

Single-Tenant Flex Building For Sale or Lease

Asleson's Hardware

1415 U.S. HWY 51
STOUGHTON, WI 53589

Sale Price: \$1,575,000
Lease Rate: \$9.00/SF NNN

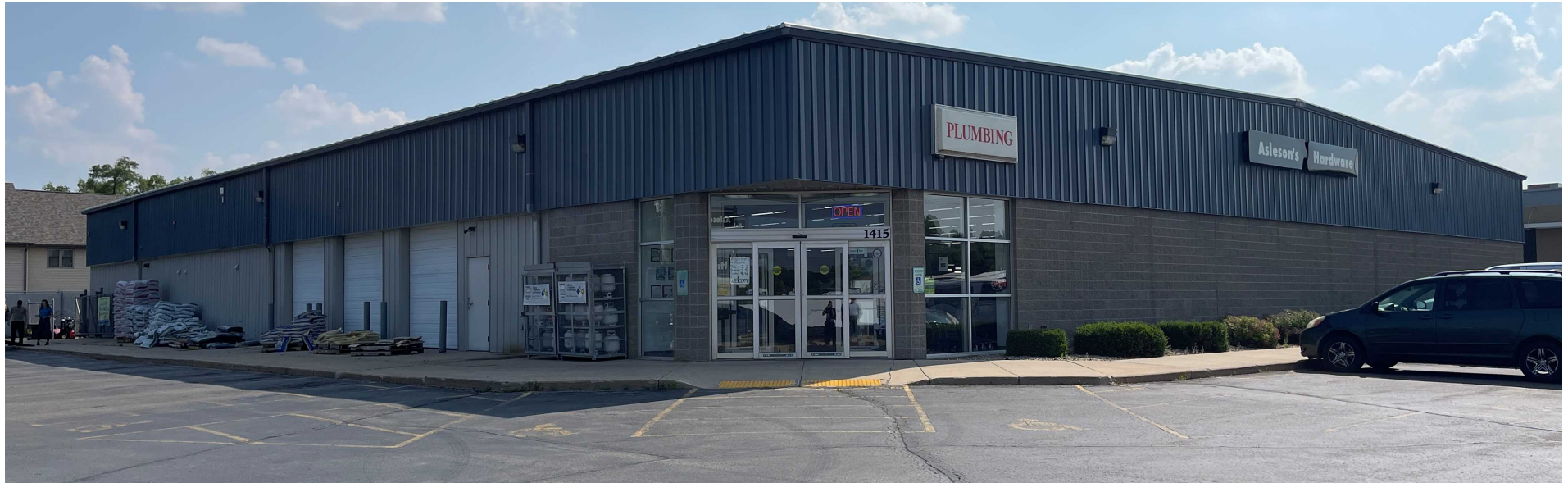


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PROPERTY SUMMARY

1415 U.S. 51



Property Summary

Building SF:	18,000
Lot Size:	1.40 Acres
Year Built:	1997
Price:	\$1,575,000
Lease Rate:	\$9.00 p/sf NNN
Overhead Doors:	5 (Varied Heights/Widths)
Clear Height:	16'
Power:	400 Amp - 3 Phase
Signage:	Building & Monument
Parking:	60 stalls
Zoning:	PB - Planned Business

Property Overview

This 18,000 SF flex building currently has 13,000 SF of heated and cooled showroom, 3,960 SF of heated service/storage area with floor drains, and a 1,040 SF area which includes a break room, two restrooms, and two mezzanine level offices. The building has (1) 12'x12' OH Door, (1) 8'x8" OH Door, and (3) 10'x10' OH Doors.

Tenant is additionally responsible for RE Taxes, Insurance, CAM, Utilities, and On-site Maintenance.

Location Overview

1415 US Hwy 51 is located in the heart of Stoughton with premium visibility on Highway 51. Stoughton's main vehicular artery is Highway 51, which drives 12,400 vehicles per day past the building. The site is slightly elevated compared to its eastern neighboring properties, providing additional visibility.

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PROPERTY PHOTOS

1415 U.S. 51



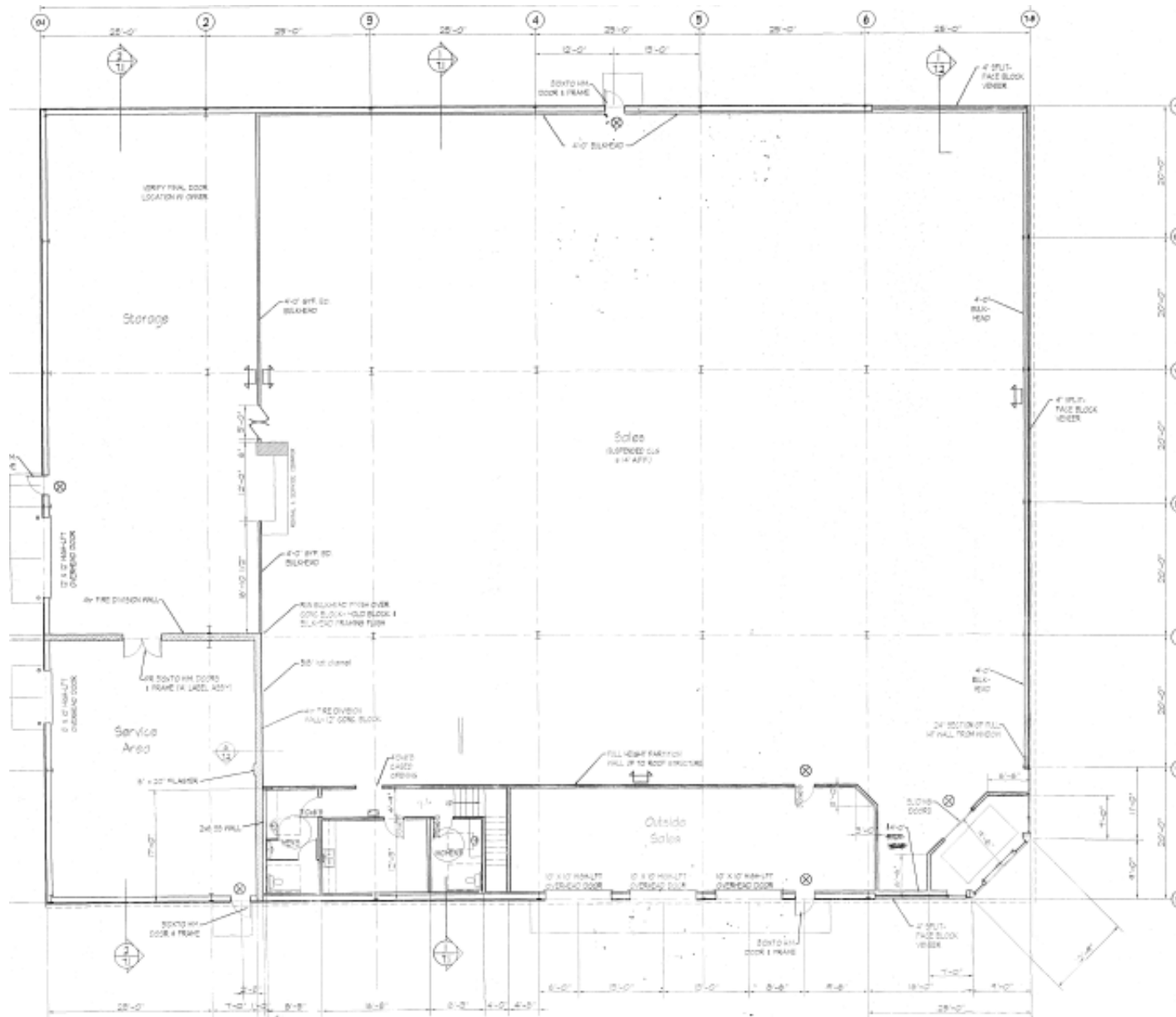
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FOOR PLAN

1415 U.S. 51



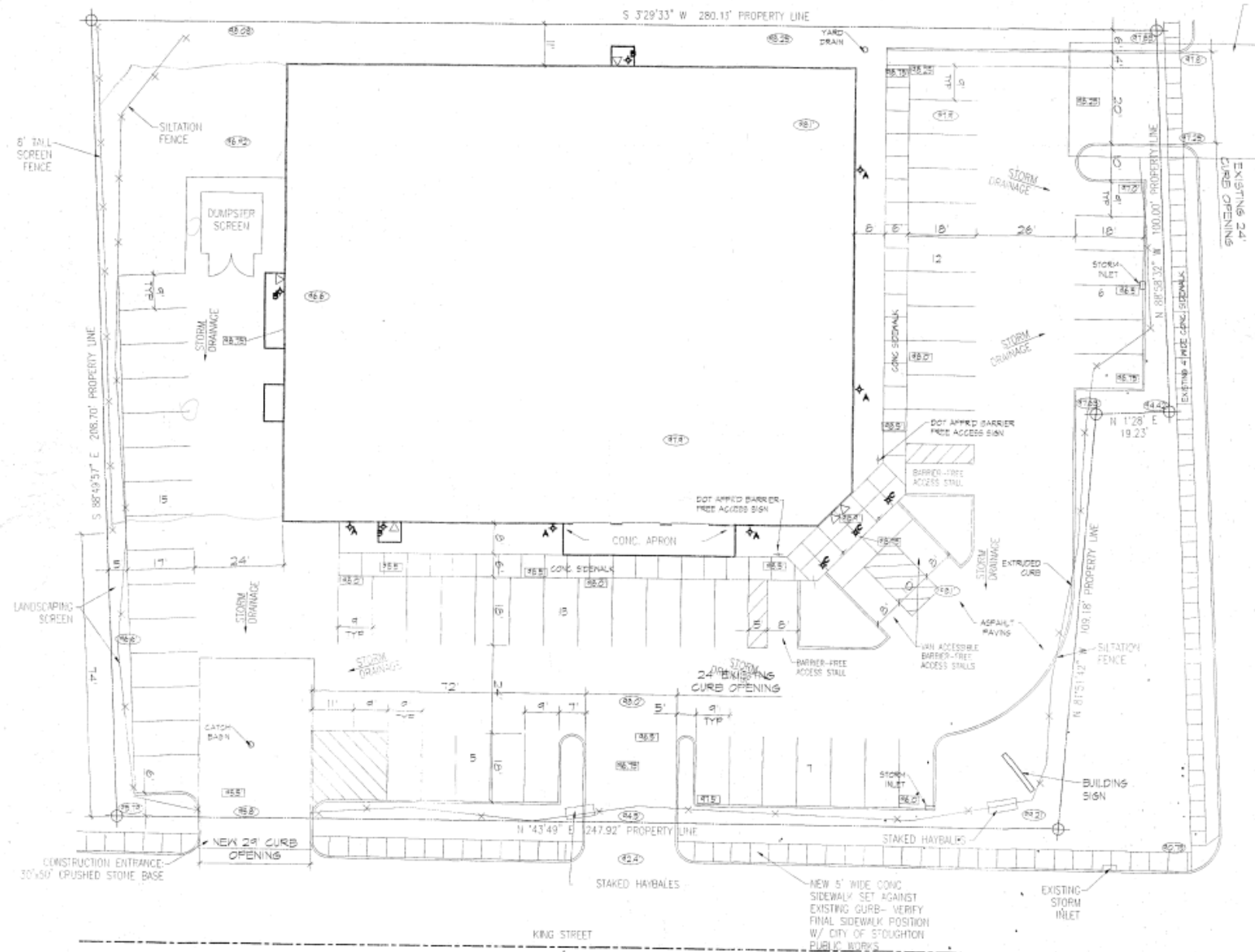
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SITE PLAN

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AERIAL MAP

1415 U.S. 51



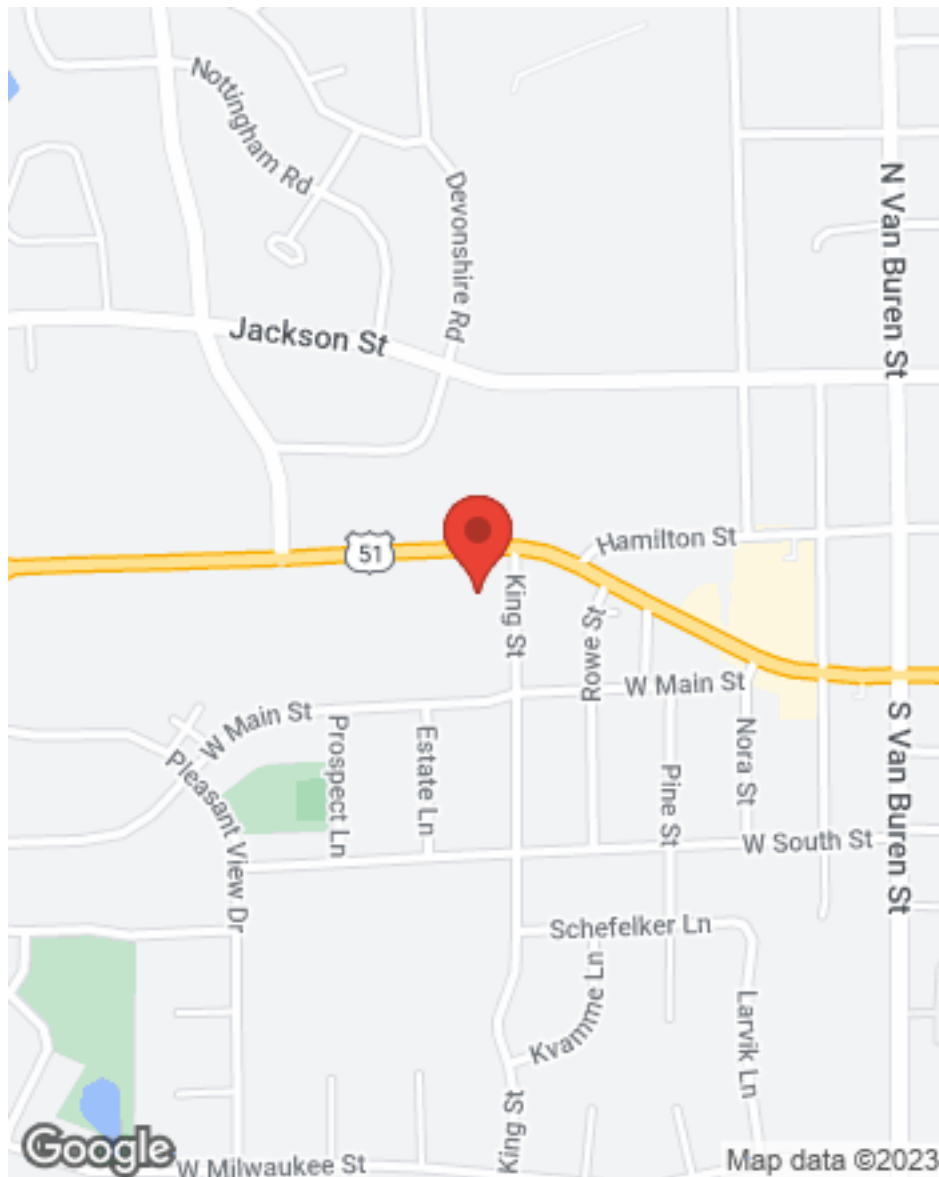
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LOCATION MAPS

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BUSINESS MAP

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Quam's Appliance & TV

Badger Electric, Inc.

O'Reilly Auto Parts

Viking Lanes

Advance Auto Parts

Pizza Hut

Stoughton Chiropractic

Conant Automotive

Starbucks

Subway

Mayville Engineering Company (MEC)

Associated Bank

Valvoline Instant Oil Change

Baywash Stoughton

Days Inn by Wyndham Stoughton WI.

Walgreens

Blackhawk Community Credit Union

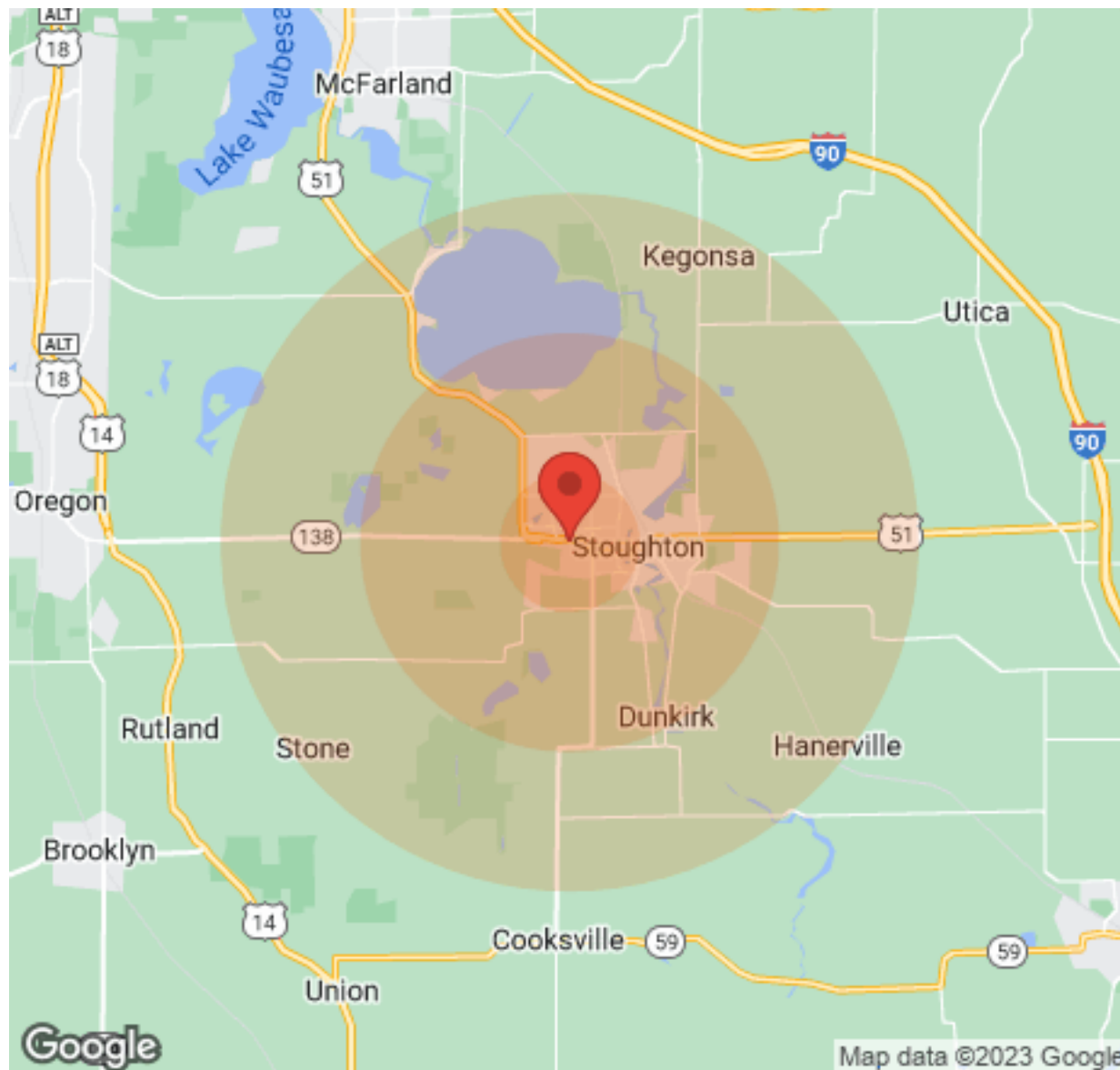
St. Vincent de Paul Society

McDonald's

Bumper to Bumper Auto Parts

DEMOGRAPHICS

1415 U.S. 51



Population	1 Mile	3 Miles	5 Miles
Male	3,385	6,981	10,371
Female	3,783	7,594	11,008
Total Population	7,168	14,575	21,379

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,227	2,524	3,575
Ages 15-24	979	2,060	2,947
Ages 55-64	890	1,845	2,979
Ages 65+	1,278	2,562	3,855

Income	1 Mile	3 Miles	5 Miles
Median	\$49,778	\$52,366	\$59,718
< \$15,000	261	377	411
\$15,000-\$24,999	435	618	727
\$25,000-\$34,999	298	595	780
\$35,000-\$49,999	521	890	1,209
\$50,000-\$74,999	605	1,238	1,879
\$75,000-\$99,999	503	1,181	1,866
\$100,000-\$149,999	324	845	1,325
\$150,000-\$199,999	53	120	270
> \$200,000	35	70	166

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,294	6,493	9,569
Occupied	3,108	6,167	8,958
Owner Occupied	1,832	4,209	6,730
Renter Occupied	1,276	1,958	2,228
Vacant	186	326	611

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