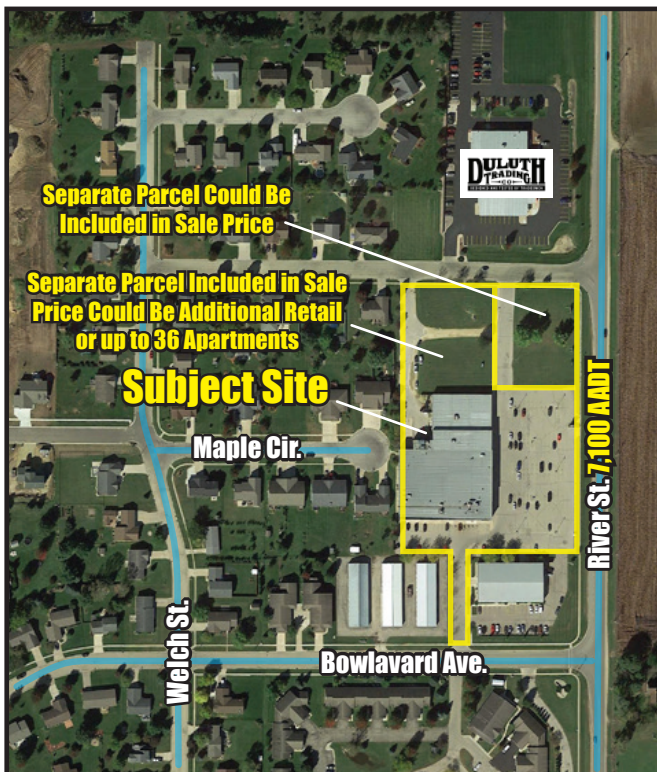


# Retail Center For Sale

1019 River St., Belleville, WI



## Building Details and Demographics

Belleville neighborhood retail center available for sale. The building was built in 2001 and has over \$250,000 in net annual income. Anchor tenants include Dollar Tree, Family Dollar and Piggly Wiggly. In 2015, Dollar Tree purchased Family Dollar and the company now operates more than 15,000 stores in the United States and over 270 in Wisconsin. Piggly Wiggly, based in Wisconsin, now operates over 116 store locations statewide.

Belleville is currently growing at a rate of 2.14% annually and its population has increased by 6.59% since the most recent census. Adjacent land available to add 13,000 sq. ft. to existing shopping center or up to 36 apartments. Contact listing broker for more information.

- 43,321 Sq. Ft. Retail Center (includes mezzanine space)
- 7% CAP Rate
- 4.5 Acre Lot (196,020 Sq. Ft.)
- Piggly Wiggly new 10-year lease with corp. guarantees
- Family Dollar new 10-year lease with corp. guarantees
- Anchor tenants: Piggly Wiggly, Family Dollar, Subway and Edward Jones
- Offering memorandum available upon request

**Sale Price: \$3,400,000 (\$78.48/Sq. Ft.)**

Demographics	1 Mile	3 Miles	5 Miles
Population	1,191	4,232	7,121
Average Household Income	\$100,292	\$113,175	\$123,611



800 W. Broadway, Suite 500 | Madison, WI 53713  
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For more information,  
please contact:

**John Walsh**  
Direct: (608) 327-4002  
Cell: (608) 575-1694  
[jwalsh@lee-associates.com](mailto:jwalsh@lee-associates.com)

# Retail Center For Sale

1019 River St., Belleville, WI



Dollar Tree Inc. is a leading operator of discount variety stores in America and Canada.

The company was originally called Key Only \$1. They operate in two major business segments - Dollar Tree which provides merchandise products for a price around \$1.00 or \$1.25 and the Family Dollar segment which merchandises products ranging from \$1.00 to \$10.00. They operate stores under the names of Dollar Tree, Family Dollar, and Dollar Tree Canada and offer products such as food, healthcare,

everyday consumables and frozen food. The variety of merchandise includes toys, gift stationery cards and other items. Seasonal goods include Valentine's Day, Easter, Christmas and other holiday related products. They also offer other products like tobacco, chemicals, home decor home ware, sheets, towels and electronics.

The company operates more than 15,000 stores across all the contiguous states in the United States of America and 5 provinces in Canada, which is supported by a coast to coast logistics network and more than one 190,000 associates.



Building on its 100+ year history in the grocery business, Piggly Wiggly Midwest continues to grow the Piggly Wiggly banner. Currently the Company operates corporate stores and services independent franchisees under a chain-style program. This program combines the strength and consistency of chain style centralized buying and merchandising with the locally tailored

entrepreneurial management [skills, charm, hospitality and attention] of a community-based retailer.

The Company grew from its modest beginnings as "The Schultz Brothers Company" in 1911 throughout that decade and by 1920, the name was changed to "Schultz Brothers Company Wholesale Grocers."

The Company's growth continued so that in 1946 the Company broadened its grocery distribution services to include fresh produce and frozen foods. With a new facility, along with new produce and frozen food departments, the Company was able to offer "Buy Low," the voluntary retail group it was servicing, a greater selection of food products.

In 1949, the Company entered into a franchise agreement enabling it to use the "Piggly Wiggly" name for the first time in southern and eastern Wisconsin. The nucleus of the present 104 store retail group traces its origin to the early Piggly Wiggly franchisers located in Sturgeon Bay, Manitowoc, Green Bay, and Kaukauna.



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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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Drafted by Attorney Debra Peterson Conrad