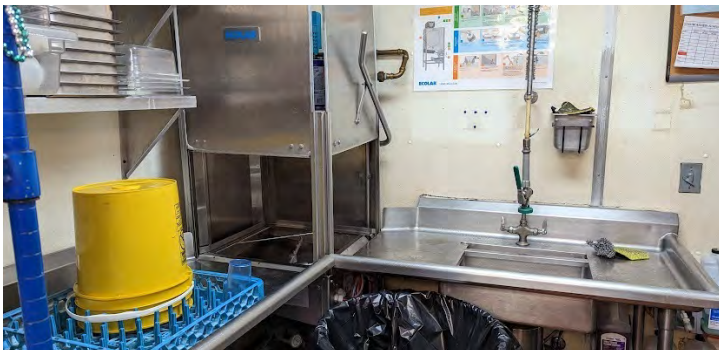




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### Specials

- Smelt:** Half pound of Lake Superior smelt fried crisp served with choice of potato, coleslaw, tartar sauce and a dinner roll. 16.99
- Campfire Salmon:** Wild caught salmon filet baked in foil on a bed of roasted root vegetables topped with lemon slices, 4 shrimp and fresh dill served with a side of hollandaise sauce, coleslaw and a dinner roll. 18.99
- Turkey Pot Pie:** Chunks of turkey and vegetables in gravy baked in a puff pastry covered crock. Served with warm homemade applesauce. 10.99
- Fish Tacos:** Three flour & corn soft-shell tacos filled with beer battered cod, red pepper vinaigrette slaw, fresh pico de Gallo and topped with lime cilantro crema and cotija cheese. 13.99
- Chicken Quesadillas:** White meat chicken with cotija and cheddar cheeses grilled in mizina tortillas then topped with fresh pico de Gallo and cilantro lime crema. 9.99
- Taco Salad:** Shredded lettuce in a crispy fried tortilla bowl topped with your choice of seasoned taco meat or charcoal grilled chicken breast and shredded cheese, tomatoes, black olives, green onions and fresh jalapeño peppers with salsa and sour cream on the side. 11.99
- Chili Frito Pie:** A giant bowl of our chili served on Fritos topped with shredded cheese. 9.99
- Smokehouse Mac & Cheese:** Cavatappi pasta in creamy smoked gouda cheese sauce with pork & brisket ends served with a garlic breadstick. 11.99
- Stoner Bowl:** Garlic mashed potatoes topped with popcorn chicken, buttered corn, gravy and shredded cheese. 10.99

### For The Table

- Nachos:** Fresh fried tortilla chips topped with your choice of taco meat or fajita chicken, shredded and nacho cheeses, fresh jalapeños, diced tomatoes, fresh scallions, black olives and served with salsa and sour cream. 14.99
- Wings:** Over a pound of jumbo wings cooked over charcoal then fried crisp and tossed in your choice of sauces served with celery sticks. (Sauce Choices- BBQ, Buffalo, Hot, Teriyaki, Garlic Parm, Boyer's Sauce, Nashville Hot) 13.99
- Garlic Cheese Curds:** Over a half pound beer battered chunks of Wisconsin goodness with your choice of dipping sauce. 10.99
- Pretzels & Cheese:** Five soft pretzel sticks served with a cup of warm beer cheese dip. 9.99
- French Fries:** A full pound of crispy seasoned fries. 4.99
- Onion Rings:** Thick cut rings of onion battered and fried crisp with your choice of sauce. 8.99

### Pizza

- 14" Thin Crust 12.99  
10" Gluten Free Cauliflower Crust 12.99  
Favorite Toppings- Green Olives, Black Olives, Banana Peppers, Jalapeños, Onions, Mushrooms .99  
Premium Toppings- Bacon, Pepperoni, Sausage, Charcoal Grilled Chicken, Extra Cheese. 1.49

### Soup & Salad Bar

- Soup & Salad Bar- Unlimited trips. 11.99. One trip. 8.99.  
One trip with any Sandwich or Special. 4.99

### Soups

- Soup of the Day:** Ask your server for today's homemade soup. Cup- 3.49 Bowl- 4.99

### Sandwiches

- All sandwiches served with sliced pickles and we will add lettuce, tomato and raw onion upon request.
- Rookies Burger:** A third pound patty of USDA Choice Angus beef, lightly seasoned and char-grilled to your liking on a toasted brioche bun. 10.99
- Total Cheeseburger:** A third pound patty of USDA Choice Angus beef topped with bacon and all our cheeses, Cheddar, Swiss, pepper-jack, and American, grilled to your liking and served on a toasted brioche roll 13.99
- Qink & Moo:** A third pound burger topped with a quarter pound brat patty, cheddar cheese and caramelized onions on a toasted brioche roll. 14.99

*\*\*Add an extra burger for 3.99*

- BBQ Pulled Pork Sandwich:** House smoked pork shoulder piled on a brioche roll served with a side of Boyer's BBQ sauce. 11.99
- Steak Stacker Sandwich:** Grilled medium rare slices of shoulder tenderloin on a toasted brioche roll with caramelized onions, pepper jack cheese and creamy horseradish steak sauce. 12.99
- Crispy Chicken Sandwich:** Battered and fried crisp chicken breast on a toasted brioche bun with sweet pickles and a side of mayo. Get it regular or Nashville Hot. 12.99
- Veggie Burger:** A grilled black bean patty topped with roasted red peppers and Provolone cheese on a toasted brioche roll served with roasted garlic ranch aioli. 9.99
- Turkey Wrap:** Sliced turkey, lettuce, shredded cheese and sun-dried tomato ranch in a flour tortilla. 10.99
- French Dip:** Shaved prime rib on a toasted French roll served with au jus. 12.99
- Pastrami Sandwich:** Home made pastrami on grilled rye bread topped with Swiss cheese and sweet pickles 13.99

Add Potato Chips-.99, French Fries-1.99, Coleslaw-.99, Cottage Cheese-1.99, One Trip to Salad Bar-3.99, Potato Salad-1.99, Add American, Cheddar, Swiss, Provolone or Pepper Jack cheese-.99

### Kids Meals 5.99

- Kids meals are for 12 and under kids. We'll gladly make a kids meal for older kids but there will be a \$3 upcharge.
- Dino Nuggets. Mac & Cheese.  
Little Leaguer. Kid's Grilled Cheese. Fries. 6.99

*\*\*Whether brought or preparing food at home, consuming raw or undercooked meat, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness.*

### Saturday Prime Rib (Saturday Only)

- Prime Rib:** Choice Angus rib roast slow roasted over charcoal served with loaded crash potatoes, one trip to Soup & Salad Bar, (side salad with choice of dressing for takeout and delivery), dinner roll and au jus. 10 oz Queen Cut-27.99 or 16 oz King Cut-32.99

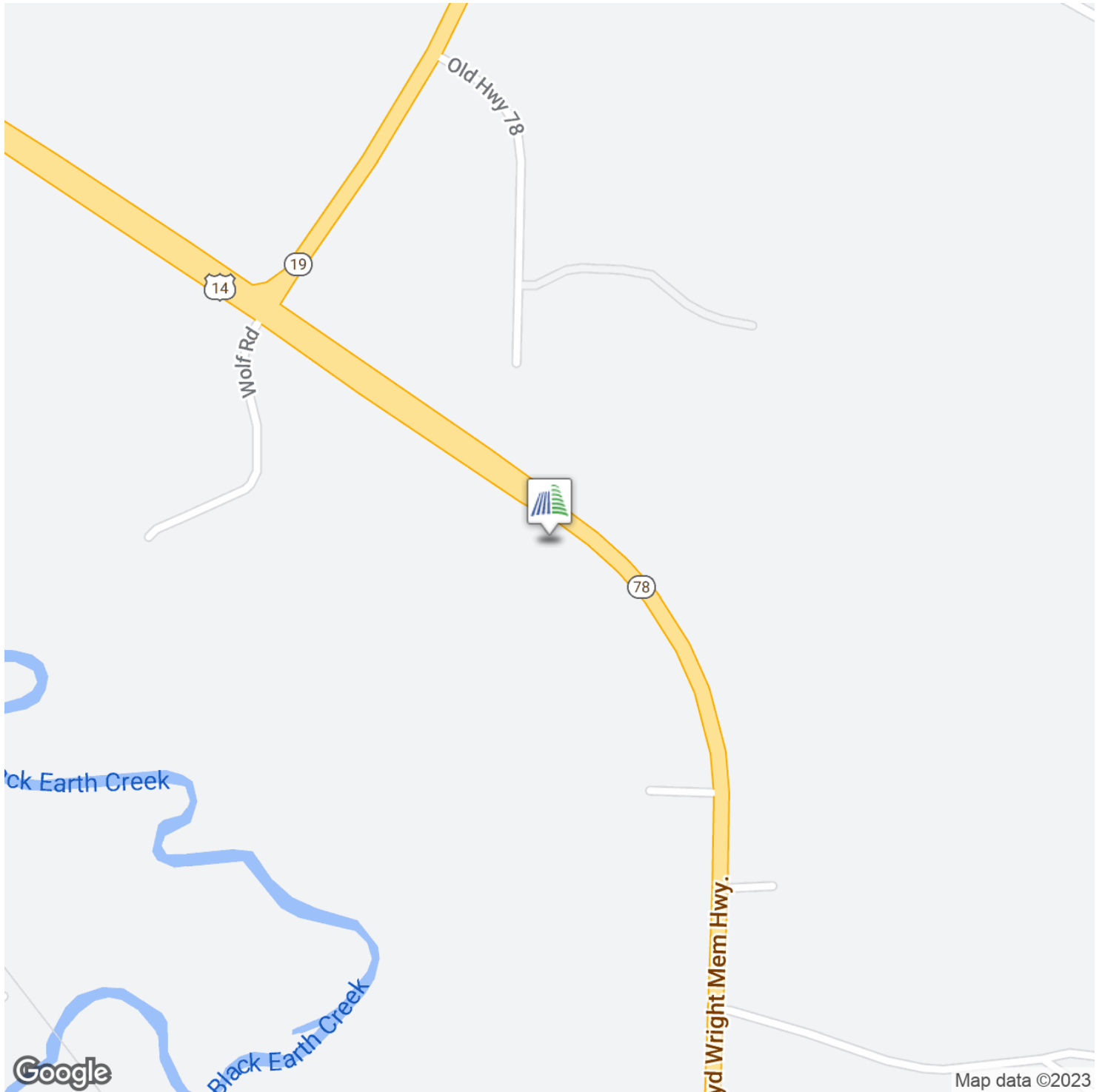
### Friday Fish Fry (Friday Only)

- Two Piece Cod:** 12.99  
**Three Piece Cod:** 15.99  
Choice of Shore Lunch breaded, Baked or Beer Battered.  
Served with choice of Baked Potato, Loaded Crash Potatoes, French Fries or Dill Battered Baby Reds. Also includes Coleslaw, Tartar Sauce and Dinner Rolls.  
**Clam Chowder (Fridays only) Cup 4.49 Bowl 5.99**

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// LOCATION MAP



FOR MORE INFORMATION CONTACT:

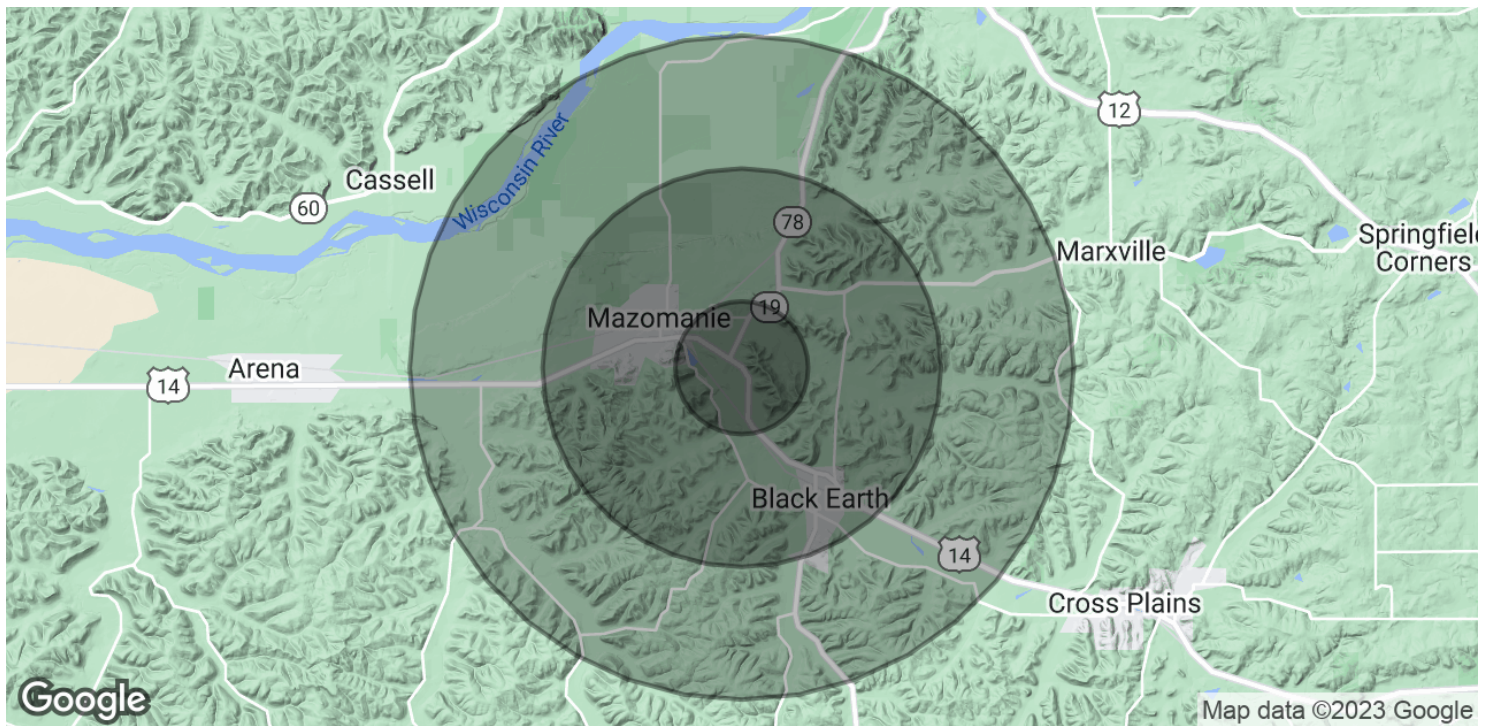
**JEFF JANSEN, CCIM** Senior Advisor | Partner  
jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

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// DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	411	2,992	5,925
Average Age	42.4	42.0	44.3
Average Age (Male)	39.8	40.5	41.5
Average Age (Female)	47.7	45.4	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	181	1,263	2,624
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$82,739	\$85,089	\$85,982
Average House Value	\$209,777	\$224,665	\$235,506

\* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION CONTACT:

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**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**  
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.