

15,500 sq. ft. Retail Strip Center on 7 Acres For Sale

75 Gasser Road

WISCONSIN DELLS, WISCONSIN



4,000,000
(Visitors Annually)

8,500
(Hotel rooms within 3 Miles)

#1
(WI tourist market)



BROKERAGE BY
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WISCONSIN
COMMERCIAL
REAL ESTATE

WISCONSIN

EAU CLAIRE

STEVENS POINT

GREEN BAY

WISCONSIN DELLS

MADISON

MILWAUKEE



FOR SALE



GASSER RD

WYNDHAM
HOTELS & RESORTS



Wintergreen
Hotel & Conference Center



12

INTERSTATE
94

INTERSTATE
90

7 ACRES TOTAL

5 ACRES
FOR FUTURE DEVELOPMENT

2 ACRES
STONEWOOD CROSSING

ZAP DR

GASSER RD

12



STONEWOOD CROSSING

75 GASSER ROAD, WISCONSIN DELLS, WI 53913

**WISCONSIN
COMMERCIAL**
— REAL ESTATE —



90 FT PYLON SIGNAGE

PARCEL SIZE: 7 ACRES

BUILDING SIZE:
15,500 SF

30 FT MONUMENT SIGNAGE



About the Wisconsin Dells



Size of Community

Wisconsin Dells, as a destination, is comprised primarily of the City of Wisconsin Dells and the Village of Lake Delton. Totaling just over 19 square miles, this destination has about 5,600 permanent residents.

Visitor Count

The Dells welcomes approximately 4+ million visitors annually.

Economic Impact

Travel expenditures in 2023 totaled the \$2.02 billion, an increase of 4% from the year prior.

Waterpark Statistics

All told, there are more than 200 waterslides and 16+ million gallons of water at area waterparks, including rides such as extreme plunge slides, tube rides, racing speed slides, bowl drops, water rollercoasters, surf machines, massive wave pools, lazy rivers and tot-friendly spray pads.

Average Temperature

In the spring, temperatures average 45 degrees. In summer the average temperature is 73 degrees, although temperatures can reach into the 90's or even close to 100. In fall, the temperature cools to about 50 degrees. Winter temperatures hover around the 20 degree mark, sometimes dropping below zero, with annual snowfall averaging 30 inches. Inside the waterparks, it's always a balmy 80 degrees.

Room Choices

The Wisconsin Dells area has more hotel rooms and lodging options than any other destination in the state, at over 9,500. There are also 20 campgrounds with nearly 3,200 sites.

Convention Space

With more than 400,000+ total square feet of meeting space, the community hosts everything from large conventions to business retreats.

Sports Arenas

- Woodside Wisconsin Dells Center is a 90,000 square foot, column-free, multi-purpose arena.
- JustAgame Fieldhouse is a 57,000 square foot facility with 6 basketball and 10 volleyball courts.
- Woodside Sports Complex - Mauston is 245 acres with 8 all-turf baseball/softball fields.
- Woodside Sports Complex - Wisconsin Dells is 6 side-by-side all-turf soccer fields, encompassing over 12 acres of uninterrupted pro-grass turf, 2 college baseball fields and 2 softball fields.
- Poppy Waterman Ice Arena is a full size NHL hockey rink.

Restaurants

Foodies delight in the 90+ choices, from classic steakhouses to vegetarian to ethnic.

Travel to Wisconsin Dells

NEAREST AIRPORTS

There are airports in Madison, Milwaukee, Chicago and Minneapolis. By car, take Interstate 90/94. Greyhound and Amtrak also have service to the area.

DRIVING DISTANCES

Wisconsin Dells is centrally located in the Midwest - putting you at the center of everything.

MILEAGE FROM MAJOR CITIES

Location	Distance	Time*
Chicago, IL	195 miles	3 hrs
Des Moines, IA	313 miles	5.5 hrs
Detroit, MI	480 miles	7.5 hrs (ferry = 6 hrs)
Fargo, ND	452 miles	6.75 hrs
Green Bay, WI	130 miles	2.5 hrs
Indianapolis, IN	379 miles	6 hrs
Madison, WI	55 miles	1 hr
Milwaukee, WI	123 miles	2 hrs
Minneapolis, MN	217 miles	3.5 hrs
Omaha, NE	452 miles	7.5 hrs
Peoria, IL	248 miles	4 hrs
Sioux Falls, SD	380 miles	5.5 hrs
St. Louis, MO	408 miles	6 hrs

*Drive time is approximate

About Stonewood Crossing

Sale Price: \$7,800,000

Property Highlights

- 15,500 sq. ft. 100% occupied seven tenant retail NNN investment opportunity **with 5 acres for future development.**
 - Strong tenant mix anchored by Starbucks and Noodles & Company with multiple recent renewals.
 - Located on the hard corner of Gasser Road and Zap Drive with three access points into the property.
 - Easy access off Hwy 12 and I-90 / 94 (Exit 92 – the main interstate exit to the greater Wisconsin Dells area)
 - Situated across the street from the 60 + store 300,000 sq. ft. Outlets At The Dells outlet mall.
 - Site is equipped with a 30’ monument sign along Gasser Road and a 90’ pylon sign along Zap Drive with interstate visibility.
 - Value add opportunity to development the 5 acres around the existing building.
- Call broker for conceptual development plans.

Executive Summary

Address: 75 Gasser Road, Wisconsin Dells, WI 53913

GLA: +/- 15,500 sq. ft.

Occupancy: 100%

Year Built: 2013

Tenants: Starbucks, Noodles, Rosati’s, Escapology, Beef Jerky Outlet, Dells Smoke Shop and T- Nails

Lot Size: 7 Acres total (roughly 5 acres for future development- see aerials)

Parcel Numbers: 146-1124-00000 (4.21 acres) and 146-1124-10000 (2.79 acres)

Net Operating Income: \$405,665.80

Sale Price: \$7,800,000



Scan your smart device here for a short project video!



Stonewood Crossing Rent Roll

Tenant Name	Premises	Begin	End	SF	\$/SF	Sec Deposit	Base Rent		Option Terms				
							Monthly	Annual	Starting	Period	Monthly Base Rent	Annual Base Rent	PSF
Starbucks Corporation	Space #1	10/12/12	3/31/33	1850	\$31.00		\$4,779.17	\$57,350.04	4/1/23	Option 1: 4/1/33-3/31/38	\$5,550.00	\$66,600.00	\$35.67
					\$34.00		\$5,241.67	\$62,900.04	4/1/28	Option 2: 4/1/38-3/31/43	\$5,858.33	\$70,299.96	\$37.99
										Option 3: 4/1/43-3/31/48	\$6,166.67	\$74,000.00	\$40.00
										Option 4: 4/1/48-3/31/53	\$6,475.00	\$77,700.00	\$42.00
Rosati's Pizza	Tenant 2	10/1/24	10/1/34	1839	\$20.00		\$3,065.00	\$36,780.00		Option 1: 2034-2039	\$3,843.51	\$46,122.12	\$25.08
					\$22.40		\$3,432.80	\$41,193.60		Option 2: 2039-2044	\$4,304.87	\$51,658.53	\$28.09
4The Escape LLC	Tenant 3	10/1/24	9/30/34	2900	\$20.00	\$4,833.33	\$4,833.33	\$57,999.56	10/1/24	Option 1: 2033-2038	\$5,891.79	\$70,701.52	\$24.38
					\$20.40		\$4,930.00	\$59,160.00	10/1/25		\$6,009.63	\$72,115.55	\$24.87
					\$20.81		\$5,028.60	\$60,343.20	10/1/26		\$6,129.82	\$73,557.87	\$25.36
					\$21.22		\$5,129.17	\$61,550.04	10/1/27		\$6,252.42	\$75,029.02	\$25.87
					\$21.65		\$5,231.75	\$62,781.00	10/1/28		\$6,377.47	\$76,529.60	\$26.39
					\$22.08		\$5,336.39	\$64,036.68	10/1/29				
					\$22.52		\$5,443.12	\$65,317.44	10/1/30				
					\$22.97		\$5,551.98	\$66,623.76	10/1/31				
					\$23.43		\$5,663.02	\$67,956.24	10/1/32				
					\$23.89		\$5,776.28	\$69,315.36	10/1/33				
A&L, LLC d/b/a T Nails	Tenant 4	7/1/22	6/30/32	2262	\$20.60		\$3,883.10	\$46,597.20	7/1/24	Option 1: 2032-2037	\$4,923.77	\$59,085.25	\$26.12
					\$21.22		\$3,999.97	\$47,996.64	7/1/25		\$5,071.48	\$60,857.81	\$26.90
					\$21.86		\$4,120.61	\$49,447.32	7/1/26		\$5,223.63	\$62,683.54	\$27.71
					\$22.52		\$4,245.02	\$50,940.24	7/1/27		\$5,380.34	\$64,564.05	\$28.54
					\$23.20		\$4,373.20	\$52,478.40	7/1/28		\$5,541.75	\$66,500.97	\$29.40
					\$23.90		\$4,505.15	\$54,061.80	7/1/29				
					\$24.62		\$4,640.87	\$55,690.44	7/1/30				
					\$25.36		\$4,780.36	\$57,364.32	7/1/31				
Dells Smoke Shop, Inc.	Tenant 5	6/15/21	6/15/31	2208	\$22.00	\$3,542.00	\$4,048.00	\$48,576.00	6/15/24	Option 1: 6/2031-6/2036	\$4,651.52	\$55,818.24	\$25.28
					\$22.44		\$4,128.96	\$49,547.52	6/15/25		\$4,744.55	\$56,934.60	\$25.78
					\$22.89		\$4,211.54	\$50,538.47	6/15/26		\$4,839.44	\$58,073.30	\$26.30
					\$23.35		\$4,295.77	\$51,549.24	6/15/27		\$4,936.23	\$59,234.76	\$26.82
					\$23.81		\$4,381.69	\$52,580.22	6/15/28		\$5,034.95	\$60,419.46	\$27.36
					\$24.29		\$4,469.32	\$53,631.83	6/15/29	Option 2: 6/2036-6/2042	\$5,135.65	\$61,627.85	\$27.91
					\$24.78		\$4,558.71	\$54,704.47	6/15/30		\$5,238.37	\$62,860.40	\$28.46
									\$5,343.13		\$64,117.61	\$29.03	
									\$5,450.00		\$65,399.96	\$29.61	
									\$5,559.00		\$66,707.96	\$30.21	
Crisp High Five, Inc.	Unit F/Tenant 6	4/1/21	3/31/30	1188	\$29.50		\$2,920.50	\$35,046.00	4/1/24				
					\$29.50		\$2,920.50	\$35,046.00	4/1/25				
					\$29.50		\$2,920.50	\$35,046.00	4/1/26				
					\$29.50		\$2,920.50	\$35,046.00	4/1/27				
					\$30.50		\$3,019.50	\$36,234.00	4/1/28				
					\$31.50		\$3,118.50	\$37,422.00	4/1/29				
Noodles & Company	Space #5/Tenant 7	3/26/13	4/30/29	2816	\$30.25		\$7,098.67	\$85,184.00	1st option	2nd Option: 5/1/2029-4/30/2034	\$7,807.36	\$93,688.32	\$33.27
2023 Noodles & Co. Percentage Rent							\$23,733.00						
Annual Pylon Sign Rental Income							\$14,400						

Annual Net Operating Income

\$405,665.80

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.

