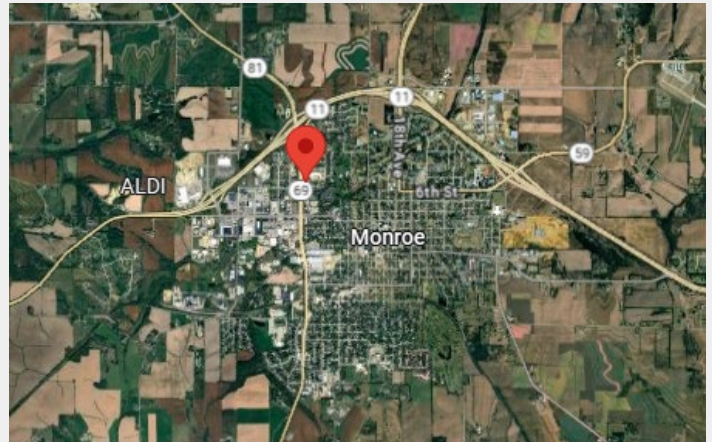




Property Features

- ✓ Parcel ID: 2325124243100
- ✓ Total Size: .42 Acres
- ✓ Sale Price: \$190,000
- ✓ Land Lease Rate: \$20,000/year
- ✓ Central Location
- ✓ Close to schools/businesses and major retail
- ✓ Perfect for QSR, Franchise Ready, Retail
- ✓ Unlock unmatched visibility and opportunity on this .42-acre parcel, perfectly positioned for a high-traffic retail or quick-service restaurant (QSR) development. Located near Monroe's bustling retail corridor and adjacent to schools, neighborhoods, and major employers, this site is ideal for franchises, drive-thrus or retail users looking to plant a flag in one of Wisconsin's most business-friendly communities.



For more information:

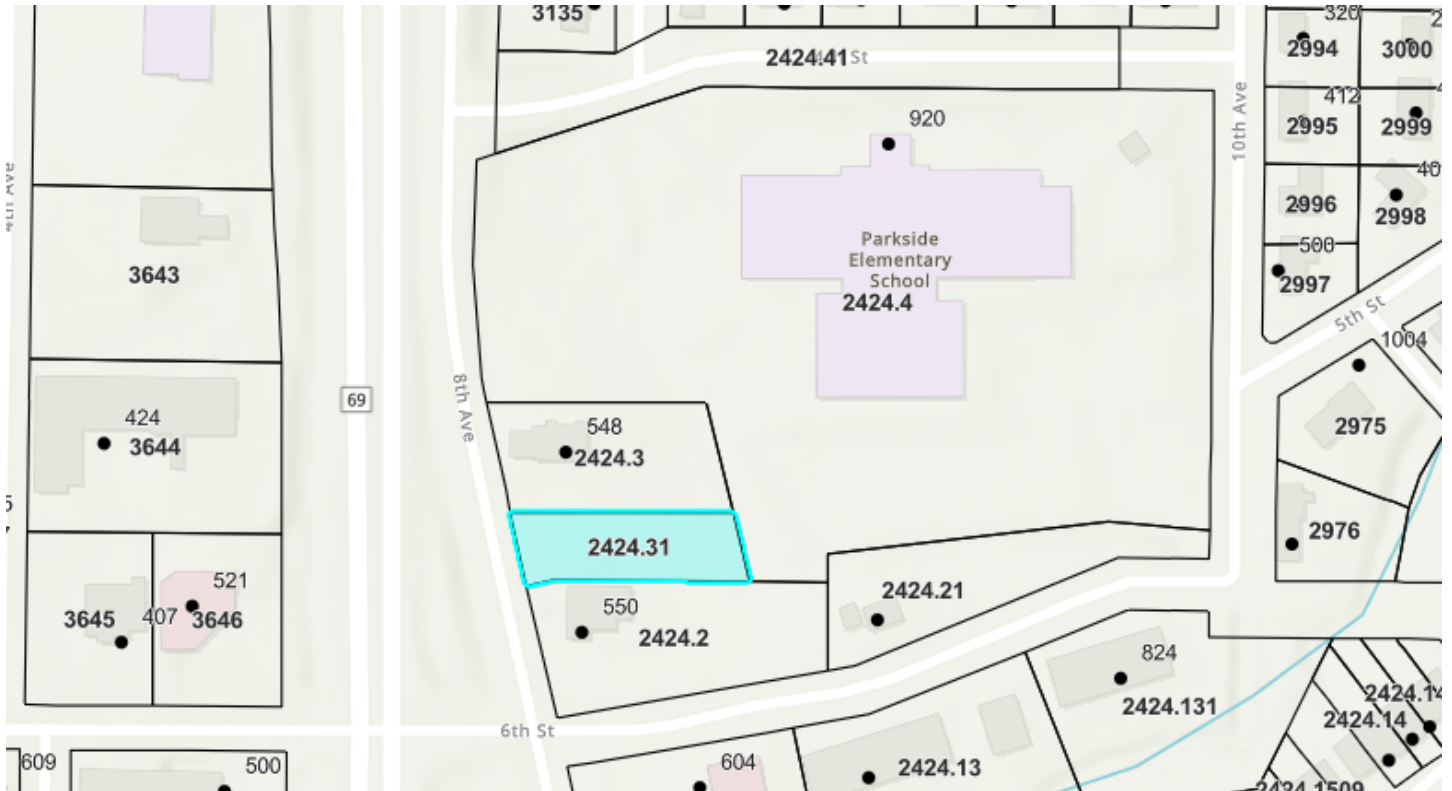
Michael Barrett

608-558-0663 • Michael.barrett@naimadison.com

608-828-8800

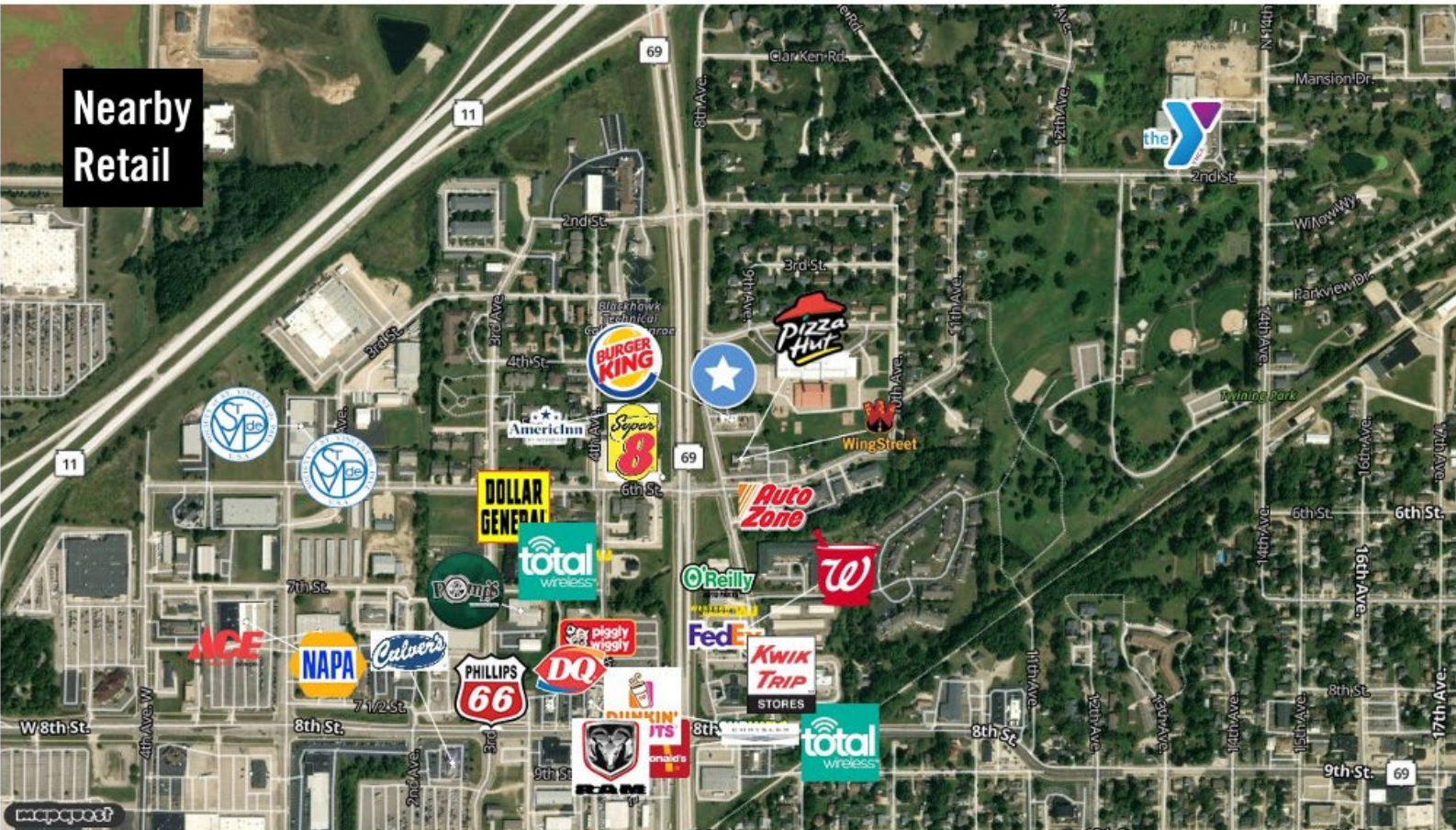
Naimadison.com

Parcel

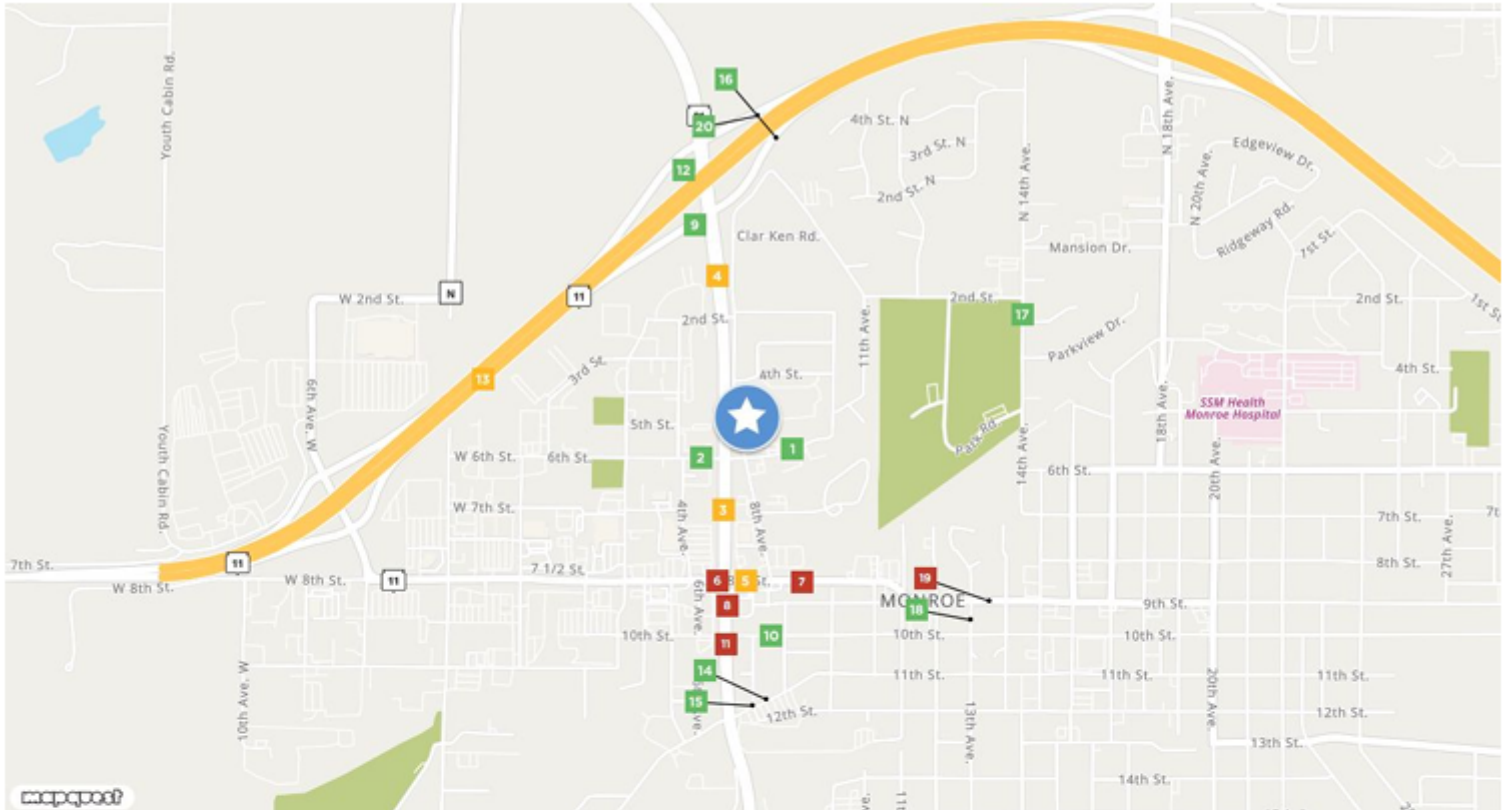


Retail Map

Nearby
Retail



Traffic Counts



6th Street 1 8th Ave Year: 2019 2,500 Year: 2018 3,000 Year: 2010 2,100	6th St 2 4th Ave Year: 2019 3,500 Year: 2018 4,300 Year: 2010 4,100	State Hwy 69 3 6th St Year: 2019 7,800 Year: 2018 9,300 Year: 2016 9,000	State Hwy 69 4 2nd St Year: 2016 10,000 Year: 2013 9,300 Year: 2010 7,900	8th St 5 Hwy 69 Year: 2016 9,300 Year: 2013 10,400 Year: 2010 9,700
8th St 6 Hwy 69 Year: 2019 12,400 Year: 2018 14,500 Year: 2016 10,800	8th Street 7 8th Ave Year: 2019 11,100 Year: 2018 12,900	State Highway 69 8 8th St Year: 2019 10,900 Year: 2018 12,800	9 Year: 2013 680 Year: 2010 770 Year: 2007 640	10th St 10 8th Ave Year: 2004 1,100
State Hwy 69 11 10th St Year: 2019 10,700 Year: 2018 12,700 Year: 2016 10,200	12 Year: 2013 950 Year: 2010 760 Year: 2007 680	State Hwy 11 13 6th Ave W Year: 2016 7,300 Year: 2013 7,500 Year: 2010 7,000	11th Street 14 7th Ave Year: 2019 1,500 Year: 2018 1,800	11th St 15 7th Ave Year: 2013 1,700 Year: 2010 2,100 Year: 2007 2,200
State Hwy 11 16 Hwy 69 Year: 2016 4,600 Year: 2013 4,900 Year: 2010 5,300	14th Avenue 17 Willow Way Year: 2019 1,900 Year: 2018 2,300	13th Ave 18 10th St Year: 2019 3,100 Year: 2018 3,700 Year: 2010 3,200	9th Street 19 14th Ave Year: 2019 10,300 Year: 2018 12,100	State Hwy 11 20 Hwy 69 Year: 2016 4,200 Year: 2013 4,400 Year: 2010 4,800

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

BROKER DISCLOSURE TO CUSTOMERS

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

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

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

21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

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

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

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36

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.)*

CONSENT TO TELEPHONE SOLICITATION

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

DEFINITION OF MATERIAL ADVERSE FACTS

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