

LEASE/SALE AVAILABLE

AMC THEATRE

1301 KALAHARI DRIVE, LAKE DELTON, WI 53913

FOUNDERS 3
REAL ESTATE SERVICES



Specifications

AVAILABLE SPACE

Land Size	72,500 SF
Lease Rate	6.23 Acres
Sale Price	Contact Broker
Lease Term	Contact Broker
Zoning	10 Years Minimum
	Planned Development
	District (PDD)
Lease Type	NNN
Screens	15 Auditoriums

Property Highlights

- Regional trade area, located at I-90 & Hwy 12 Interchange, the entrance to the nationally recognized Wisconsin Dells trade area
- Flexible zoning allows for a variety of uses, including retail & entertainment
- AMC has lease term through 1/31/28, but may consider an early termination

Traffic Counts

I-90	40,700 cpd
Hwy 12	16,500 cpd

Demographics

	3 Mile	5 Miles	10 Miles
Pop.	5,238	11,713	36,539
Daytime Pop.	7,955	12,808	27,217
Median HH Inc.	\$68,348	\$75,305	\$78,037

Contact

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414.271.1111 | www.founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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AERIAL



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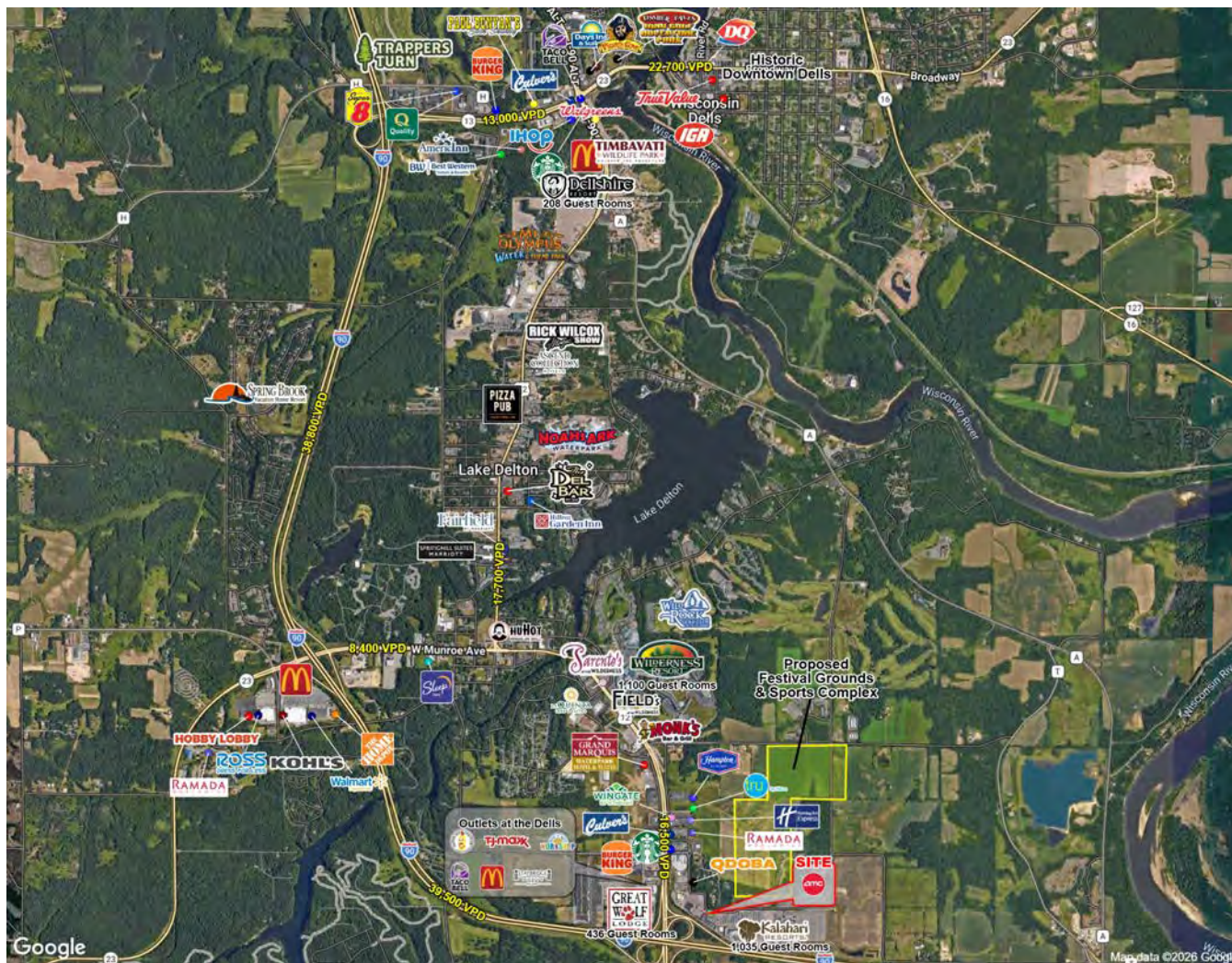
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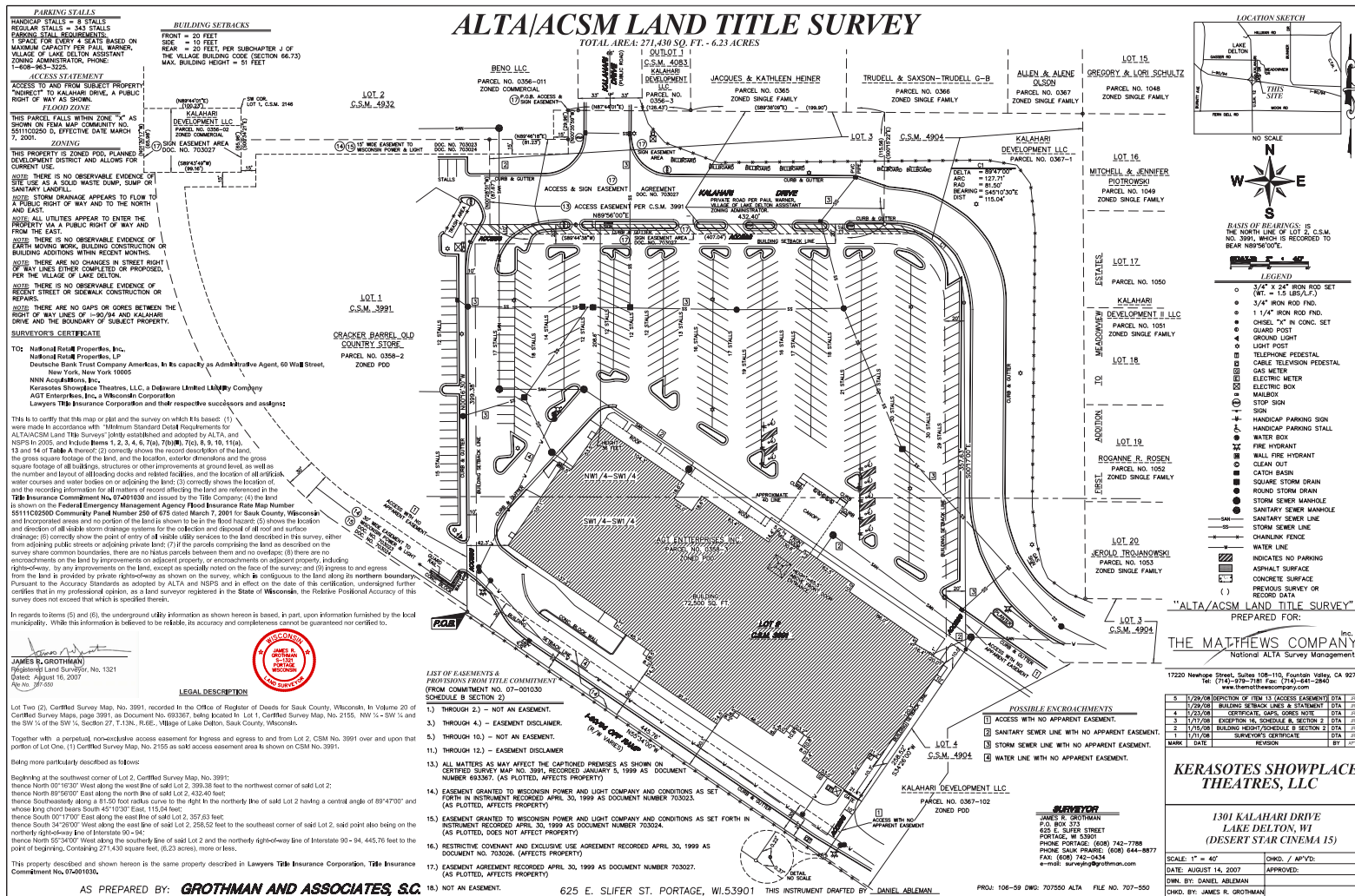
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SURVEY



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LOCATION & MARKET OVERVIEW



The Village of Lake Delton, located in Sauk County, Wisconsin, serves as the commercial and tourism heart of the greater Wisconsin Dells region - one of the Midwest's most recognized family vacation destinations. Positioned along Interstate 90/94 and U.S. Highway 12, Lake Delton benefits from exceptional regional access and year-round visitor traffic driven by hospitality, recreation, and entertainment.

Lake Delton has an estimated 2025 population of approximately 3,905 residents with an average household income of \$79,419 and a median age of 39.5, reflecting a younger and service-oriented population compared to many Wisconsin communities. The average household size is 2.1 people, and the village supports approximately 389 businesses employing more than 8,000 people, far exceeding its resident population due to its tourism economy. Employment is heavily concentrated in hospitality, entertainment, and service sectors, with 30% of jobs in services and an exceptionally low unemployment rate of just 0.8%.

The broader Sauk County market strengthens the area's economic base, with over 67,000 residents, 3,257 businesses, and more than 41,700 employees, along with an average household income of \$101,643. The Wisconsin Dells/Lake Delton trade area also continues to show growth, with nearby household and population increases supporting long-term retail and commercial demand.

Tourism is the defining economic driver of the region. Wisconsin Dells is widely known as the "Waterpark Capital of the World", home to more waterparks than any community on earth, including over 20 waterpark facilities and more than 200 waterslides, according to WisDells.com. Major attractions include Great Wolf Lodge Wisconsin Dells, Kalahari Resorts & Conventions Wisconsin Dells, Noah's Ark Waterpark, Mt. Olympus Water & Theme Park, and the iconic Dells Boat Tours along the Wisconsin River sandstone cliffs. The official tourism bureau highlights over 100 attractions, scenic river tours, golf, shopping, dining, entertainment venues, and extensive resort lodging options exemplifying one of America's premier drive-to-resort markets.

Overall, Lake Delton offers a unique combination of tourism-driven economics, strong visitor traffic, and regional growth. Its location at the center of the Wisconsin Dells market makes it one of Wisconsin's strongest destinations for hospitality, retail investment, and entertainment-focused development.

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SERVES THE BARABOO - WISCONSIN DELLS REGION

- Baraboo/West Baraboo - 14,720 residents
- Lake Delton/Wisconsin Dells - 6,674 residents

AREA TOURISM

- Devil's Lake State Park (Baraboo) - 2.4 million
- Wisconsin Dells - 4.5 million
- **On average there are 132,500 visitors on any given weekend**
*This exceeds the entire population of Sauk County (57,000), making the region the 4th most populated "city" in Wisconsin.

VITAL TO WISCONSIN'S ECONOMY

- #2 in Direct Visitor Impact behind Milwaukee County (\$1,652.3M)
- #3 in Total Economic Impact behind Milwaukee and Dane County (\$1,964M)
- #3 in State and Local Tax Generation, equal to nearly 10% of all taxes generated (\$150.7M) out of 72 counties

AIRPORT GROWTH AND EXPANSION

- Two new corporations will base at Baraboo-Wisconsin Dells Regional Airport (DLL) in 2026
- Master Plan is to add 1,000 feet of runway (6,000 feet) with an objective of bringing tourists and other corporations directly into the region

STATE OF WISCONSIN
BROKER DISCLOSURE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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:

- 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 within 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 of 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 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.

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

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 (see "Definition of 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 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 or its Agents by other means. 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 to 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.