



Price Reduced - \$1,175,000

Single Story Office/Retail Building

312 W Cottage Grove Rd
Cottage Grove, WI 53527

12,000SF Building on 1.92 Acres
Formerly Learning Ladder Daycare

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Property Summary

Address:	312 West Cottage Grove Road
Air Conditioning:	Fully Air-Conditioned
APN:	112/0711-093-8530-5
Price:	\$1,175,000
Building SF:	12,000
Construction Type:	Wood Frame
Frontage:	234' along Cottage Grove Rd
Lot Size:	1.92 Acres
Year Built:	1990
Building Expansion	2000
Parking:	Approximately 30
Traffic Count:	7,500 VPD (WiDOT)

Property Overview

The property at 312 West Cottage Grove Road consists of a 12,000 square foot, fully air-conditioned, wood-frame commercial building situated on 1.92 acres with approximately 234 feet of frontage along Cottage Grove Road. The site includes approximately 30 surface parking stalls and has access to all municipal utilities.

Located within the PB – Planned Business zoning district, the property allows for a range of commercial and office uses under current zoning. Its configuration, visibility, and frontage position it well for continued commercial use or potential redevelopment.

Traffic counts along Cottage Grove Road average 7,500 vehicles per day (WisDOT), offering a steady flow of exposure and accessibility. The property's scale and site depth provide flexibility for either renovation of the existing improvements or a long-term redevelopment strategy aligned with the Village's planning objectives.

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REDEVELOPMENT CONCEPTS

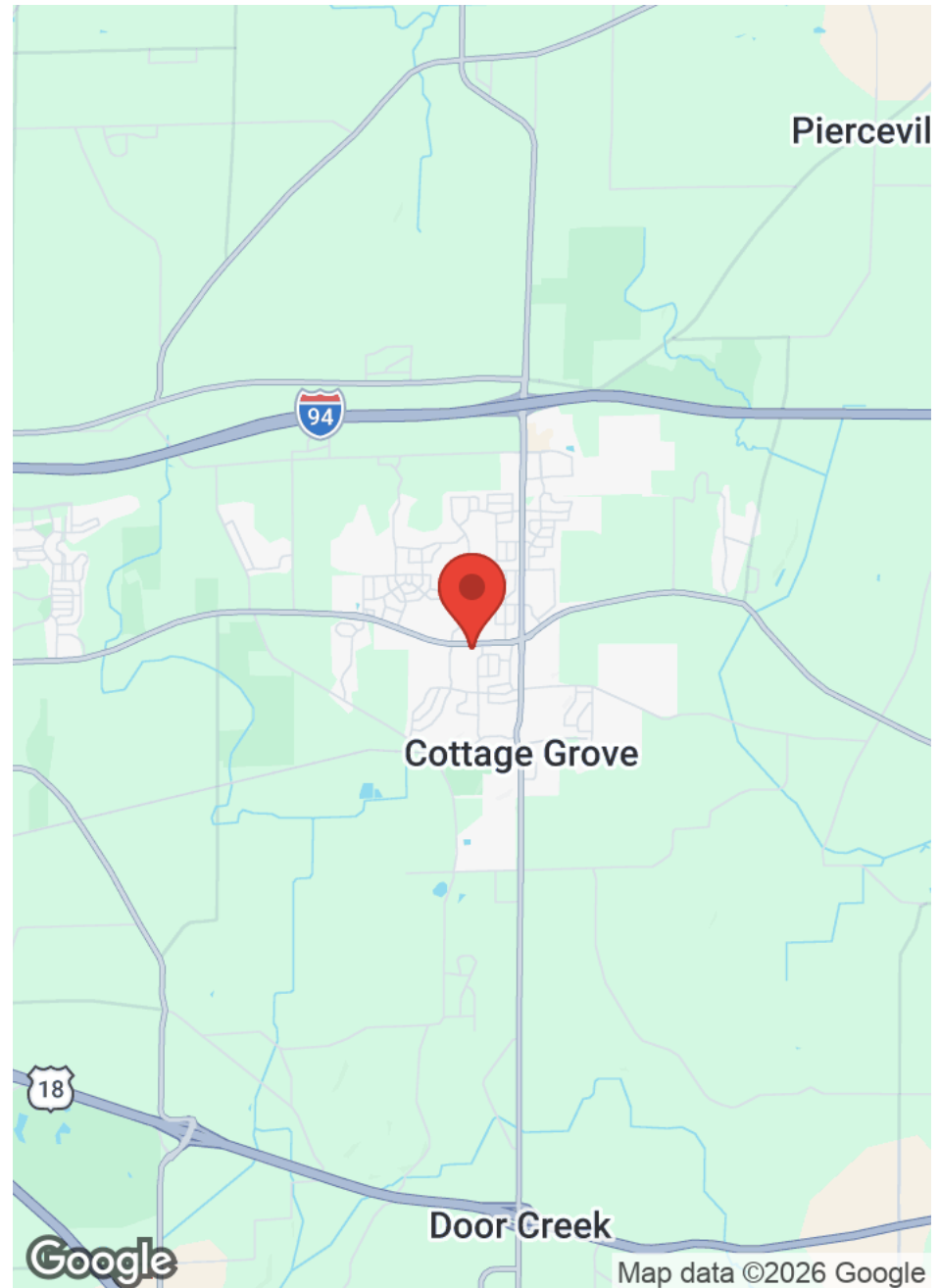
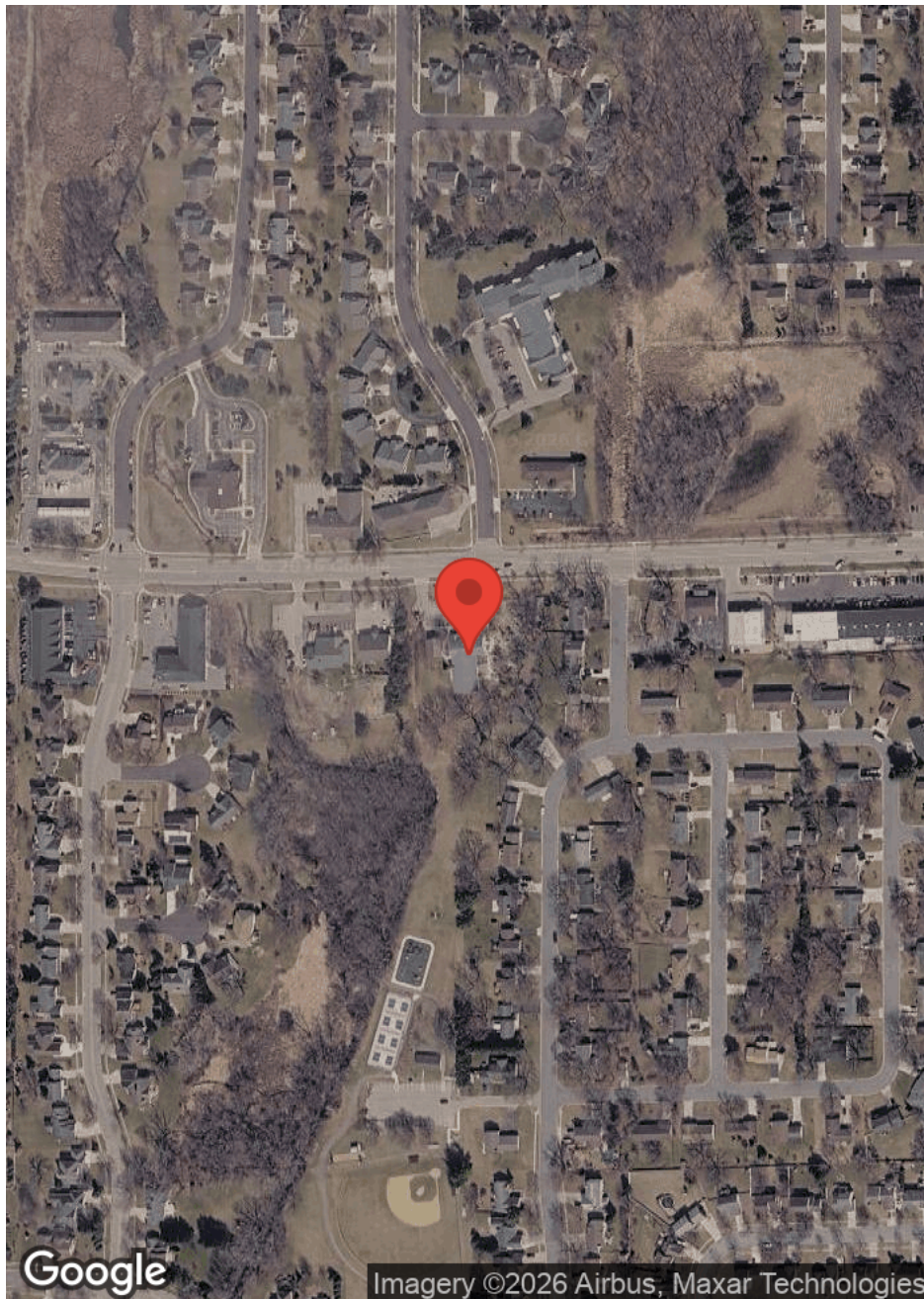
All development concepts and renderings are illustrative only and are not intended to represent final plans or approvals.
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BUSINESS MAP

312 W Cottage Grove Rd

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 Grace Coffee Cottage Grove

 Arby's

 Culver's

 Kwik Trip

 Jimmy John's

 Granite Ridge School

 DUNKIN' Dunkin'

 Taylor Prairie Elementary School

 CVS

 Subway

 McDonald's

 Glacial Drumlin School

 Bank of Sun Prairie

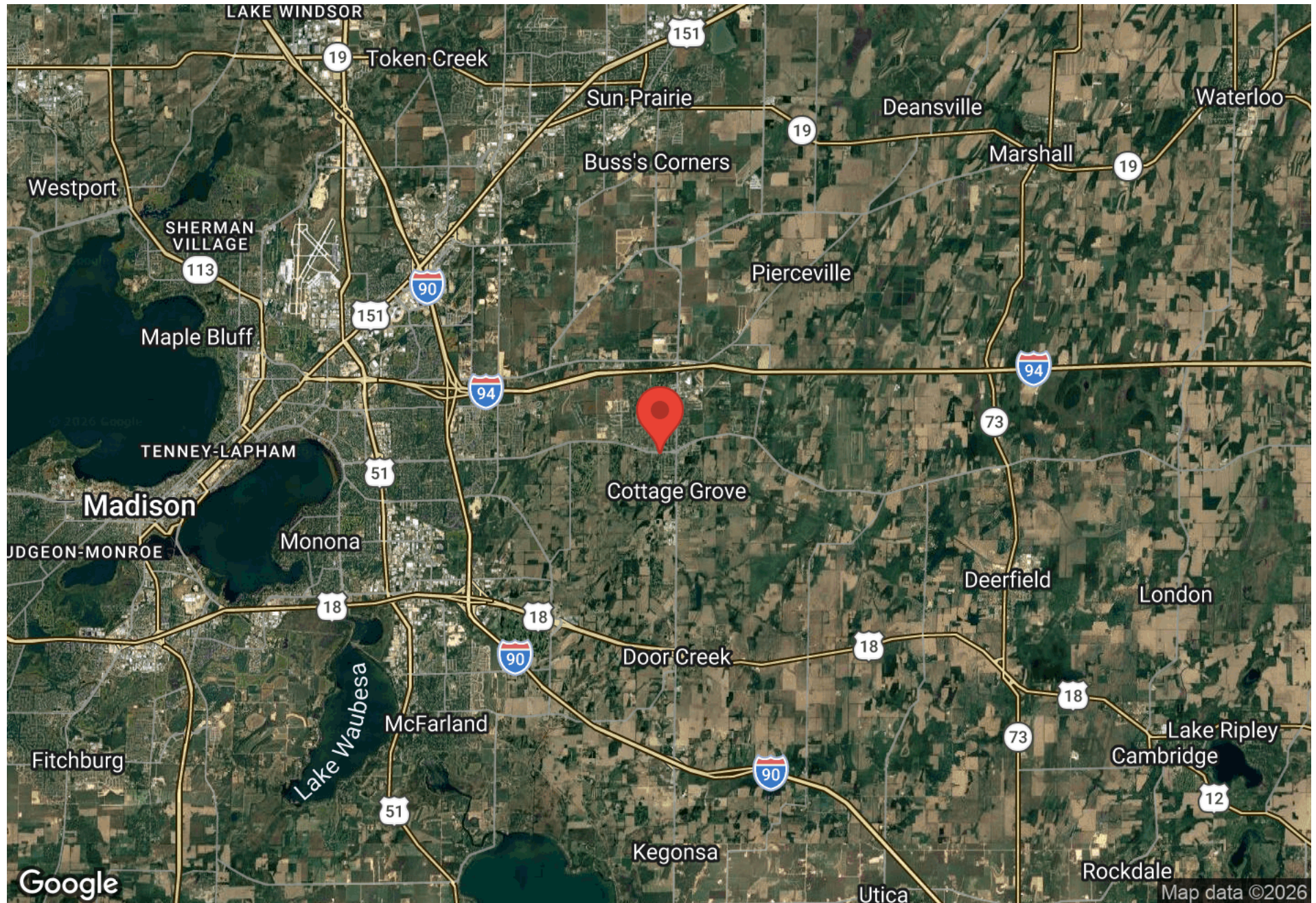
 Pizza Hut

 Lake Ridge Bank

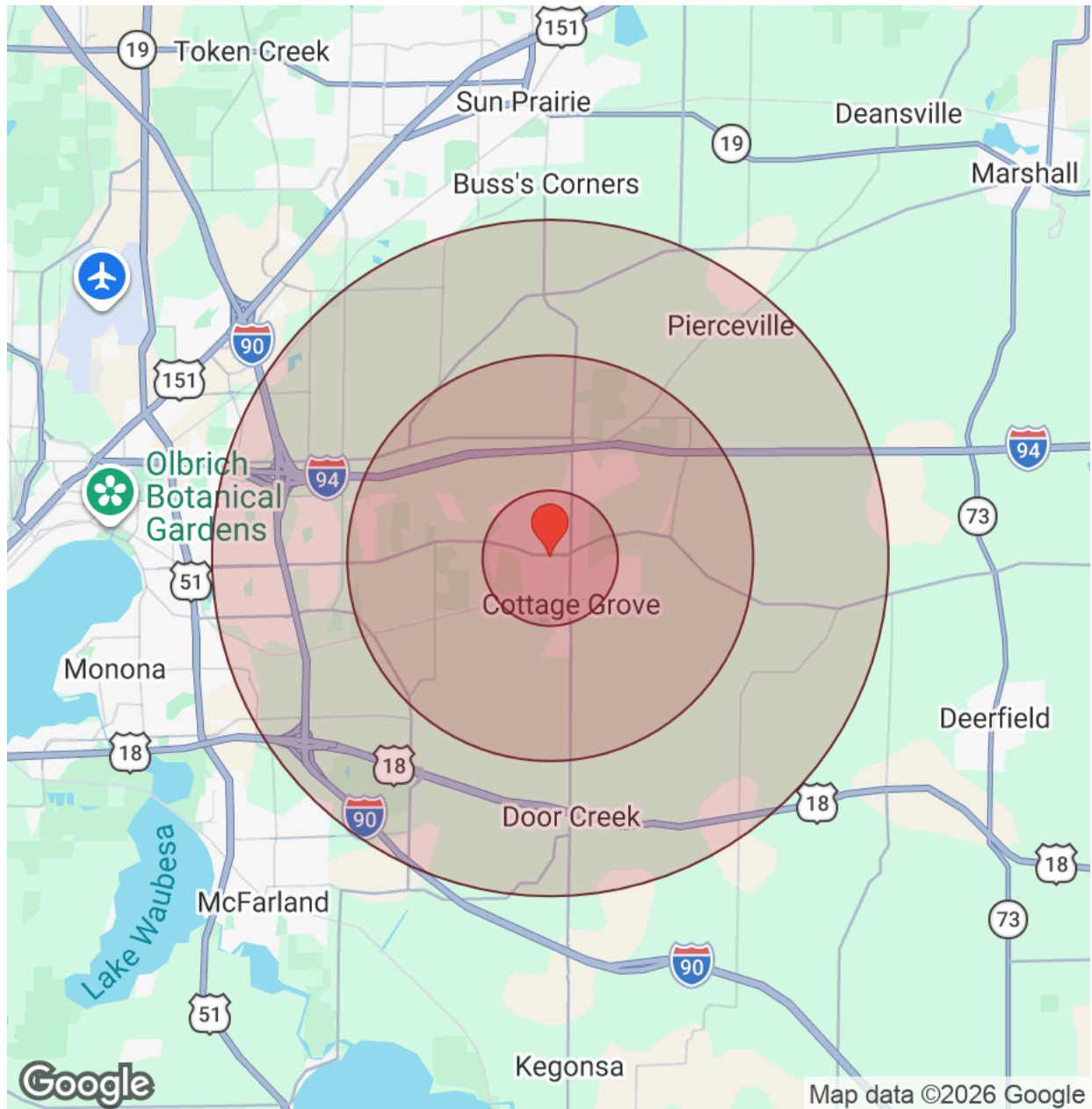
 Dollar General

 Cottage Grove Elementary School

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,291	7,974	20,597
Female	3,334	8,153	20,911
Total Population	6,625	16,127	41,508
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,544	13,318	31,633
Black	211	668	3,059
Am In/AK Nat	8	19	75
Hawaiian	1	2	4
Hispanic	331	860	3,063
Asian	365	852	2,507
Multiracial	160	398	1,125
Other	5	11	42
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,635	6,741	18,645
Occupied	2,448	6,266	17,247
Owner Occupied	1,731	4,418	11,752
Renter Occupied	717	1,848	5,495
Vacant	187	475	1,397
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,306	2,921	6,831
Ages 15 - 24	815	1,992	5,193
Ages 25 - 54	2,660	6,618	17,314
Ages 55 - 64	817	1,976	4,939
Ages 65+	1,027	2,621	7,231
Income	1 Mile	3 Miles	5 Miles
Median	\$127,433	\$118,167	\$103,526
Under \$15k	83	213	531
\$15k - \$25k	62	153	687
\$25k - \$35k	59	139	664
\$35k - \$50k	119	389	1,625
\$50k - \$75k	389	930	2,529
\$75k - \$100k	242	813	2,298
\$100k - \$150k	631	1,589	4,219
\$150k - \$200k	353	952	2,558
Over \$200k	512	1,090	2,135

State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
 - (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
 - (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
 - (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
 - (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
 - (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.