



**EXCLUSIVE**  
REAL ESTATE GROUP

## For Lease

421 W. Cottage Grove Road  
Cottage Grove, WI

### Marketplace Shopping Center



## Property Features

- 63,995 square foot grocery store anchored shopping center.
- Prime growing community just minutes outside Madison.
- Property well positioned on a main street between both local schools.
- Tenants - Piggly Wiggly, Hometown Pharmacy, Subway.

## Available Space

Suite 425 - C: 1,180/RSF (\$15.00 PSF NNN) ( Endcap)

RETAIL PAD SITE: \$18.00 - \$22.00/PSF – Build To Suit

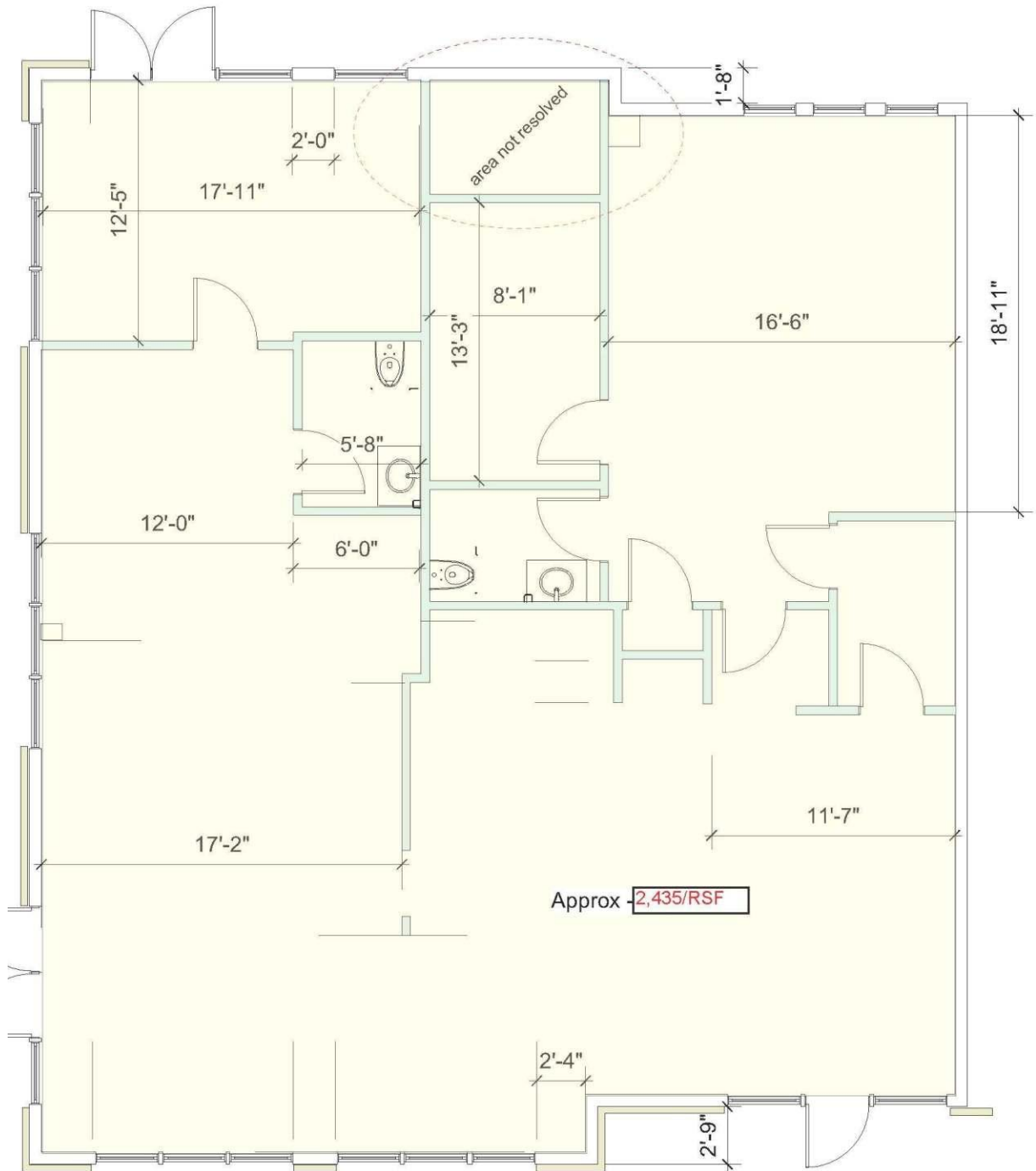
For more information:

**Michael Brusca - Vice President of Brokerage • 608-698-4445 • [mike@eregwi.com](mailto:mike@eregwi.com)**



**EXCLUSIVE**  
REAL ESTATE GROUP

## Suite B



**For more information:**

**Michael Brusca - Vice President of Brokerage • 608-698-4445 • [mike@ereqwi.com](mailto:mike@ereqwi.com)**





## Exterior Photos



**For more information:**

**Michael Brusca - Vice President of Brokerage • 608-698-4445 • [mike@eregw.com](mailto:mike@eregw.com)**

## Cottage Grove Demographics to Property

- 5 mile population 44,809
  - 5 mile households 17,765
  - 5 mile average HH Income \$98,513
  - 5 mile median HH Income \$83,643  
(Source ESRI—STBD)
- 
- **TRAFFIC VOLUME - 7,900 Vehicles Per Day**  
(Source WI DOT 2018)



For more information:

**Michael Brusca - Vice President of Brokerage • 608-698-4445 • [mike@eregwi.com](mailto:mike@eregwi.com)**

**WISCONSIN REALTORS®  
ASSOCIATION**  
4801 Forest Run Road  
Madison, WI 53704

**BROKER DISCLOSURE TO  
NON-RESIDENTIAL  
CUSTOMERS**

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

2  
3 **BROKER DISCLOSURE TO CUSTOMERS**

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

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

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

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

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

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

36 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

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

41 **CONSENT TO TELEPHONE SOLICITATION**

42 I/we, \_\_\_\_\_, do hereby consent to the use of my/our name and telephone numbers by settlement service providers (for example, a mortgage company or title company) may  
43 use my/our name and telephone numbers regarding issues, goods and services related to the real estate transaction until I/we  
44 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

45 **SEX OFFENDER REGISTRY** Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 \_\_\_\_\_ for directions on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47  
48 **DEFINITION OF MATERIAL ADVERSE FACTS**

49 § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that  
50 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
51 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
52 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  
53 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
54 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
55 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  
56 agreement made concerning the transaction.