



260 W STROUD STREET

260 W Stroud Street
Randolph, WI 53956

OFFERING MEMORANDUM

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RANDOLPH, WI 53956

EXCLUSIVELY PRESENTED BY:



DAVID BAEHR

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BAEHR INC.

202 W. Main Street
Sun Prairie, WI 53590

Office: 608-834-2613
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Built By: www.crebuilder.com



INVESTMENT SUMMARY

American Realtors is pleased to offer an incredible opportunity in Randolph, WI. This spacious two-story commercial building, boasting a generous 14,400 square feet of versatile space. Conveniently located in downtown Randolph, this property offers prime visibility and accessibility, including the ability to add railroad just 1 mile from Hwy 33. What sets this property apart is its unique advantage: a railroad behind the building, providing additional accessibility and potential for various business ventures. The canvas is ready for your creative touch to bring your vision to fruition. Whether you're a budding entrepreneur or seasoned investor, the strategic location, generous space, and added railroad access option make this property an irresistible prospect. Don't miss out—seize the chance to make your mark!



PROPERTY SUMMARY

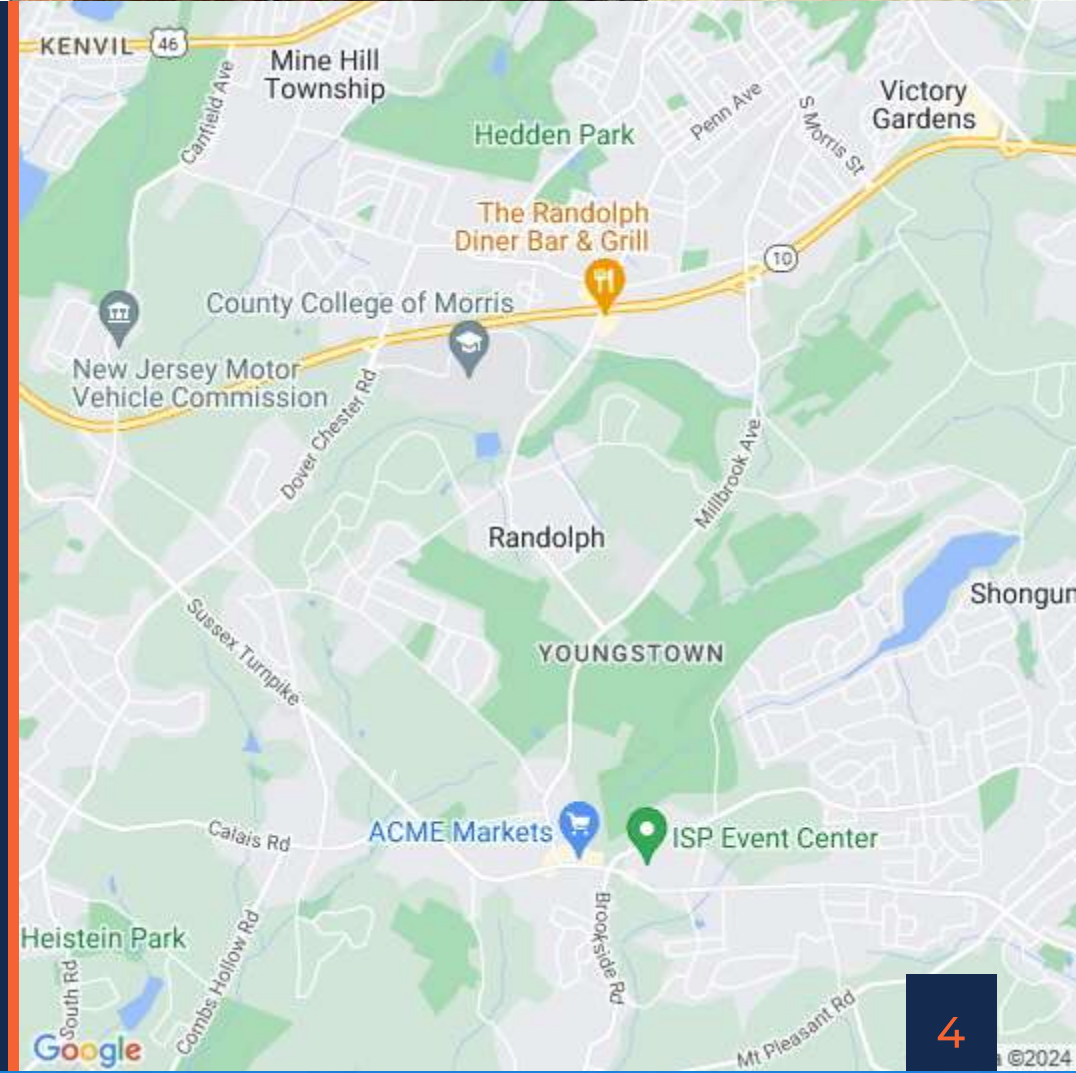
Offering Price	\$165,000.00
Building SqFt	14,400 SqFt
Lot Size (acres)	0.52
Parcel ID	111760151.A
Zoning Type	Commercial
County	Columbia
Frontage	65.00 Ft
Coordinates	43.5379, -89.010512





INVESTMENT HIGHLIGHTS

- Railroad access available
- Vacant property for fast close
- Two-story building with ample open space





LOCATION HIGHLIGHTS

- Excellent Visibility from Stroud Street and Surrounding Businesses.
- Close proximity to Randolph Park
- 1 mile from Highway 33



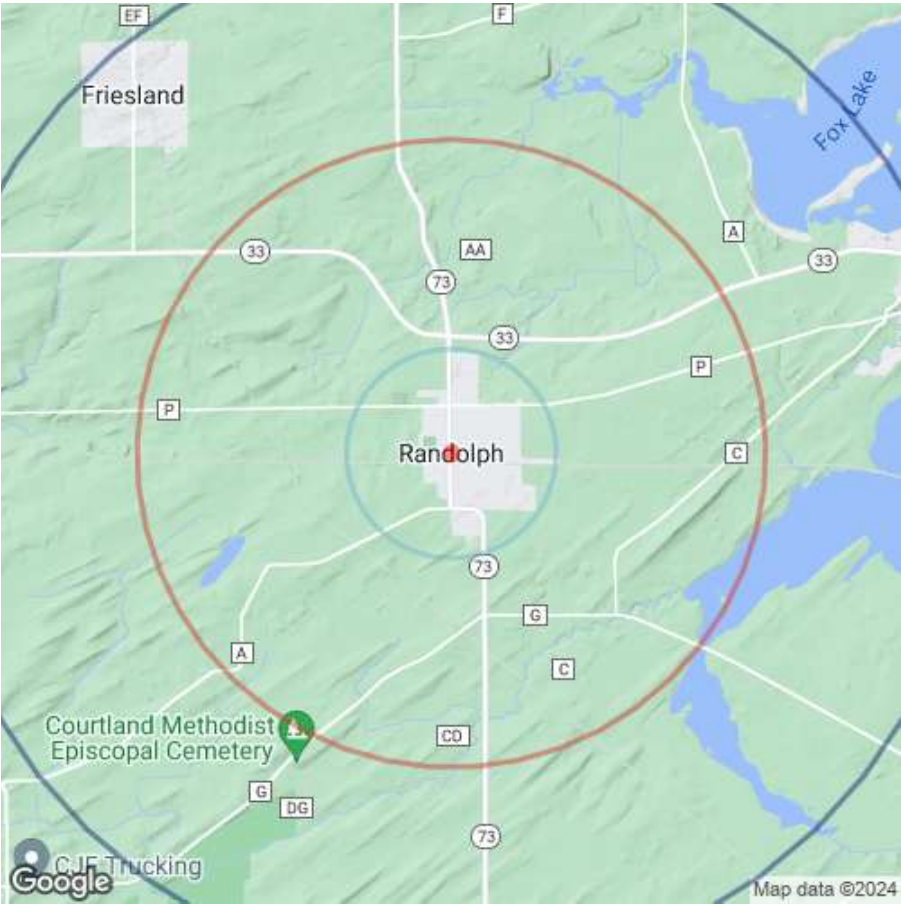


260
W. STROUD

DEMOGRAPHICS

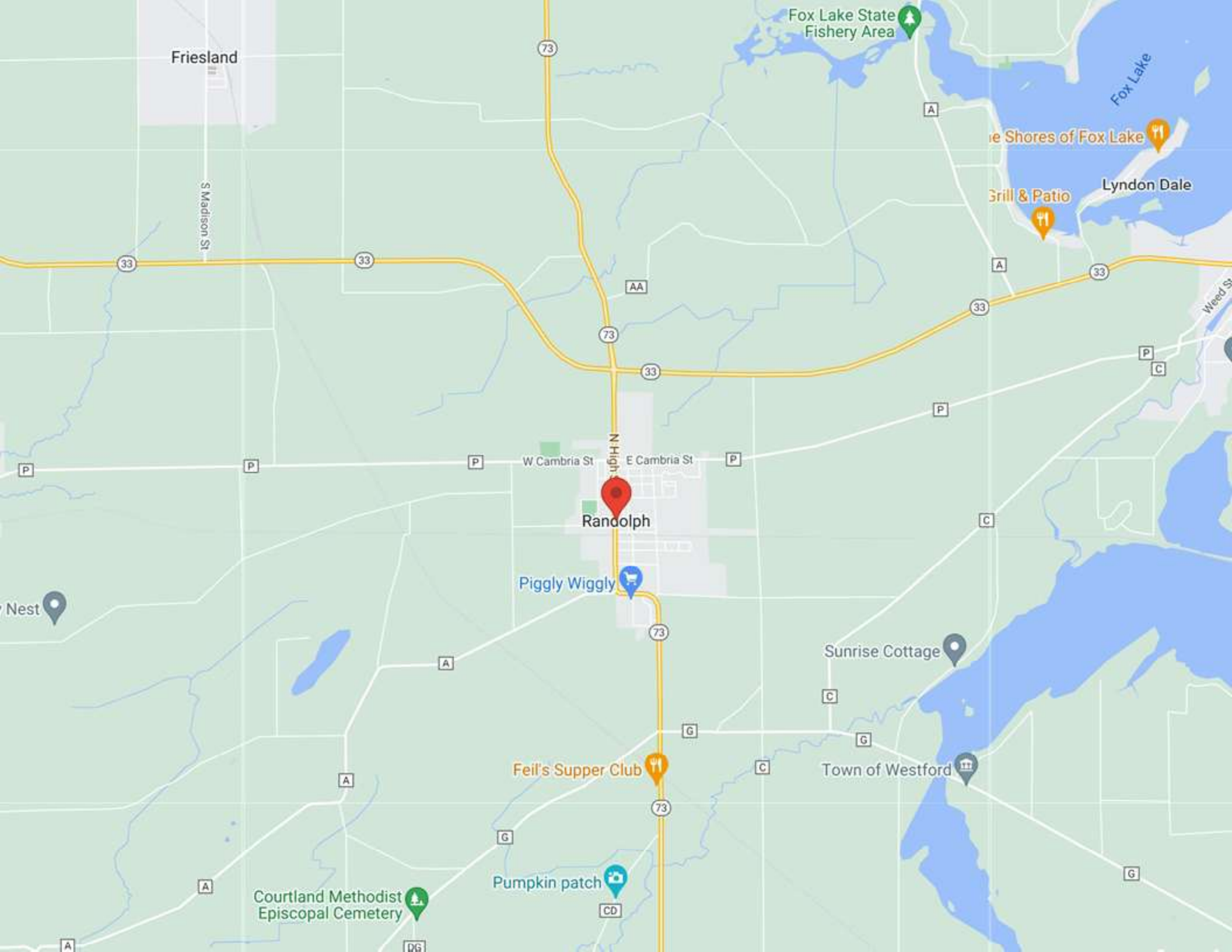
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,884	2,480	4,797
2010 Population	1,872	2,485	4,875
2024 Population	1,826	2,451	4,963
2029 Population	1,818	2,442	4,954
2024-2029 Growth Rate	-0.09 %	-0.07 %	-0.04 %
2024 Daytime Population	1,897	2,331	4,673

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	75	93	179
\$15000-24999	82	95	163
\$25000-34999	52	64	138
\$35000-49999	66	83	178
\$50000-74999	136	173	391
\$75000-99999	83	116	269
\$100000-149999	147	188	405
\$150000-199999	49	76	190
\$200000 or greater	36	53	130
Median HH Income	\$ 63,896	\$ 67,850	\$ 72,539
Average HH Income	\$ 85,252	\$ 89,493	\$ 94,400



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	697	888	1,858
2010 Total Households	688	894	1,940
2024 Total Households	726	941	2,043
2029 Total Households	737	955	2,072
2024 Average Household Size	2.39	2.45	2.26
2024 Owner Occupied Housing	545	726	1,605
2029 Owner Occupied Housing	568	754	1,665
2024 Renter Occupied Housing	181	215	438
2029 Renter Occupied Housing	168	200	407
2024 Vacant Housing	42	67	375
2024 Total Housing	768	1,008	2,418





CITY OF RANDOLPH

AREA

CITY	1.2 SQ MI
LAND	1.2 SQ MI
ELEVATION	961 FT

POPULATION

POPULATION	1,796
ESTIMATE (NULL)	1,747
DENSITY	AUTO SQ MI



ABOUT RANDOLPH

Randolph is a village in Columbia and Dodge Counties in the U.S. state of Wisconsin. The population was 1,811 at the 2010 census. Of this, 1,339 were in Dodge County, and 472 were in Columbia County.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BAEHR INC. and it should not be made available to any other person or entity without the written consent of BAEHR INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BAEHR INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BAEHR INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BAEHR INC. has not verified, and will not verify, any of the information contained herein, nor has BAEHR INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE DETAILS.

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