

For Sale or For Lease

Prime Commercial Location

2409 Hills Court
Menomonie, WI



- Great 1 acre corner lot next to Walmart.
- 2,250 sq. ft. building.
- Use existing building or developer will build-to-suit.
- Drive-up opportunity available.
- Neighbors include Walmart, Aldi's, Applebee's, Caribou Coffee, Subway and many others.
- Only 1/4 mile off Interstate 94.
- Call for pricing to lease.
- Sale price \$529,000.

Contact:
Al Taft
or
Don Myers

1324 W. Clairemont Ave. St. 4
Eau Claire, WI 54701-6191
Phone: 715-839-1234
Fax: 715-839-6889
Email: altaft@aftrealestate.com
Website: aftrealestate.com

A·F·T

Real Estate, Inc.



*Shopping Center Tenants

- | | |
|---------------|----------------|
| Dollar Tree | Caribou Coffee |
| Edward Jones | Pic-A-Pet |
| Best Nails | AT&T |
| H&R Block | China Buffet |
| CherryBerry | Game Stop |
| Papa Murphy's | Cost Cutter's |
| Subway | |

Traffic Counts:

Hwy 25	15,600
I-94 & Hwy 25	33,200



538842

REC'D November 13, 2006 at 8:15 A.M.
RECORDED: VOL. 16 SURVEY MAPS PAGE 70
Heather M. Lubon, Deputy
JAMES M. MRDUTT, REG OF DEEDS, DUNN CO. WI

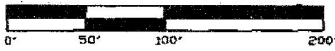
CERTIFIED SURVEY MAP NO. 3450
VOLUME 16, PAGE 70

ALL OF LOT 4 CSM #1447, VOLUME 5, PAGE 247,
LOCATED IN PART OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4, SECTION 14, T28N, R13W,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

LEGEND

- GOVERNMENT CORNER (AS NOTED)
- SET, 3/4" X 10" REBAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- FOUND 3/4" REBAR

SCALE: 1" = 100'



BEARINGS REFERENCED TO THE NORTH LINE OF
THE NORTHWEST 1/4, SEC. 14, T28N, R13W, ASSUMED
BEARING S87°46'47"E

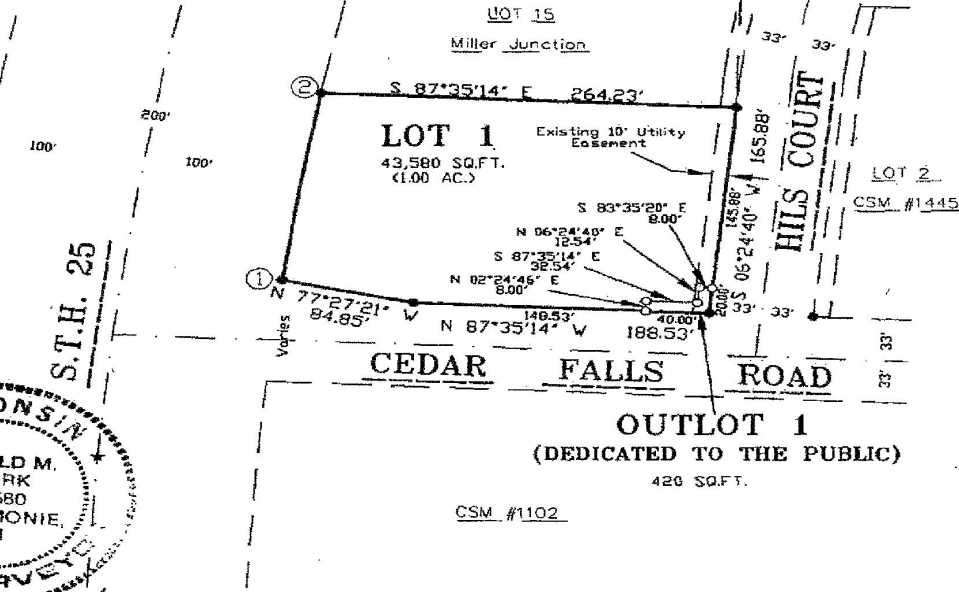
N. 1/4 CORNER
14-28-13
FALLS DN MANHOLE

S87°46'47"E
788.10'

2644.74'
1856.64'

NW. CORNER
14-28-13
DUNN CO. MDN.

S02°13'13"W
1116.63'



Donald M. Clark
10-16-06

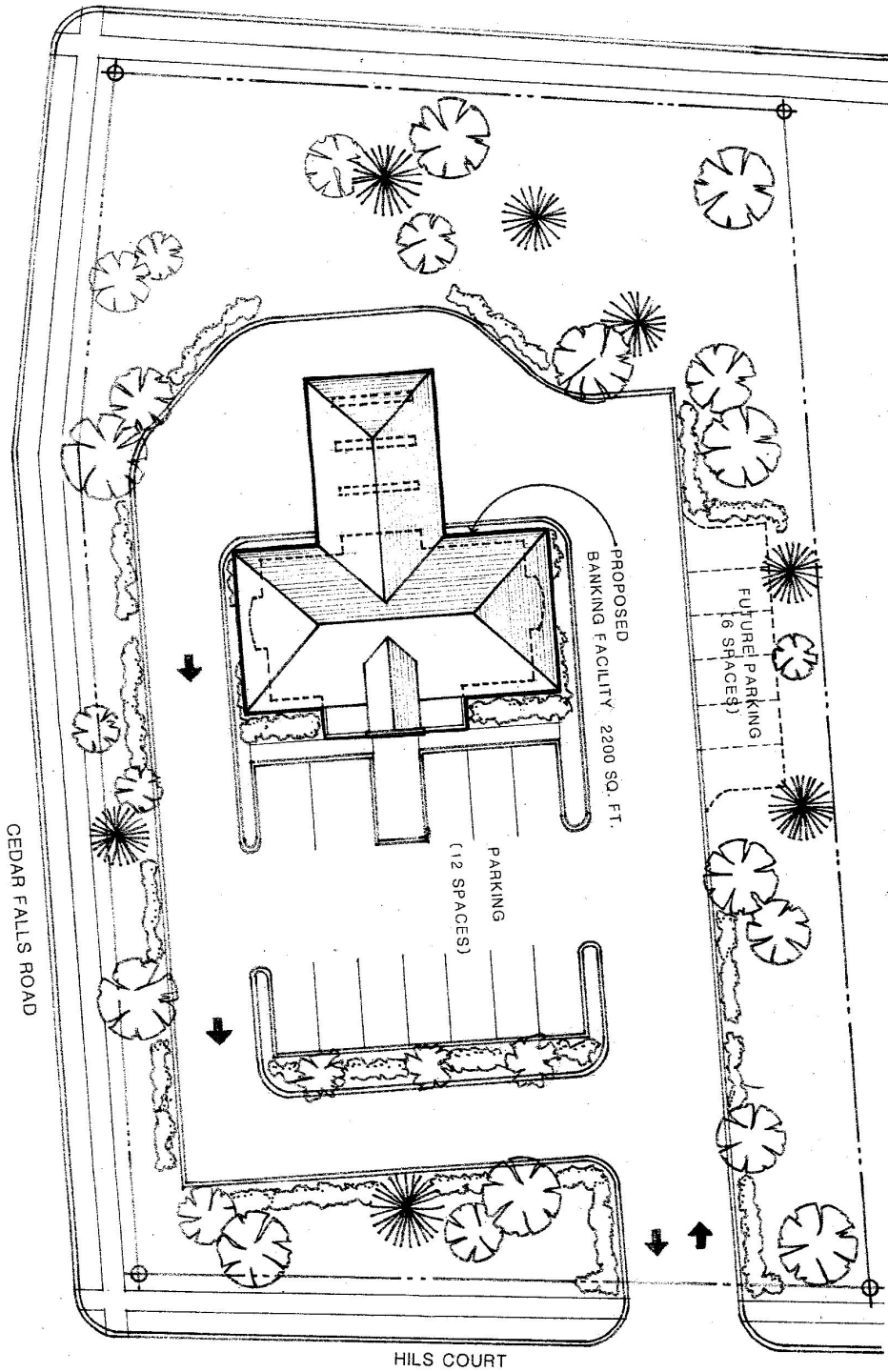
CURVE DATA TABLE

CURVE NO.	LOT NO.	RADIUS LENGTH	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	BACK TANGENT	FORE TANGENT
1-2		2764.79'	151.82'	03°08'46"	N. 09°45'14"E.	151.80'	N. 08°10'51"E.	N. 11°19'37"E.


CEDAR CORPORATION
604 WILSON AVENUE
MENOMONIE, WI 54751
(715) 235-3081

PAGE 70A

SCHEMATIC SITE PLAN
SCALE: 1" = 20'-0"

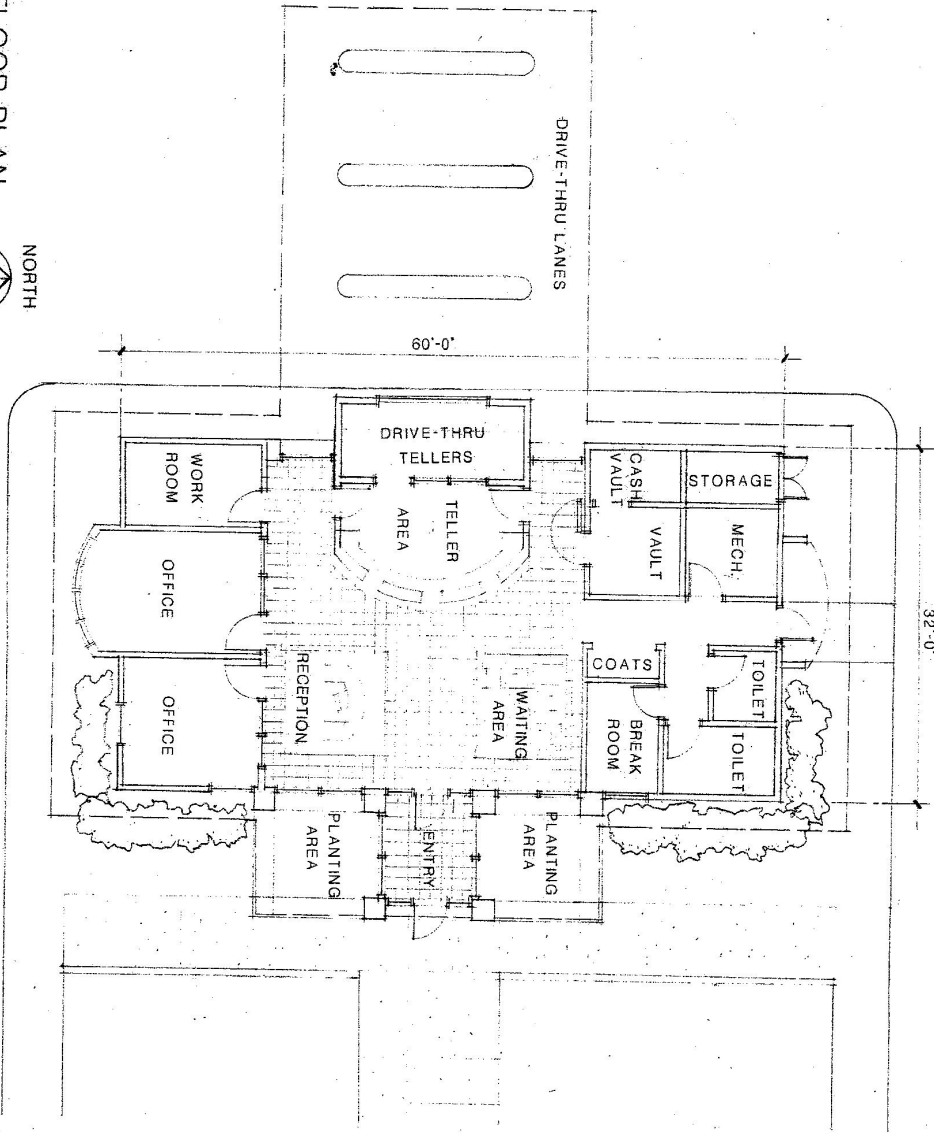


JUN 9 1995

 FIRST FEDERAL BANK

For Illustration Purposes Only

SCHEMATIC FLOOR PLAN
SCALE: 1/8" = 1'-0"



JUN 9 1995

05120 FIRST FEDERAL BANK

Demographic Summary Report

2409 Hills Ct, Menomonie, WI 54751

Building Type: **General Retail** Total Available: **2,643 SF**
 Secondary: **Bank** % Leased: **0%**
 GLA: **2,643 SF** Rent/SF/Yr: **Negotiable**
 Year Built: -



Radius	2 Mile	5 Mile	10 Mile
Population			
2020 Projection	4,465	21,923	30,437
2015 Estimate	4,354	21,635	29,992
2010 Census	4,131	21,577	29,730
Growth 2015 - 2020	2.55%	1.33%	1.48%
Growth 2010 - 2015	5.40%	0.27%	0.88%
2015 Population by Hispanic Origin	62	371	476
2015 Population	4,354	21,635	29,992
White	4,070 93.48%	20,027 92.57%	28,100 93.69%
Black	22 0.51%	221 1.02%	258 0.86%
Am. Indian & Alaskan	28 0.64%	111 0.51%	153 0.51%
Asian	181 4.16%	922 4.26%	1,054 3.51%
Hawaiian & Pacific Island	1 0.02%	9 0.04%	9 0.03%
Other	52 1.19%	345 1.59%	418 1.39%
U.S. Armed Forces	16	27	35
Households			
2020 Projection	1,919	8,002	11,331
2015 Estimate	1,866	7,874	11,141
2010 Census	1,744	7,759	10,939
Growth 2015 - 2020	2.84%	1.63%	1.71%
Growth 2010 - 2015	7.00%	1.48%	1.85%
Owner Occupied	1,168 62.59%	4,195 53.28%	6,848 61.47%
Renter Occupied	698 37.41%	3,679 46.72%	4,292 38.52%
2015 Households by HH Income	1,866	7,875	11,141
Income: <\$25,000	427 22.88%	2,229 28.30%	2,786 25.01%
Income: \$25,000 - \$50,000	573 30.71%	2,188 27.78%	3,036 27.25%
Income: \$50,000 - \$75,000	312 16.72%	1,464 18.59%	2,221 19.94%
Income: \$75,000 - \$100,000	229 12.27%	859 10.91%	1,329 11.93%
Income: \$100,000 - \$125,000	160 8.57%	578 7.34%	907 8.14%
Income: \$125,000 - \$150,000	82 4.39%	229 2.91%	371 3.33%
Income: \$150,000 - \$200,000	42 2.25%	192 2.44%	307 2.76%
Income: \$200,000+	41 2.20%	136 1.73%	184 1.65%
2015 Avg Household Income	\$62,364	\$56,786	\$59,847
2015 Med Household Income	\$45,649	\$43,369	\$47,248

DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY AFT Real Estate Inc and
2 Firm Name▲
3 Allen F. Taft/Donald J. Myers WHO ARE WORKING AS: Owner's Agent Buyer's/Tenant's Agent
4 Sales Associate▲

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including
9 both clients and customers), a broker shall do all of the following:

- 10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing
19 brokerage services to the party.
- 20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages
24 and disadvantages of the proposals.

DUTIES TO A CLIENT

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing
26 brokerage services to his or her client shall do all of the following:

- 27 (a) Loyally represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other
31 information, the disclosure of which is prohibited by law.
- 32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: _____
48 _____
49 _____
50 _____
51 _____
52 _____
53 _____

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://www.widocoffenders.org> or by phone at 877-234-0085.

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Drafted by: Attorney Richard J. Staff
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