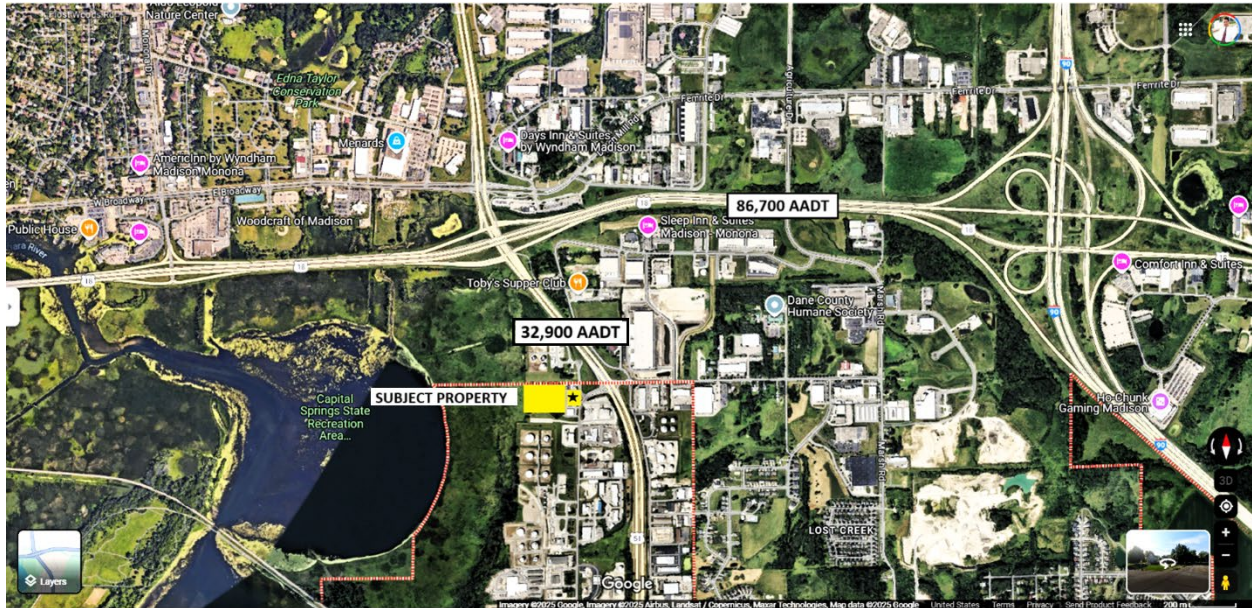


QSR SITE | BUILD-TO-SUIT



HIGHLIGHTS

- Proposed Mixed-Commercial Development
- 1.18 Acre Site for a QSR Available Now
- BUILD-TO-SUIT
- Lighted Intersection
- Commute Route
- Annual Average Daily Traffic Count on Hwy 51 = 32,900
- Annual Average Daily Traffic on Hwy 18 = 86,700
- New Kwik Trip - Construction Start in June 2025

DEMOGRAPHICS

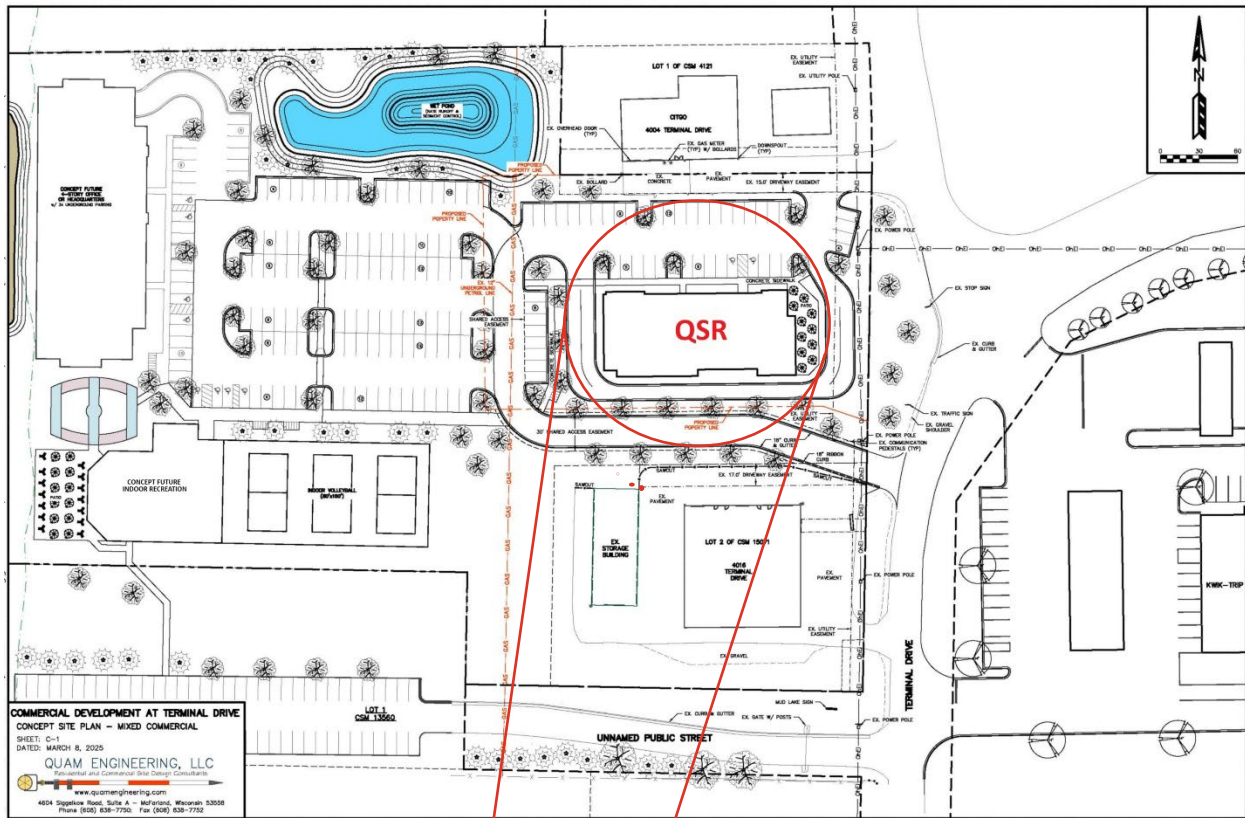
	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
• Average Household Income			
	\$100,429	\$93,134	\$94,672
• Population			
	16,184	115,982	346,901
• Households			
	6,667	53,145	147,232

Broker's Note: The back parcel of 4.8 wooded acres is suitable for commercial, office, and recreation (see proposed development on the next page). Quiet and secluded with no neighbors and spectacular unobstructed view of the lake.

Broker: Tom Sanford
Text / Call: 608.347.8299
Email: Tom@SanfordEnterprises.com

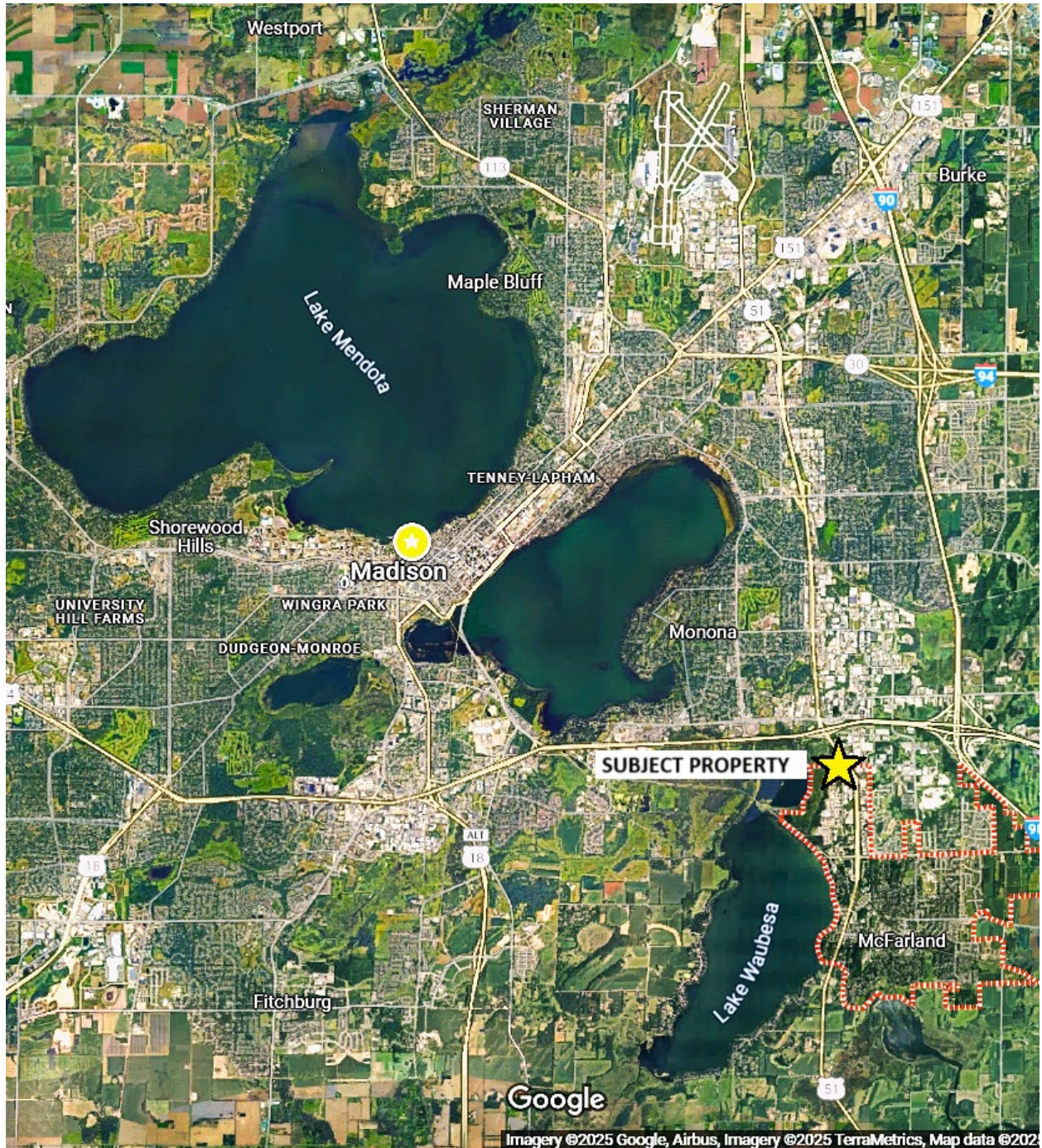
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