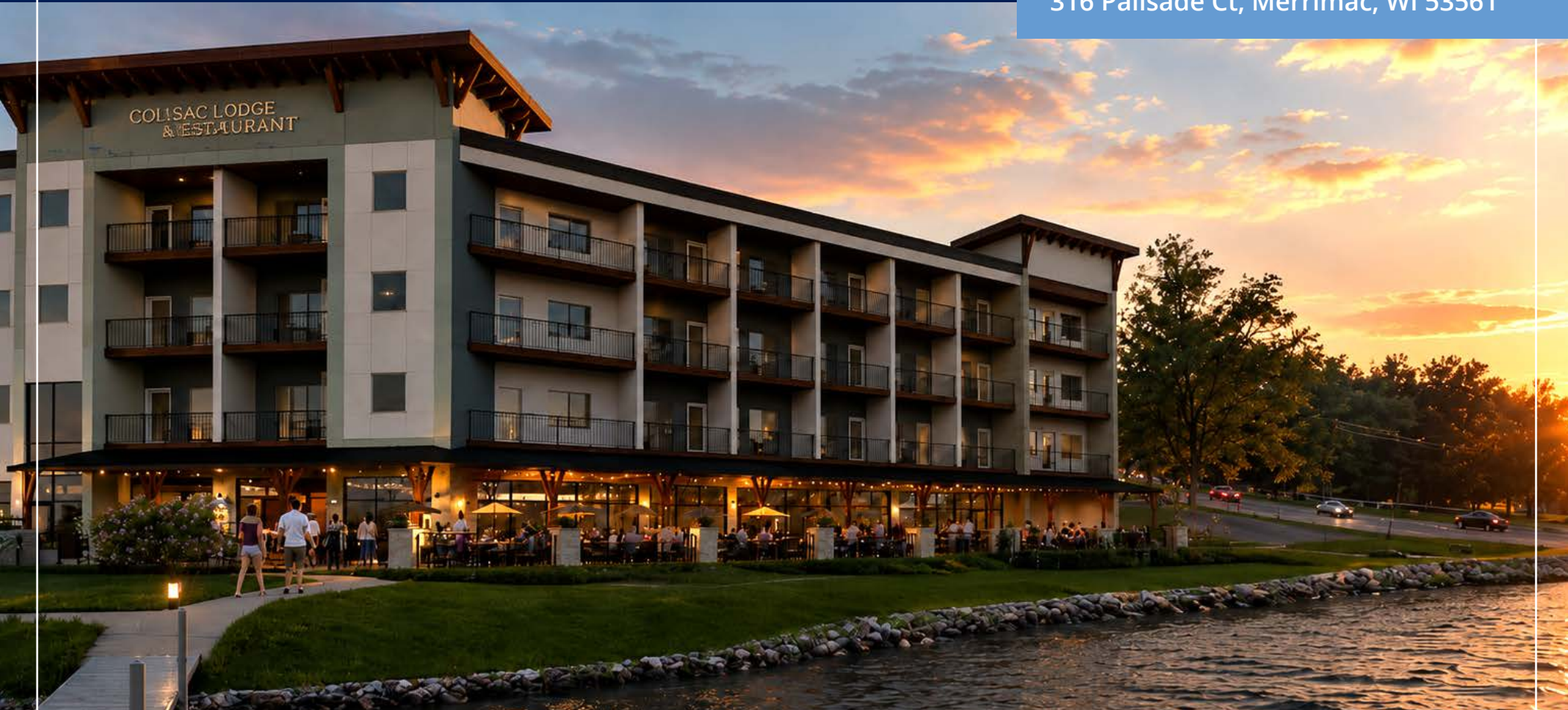


Presenting Colsac Lodge

Premier Waterfront Restaurant Space For Lease

316 Palisade Ct, Merrimac, WI 53561



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Bring your restaurant concept to the waterfront and become part of the lifestyle that makes Lake Wisconsin such a destination. The restaurant space at the new Colsac Lodge project offers a rare opportunity to create a laid-back, experience-driven dining spot where people come to relax, gather, and enjoy life on the lake. With outdoor seating, waterfront views, and a setting built for people to spend time – not just grab a meal and leave – this is an opportunity to create a true destination on the lake.

Property Highlights:

- › Approximately 4,000–7,000 SF restaurant space available with flexibility in the layout and design
- › Designated boat slips/docks as well as parking exclusively for restaurant patrons
- › Excellent fit for upscale casual dining, supper club, tavern, seafood, or chef-driven concepts
- › Rare opportunity to secure new construction waterfront restaurant space in the Merrimac market



Tourism and Recreation

316 Palisade Ct. | Merrimac, WI

Devil's Lake

Owen Park

Devil's Head Ski Resort

Parfrey's Glen State Natural Area

DL

Ice Age Trail - Merrimac Segment

Surrounding Market Information

Devil's Lake	9.3 Miles
Drive Time	18 Minutes
Visitors	2.7 Million/Year

Devil's Head Resort	3.3 Miles
Drive Time	7 Minutes
Visitors	100,000/Year

Sauk Prairie State Recreation Area

Merrimac

SITE

Lake Wisconsin

2,000 VPD

1,200 VPD

113

2,100 VPD

78

113

860 VPD

78

Merrimac Ferry
760 VPD



Local Amenities

316 Palisade Ct. | Merrimac, WI



Softwired Systems

Candy's Cafe

Mac's Pub & Grub

Red Cedar Lodge

Merrimac Scoop

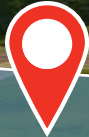
Ferry X-ing Bar & Grill

Merrimac Ferry

Lake Wisconsin Railroad Bridge

Merrimac Ferry
760 VPD

Wisconsin St



Site Aerial

316 Palisade Ct. | Merrimac, WI



Ferry X-ing
Bar & Grill

Candy's
Cafe

Merrimac
Ferry

113 Main St

113 Wisconsin St

Palisade Ct

Site View

316 Palisade Ct. | Merrimac, WI

DIMENSION 

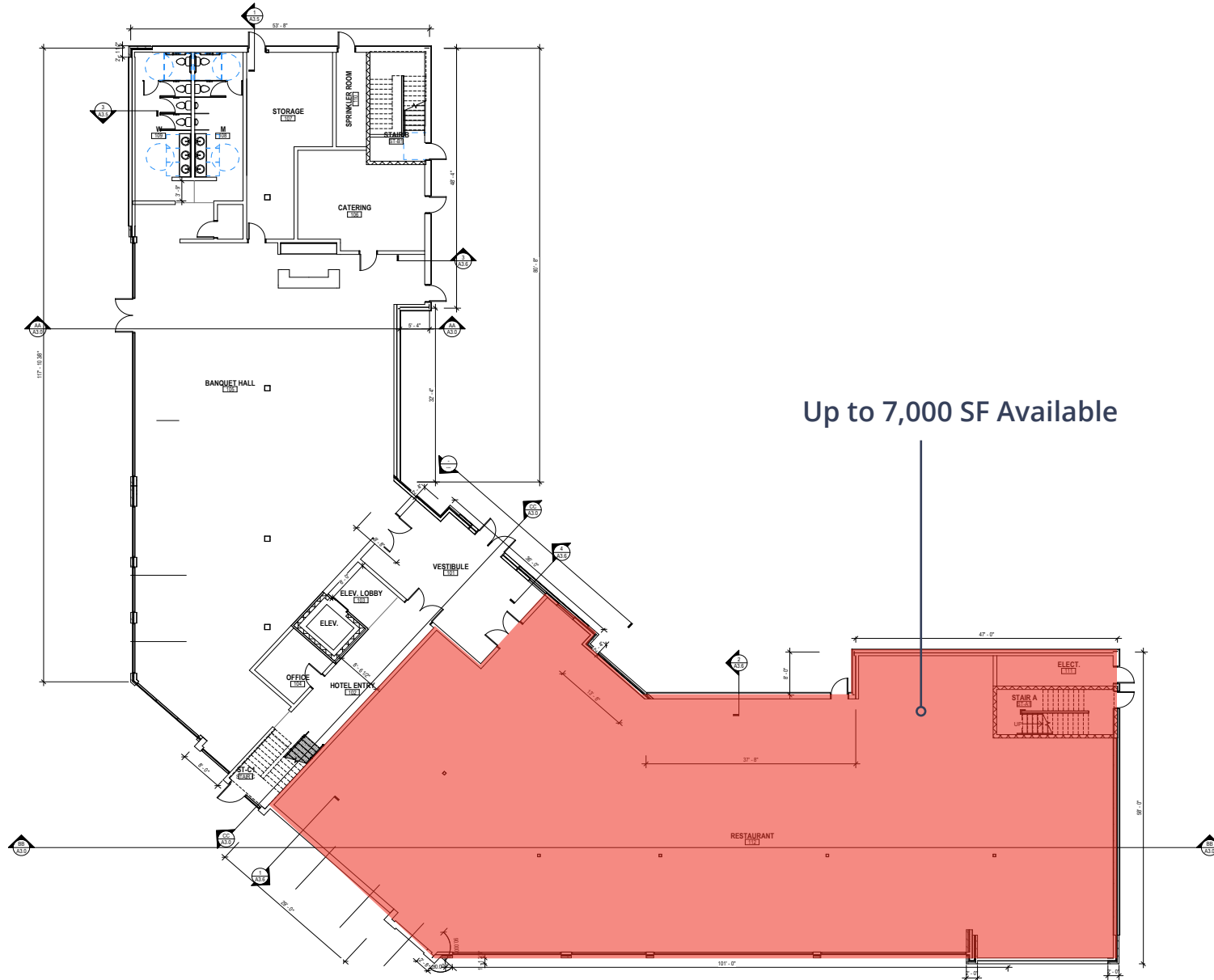
Madison Design Group

architecture · interior design · planning



Site Plan

316 Palisade Ct. | Merrimac, WI



Up to 7,000 SF Available



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

Broker 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. The 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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