1300 Egg Harbor Road, Sturgeon Bay, WI

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES



**in** 800 W. Broadway, Suite 500 | Madison, WI 53713 608-327-4000 | lee-associates.com/madison For more information on this property, please contact:

Camp Perret Direct: (608) 327-4007 Cell: (337) 303-8201 cperret@lee-associates.com

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# LEE & ASSOCIATES

#### Building Details and Demographics

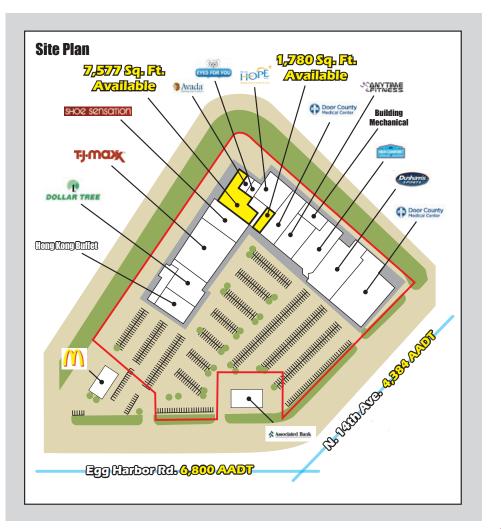
- Two spaces available: 1,780 Sq. Ft. and 7,577 Sq. Ft.
- Building and Pylon Signage Available
- Shadow Anchored by Walmart and Econofoods
- Strong Tenant Mix
- Cotenants Include: Anytime Fitness, TJ Maxx, Dunham's, Avada Hearing Centers, Door County Medical Center, New Comfort Furniture & Mattress, Dollar Tree, Shoe Sensation, Eyes For You, New Hope and Hong Kong Buffet

#### Lease Rates: \$6.00 to \$9.00/Sq. Ft. (NNN)

Estimate NNN Expenses: Taxes: \$0.52/Sq. Ft.; CAM: \$0.60/Sq. Ft./Sq. Ft.; Insurance: \$0.10/Sq. Ft.; Total: \$1.22/Sq. Ft./Sq. Ft.

Drivetime	3 Minutes	5 Minutes	10 Minutes
Population	1,794	6,199	11,300
Average Household Income	\$64,309	\$65,812	\$73,099





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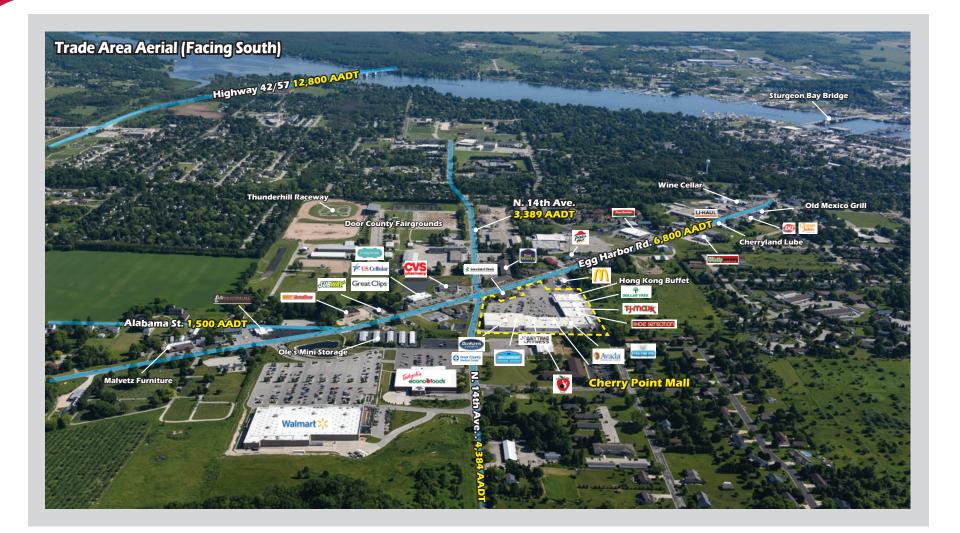
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WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road, Madison, WI 53704	
ISCLOSURE TO NON-RESIDENTIAL CUSTOMERS	
1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the	
DISCLOSURE TO CU DISCLOSURE TO CU of another party in th broker or a salesper	
information is prot	
(£)	
advantages and o	
but if you need legal	
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.	
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person	
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to 26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the	
<ul> <li>27 Firm is no longer providing brokerage services to you.</li> <li>28 The following information is required to be disclosed by law:</li> </ul>	
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51). 30 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	
er means.	
35 CONFIDENTIAL INFORMATION:	
37	
<ul> <li>38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):</li> <li>39</li> </ul>	
40 (Insert information you authorize to be disclosed, such as financial qualification information.)	
DEFINITION OF MATERIAL AD	
party, that it affects or affects or would af	
49 integrity of improvements to real estate, or present a significant nealth risk to occupants of the property, or information 50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a 51 contract or arreament made concerning the transaction	
<u>http://www.doc.wi.gov</u> or by telephone at 608-240-5830. No revesentation is made as to the level velidity of any novision or the adentiany of any novision in any snarific transaction	
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