

CUB FOODS MADISON - BUILDING and OUTLOTS FOR SALE



PROPERTY FOR SALE - COMMERCIAL AVENUE and STOUGHTON ROAD, MADISON, WI



ADDRESS 4141 Nakoosa Trail, Madison, WI

SALE PRICE \$3,500,000

AVAILABLE

1st Floor	68,945 sf
Mezzanine/ Office	<u>7,770 sf</u>
Total	76,715 sf

OUTLOTS

Lot 2	1.266 ac.
Lot 3	1.0011 ac.
Lot 4	
(Cub Site)	8.6404 ac.
Lot 5	3.647 ac.
Lot 6	.8018 ac.
Total	15.3563 acres

ZONING C3L

YEAR BUILT 1986

BUILDING TAX KEY 0810-334-0512-8

2010 BUILDING TAXES \$86,294.67

2010 OUTPARCEL TAX \$18,722.61

2011 ASSESSMENT

Land(s)	\$2,246,000
Building	<u>\$2,753,000</u>
Total	\$4,999,000

TRAFFIC COUNTS

47,100 aadt on Commercial Avenue
59,500 aadt on Stoughton Road (Highway 51)

FEATURES

- 4 Drive-in loading docks
- 1 compactor area
- Drive-thru windows and canopy pickup area.

Located near East Town Mall, this Cub Foods store and its outlots are positioned on the corner of Commercial Avenue and Stoughton Road, providing visibility to 85,316 cars per day.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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2010 POPULATION	7,651	63,053	130,266
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MEDIAN INCOME	\$48,138	\$52,529	\$48,788
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Your retail future
is our business.

648 N. Plankinton Ave., Suite 264, Milwaukee, WI 53203 www.midamericagr.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

PARCEL BREAKDOWN



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This map was prepared by the Dane County Land Information Office from records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

BROKER DISCLOSURE TO CUSTOMERS

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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 broker will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER 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 BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information can be disclosed by a broker):

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wisconsin Statutes section 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 Wisconsin Statutes section 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 or 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.



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