

ROLLING MEADOWS SHOPPING CENTER

4620-4748 COTTAGE GROVE RD, MADISON, WI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,046 - 3,946 SF

Lease Rate: \$8.50 - 10.00 SF/yr
(NNN)

Building Size: 58,200 SF

Cross Streets: Flora Ln & Acewood

Traffic Count: 20,000

PROPERTY OVERVIEW

Rolling Meadows Shopping Center is a well maintained 58,200 SF retail center with 20,000 daily car count. Building and monument signage available. With retail suites ranging from 1,046 to 1,500 SF and contiguous space up to 3,946 SF this center offers flexibility. Some suites have lots of plumbing in place and easy venting for potential restaurant or salon. Only \$8.50 - \$10.00 PSF/NNN + CAM/Tax of \$3.61 PSF.

LOCATION OVERVIEW

Just east of Stoughton Rd. Easy in/out on Cottage Grove Rd with 20,000 Daily Car Count

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// AVAILABLE SPACES

Lease Rate: \$8.50 - 10.00 SF/YR (NNN)**Total Space** 1,046 - 3,946 SF**Lease Type:** NNN**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	DESCRIPTION
4640 Cottage Grove Rd	\$8.50 SF/YR	NNN	1,400 - 3,946 SF	Negotiable	Retail/Office space in a retail shopping center. Can be combined with adjoining spaces to create larger space.
4642 Cottage Grove Rd	\$8.50 SF/YR	NNN	1,046 - 3,946 SF	Negotiable	Retail/Office space in a shopping center setting. Can combine with adjoining suites to create up to 5765 square feet.
4664 Cottage Grove Rd	\$10.00 SF/YR	NNN	1,500 - 3,946 SF	Negotiable	Previous use take out pizza place with a partial kitchen, plumbing in place. Can combine with adjoining suites to create larger space.
4676 Cottage Grove	\$8.50 SF/YR	NNN	1,200 SF	Negotiable	Typical retail bay with front windows and private bath.

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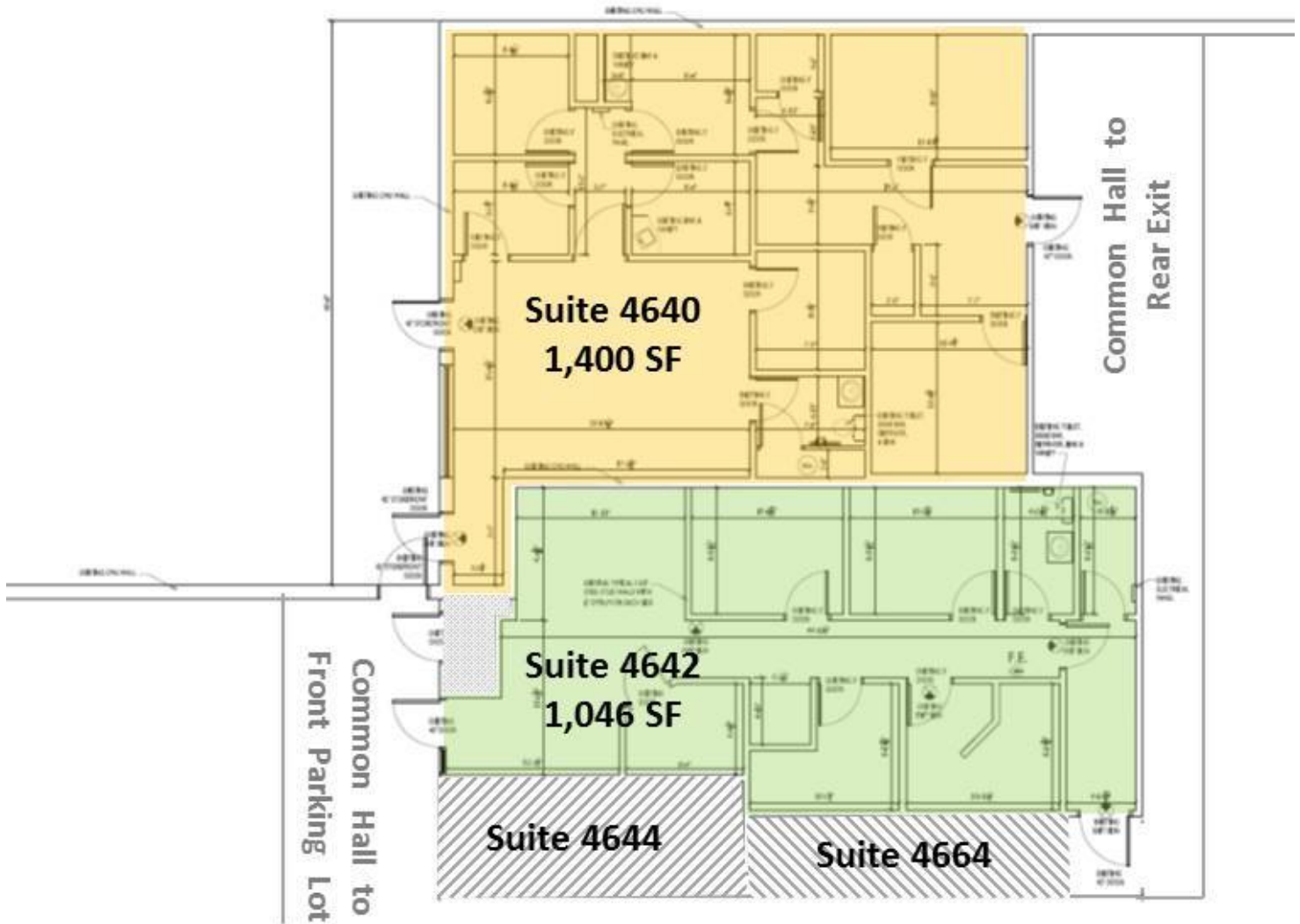
// SITE PLAN AVAILABILITY



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// FLOOR PLANS



**Rolling Meadows
4640 & 4642 Floor Plans**

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// ADDITIONAL PHOTOS



Previous Papa Murphy's



Retail Bay



Office / Clinic Suites



Building Signage



Beautiful Common Hall



Previous Salon

Rolling Meadows Shopping Center Tenants

Suite	Tenant	Sq Ft
4620	MSCR Fitness	10,800
4640	<i>AVAILABLE</i>	1,400
4642	<i>AVAILABLE</i>	1,046
4644	Chiropractic Care Center	1,786
4656	Dairy Queen	1,673
4664	<i>AVAILABLE</i>	1,500
4668	Inspire Salon	1,819
4672	Misty Mountain Games	5,026
4674	Good Food	2,100
4676	<i>AVAILABLE</i>	1,200
4678	American Family	1,200
4680	Domino's Pizza	1,200
4682	Lovely Nails	1,200
4684	Master Cleaners	1,200
4686	EyeCandy	1,200
4688	Security Finance	1,200
4690	Cross Council	1,200
4692	Subway	1,200
4702	China Inn	2,250
4748	Orphan Antiques	18,000

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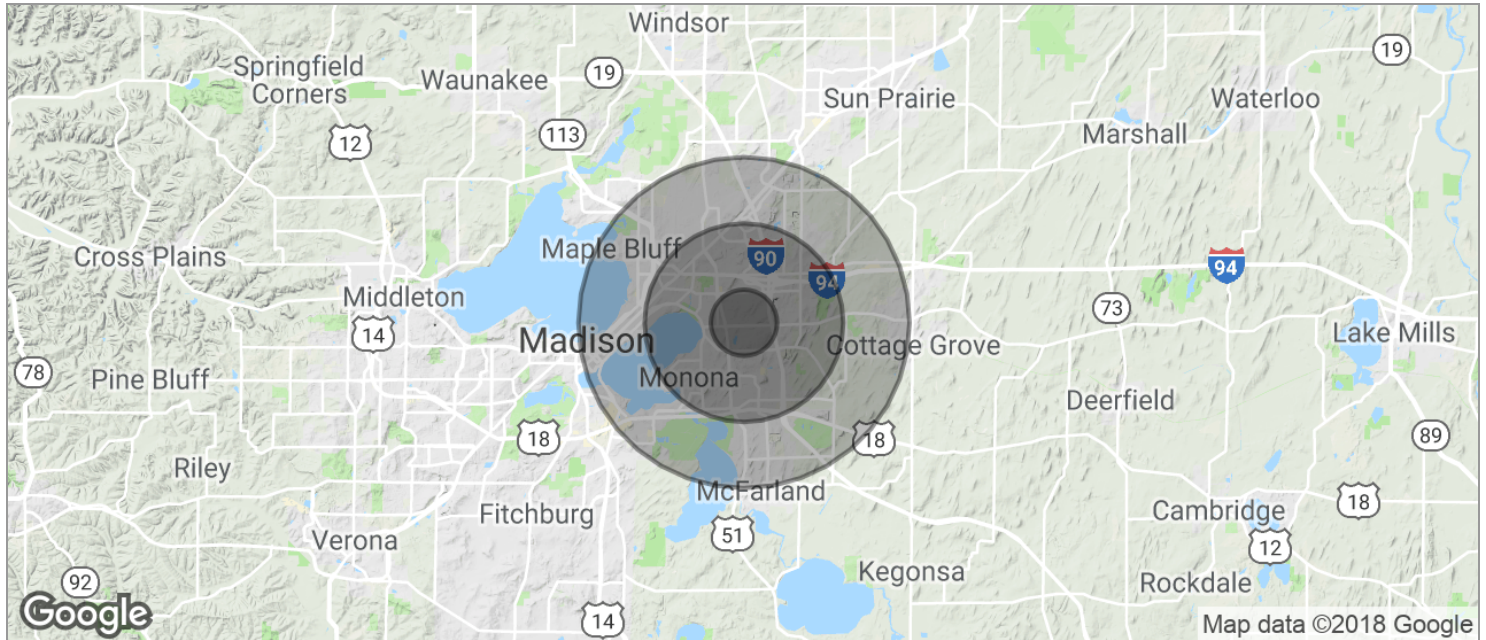
// LOCATION MAPS



ROLLING MEADOWS SHOPPING CENTER

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// DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,516	56,443	119,594
MEDIAN AGE	40.7	38.5	36.7
MEDIAN AGE (MALE)	38.7	36.4	35.1
MEDIAN AGE (FEMALE)	42.1	40.0	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,343	24,187	53,847
# OF PERSONS PER HH	2.5	2.3	2.2
AVERAGE HH INCOME	\$72,890	\$67,072	\$65,306
AVERAGE HOUSE VALUE	\$201,563	\$212,419	\$227,609

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

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// NON-RESIDENTIAL BROKER DISCLOSURE

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

Altus Comm R/E Inc dba Sperry Van N

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 **BROKER DISCLOSURE TO CUSTOMERS**
- 3 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
- 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
 - 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
 - 10 disclosure of the information is prohibited by law.
 - 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
 - 12 prohibited by law (See Lines 47-55).
 - 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
 - 14 confidential information of other parties (See Lines 22-39).
 - 15 ■ The duty to safeguard trust funds and other property the broker holds.
 - 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
 - 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
- 22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
- 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU.
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
- 31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 CONFIDENTIAL INFORMATION: _____
- 36
- 37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____
- 38
- 39 ~~(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)~~
- 40 **CONSENT TO TELEPHONE SOLICITATION**
- 41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
- 42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
- 43 withdraw this consent in writing. List Home/Cell Numbers: _____
- 44 **SEX OFFENDER REGISTRY**
- 45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
- 46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.
- 47 **DEFINITION OF MATERIAL ADVERSE FACTS**
- 48 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
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
- 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 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
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
- 54 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
- 55 agreement made concerning the transaction.

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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