

KETTLE PARK WEST

FOR LEASE
COMMERCIAL/RETAIL SPACE

KETTLE PARK WAY
STOUGHTON, WI 53589



FORWARDDEVGROUP.COM
KETTLEPARKWESTWI.COM



Municipality: City of Stoughton, WI

Traffic Count: US Highway 51–14,300 vehicles/day
State Highway 138 –8,200 vehicles/day

Availability: Spring 2018

MARKET HIGHLIGHTS

- » Stoughton is an established market located just minutes south of Madison.
- » Over 90% of the Stoughton residents polled prefer to purchase, eat, and drink in the community rather than travel to other areas.
- » A City of Stoughton demand gap analysis of the retail and service sector concluded that over \$80 million of local consumer demand was not being met.

SITE HIGHLIGHTS

- » Premium outlots directly in front of Walmart Supercenter
- » High visibility along major traffic networks (US Highway 51 and State Highway 138)
- » Right in/right out access on US Highway 51 and full roundabout access along State Highway 138

MARKET DEMOGRAPHICS



POPULATION (2016)

Stoughton - 13,134
5 mile radius - 20,233
10 mile radius - 74,479



AVERAGE HOUSEHOLD INCOME (2016)

\$60,990



MEDIAN RESIDENT AGE (2016)

39.4



VEHICLES PER DAY

US Highway 51 - 14,300
Highway 138 - 8,200
US Highway 12/18 - 112,000



MEDIAN HOUSE/CONDO VALUE (2016)

\$182,400



TOP EMPLOYERS (DANE COUNTY)

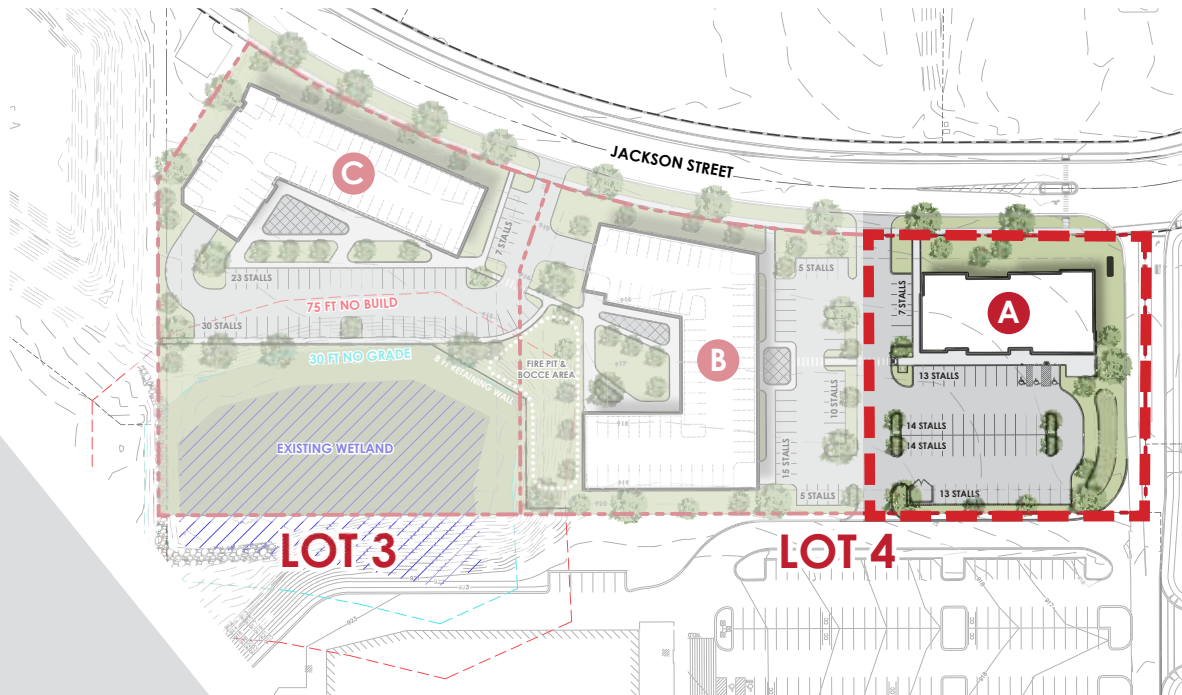
University of Wisconsin - Madison
Epic Systems
American Family Insurance
Sub-Zero
WPS Health Insurance



The Kettle Park West Master Plan encompasses 170+ acres with multiple land uses: commercial retail, professional office, hospitality, multi-family housing, single family housing, and a new city park. The commercial center (Phase I), featuring a 152,000 square foot Walmart Supercenter, anchors the development and transitions into park space,

public paths, and ponds surrounded by office and residential space (Phase II). Public infrastructure improvements along US Highway 51 and State Highway 138 will accommodate the increased traffic flow generated from the commercial center as well as facilitate fluid ingress and egress for future residents of Kettle Park West.





Total Building Size: 10,000 SF

Available Space: 10,000 SF

Signage: Building

Lease Rate: Contact FDG

Lease Type: NNN

NNN Rate: \$5.50 PSF (estimate)

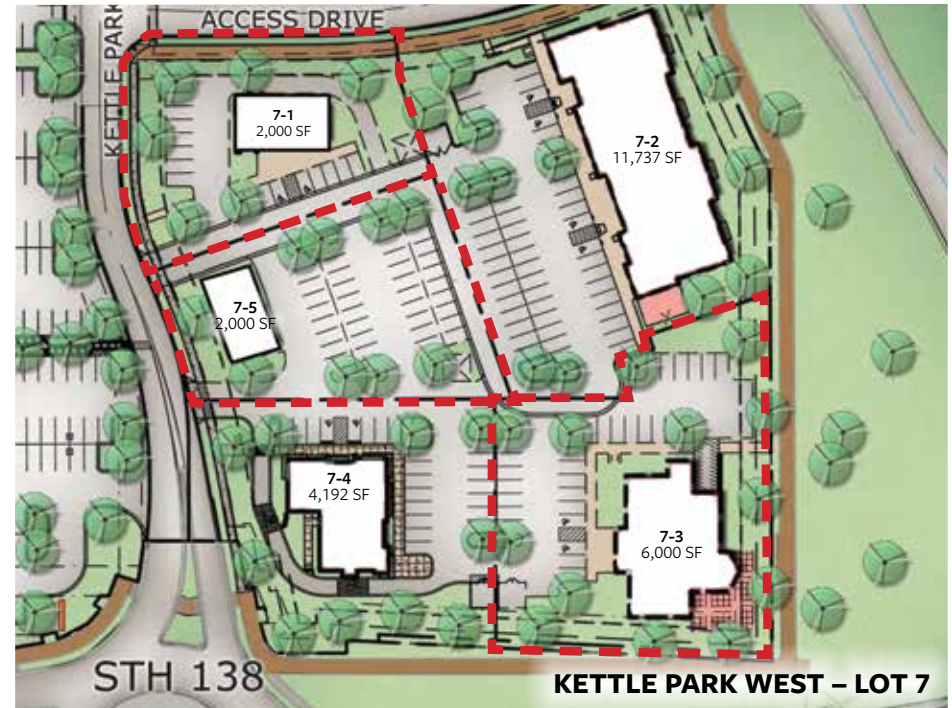
Delivery: Warm gray shell

HVAC: 1 ton per 400 square feet

Electrical: 200 amp panel

SITE HIGHLIGHTS

- » Premium outlot at the junction of STH 138 and US Hwy 51 - located directly in front of Walmart Supercenter parking field
- » Shared condominium parking 159 total stalls
- » Building 7-1 ideal for drive up restaurant
- » Building 7-3 ideal for restaurant or stand-alone user on most prominent corner of Kettle Park West
- » Building 7-5 ideal for stand-alone single tenant w/ smaller footprint





SITE HIGHLIGHTS

- » Multi-tenant retail building
- » Situated parallel to US Highway 51 with ideal building signage opportunities
- » Shared condominium parking – 159 total stalls



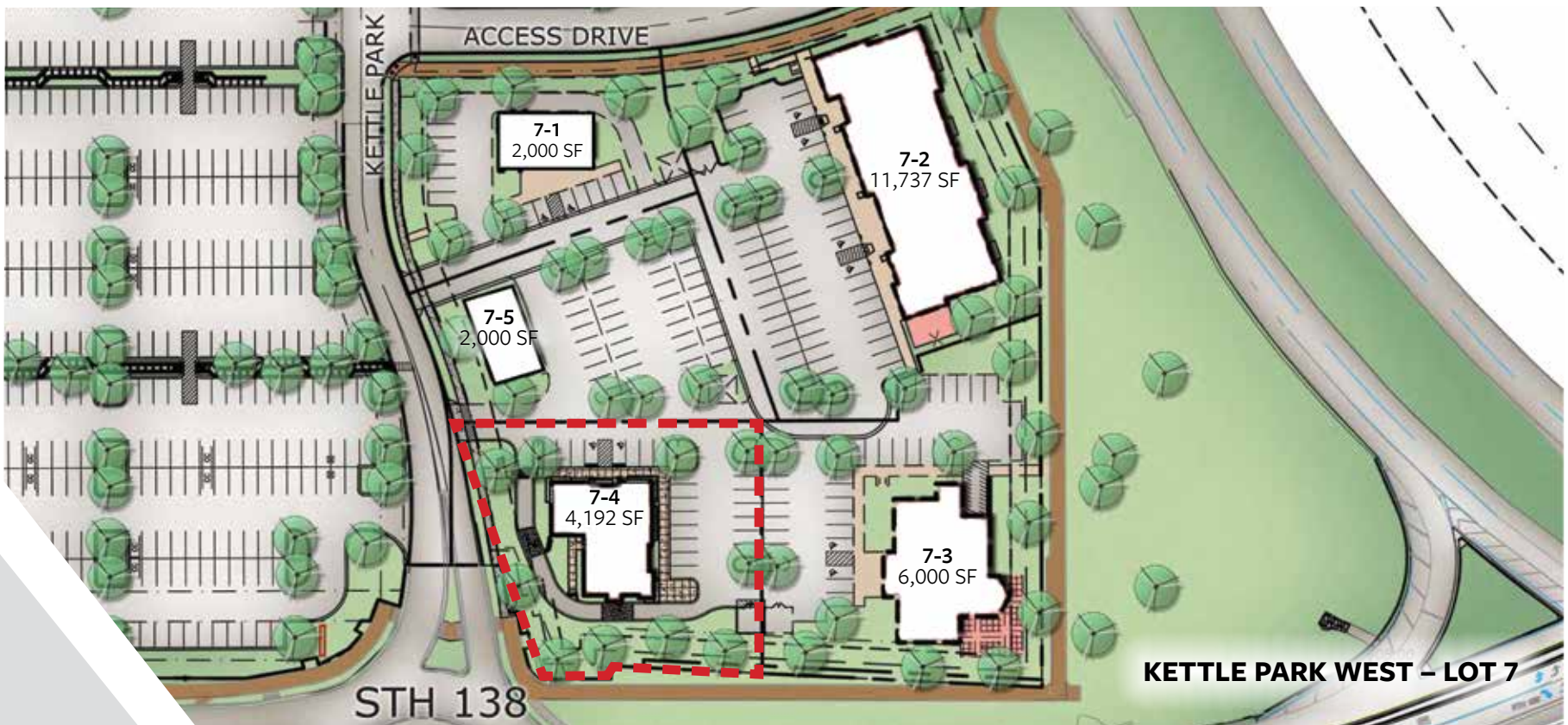
- » Warm gray shell
- » HVAC: 1 ton per 400 square feet
- » Electrical: 200 amp panel
- » Plumbing: Sanitary stubs in back of house
- » Tenant improvement allowance provided

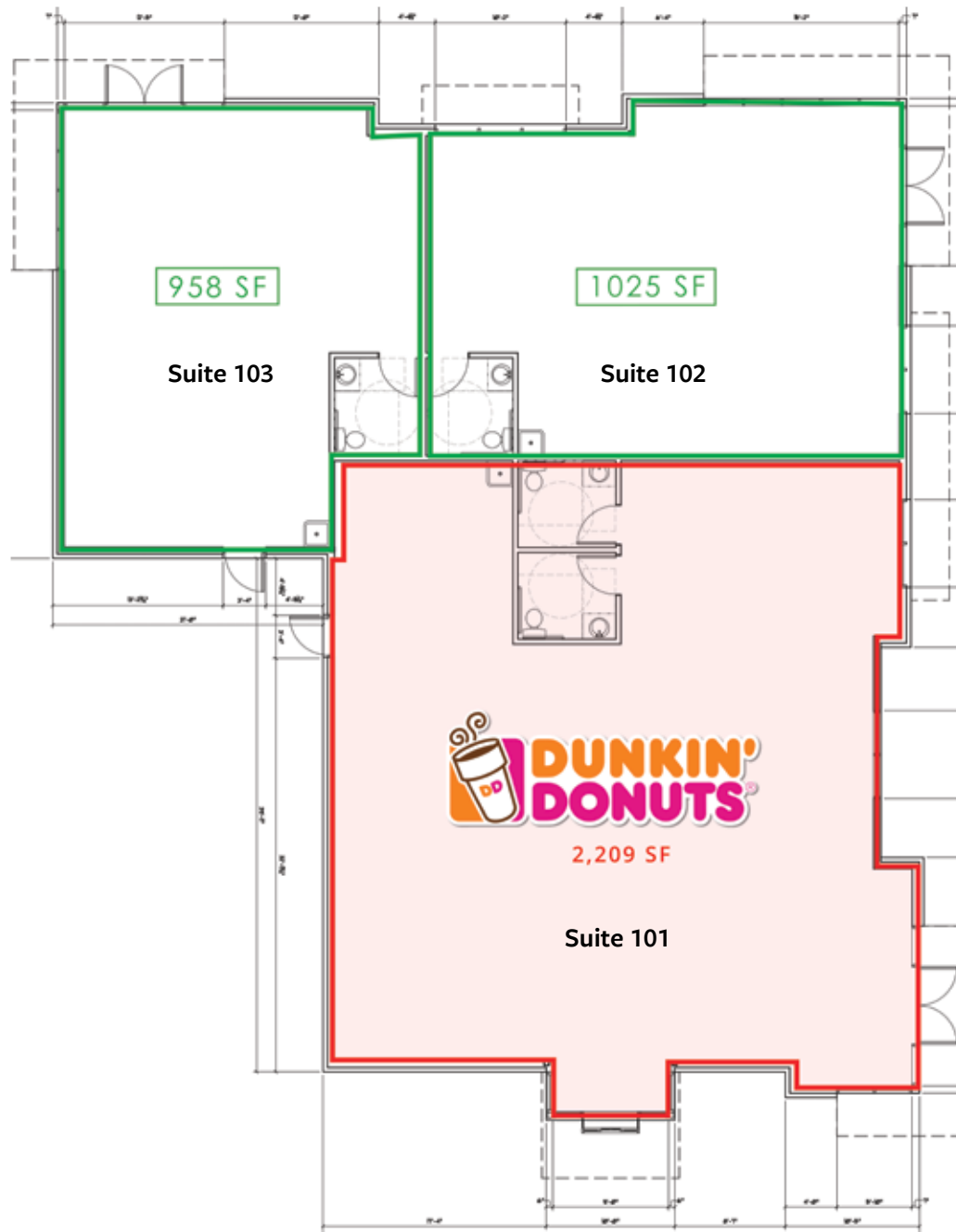
Total Building Size: 11,737 SF	Lease Rate: Contact FDG
Available Space: 0 SF	Lease Type: NNN
Signage: Building and monument	NNN Rate: \$5.50 PSF



SITE HIGHLIGHTS

- » Leasing space available (up to 1,983 SF) located in multi-tenant retail building
- » Corner lot at the roundabout of State Highway 138 and Kettle Park Way
- » Shared condominium parking – 159 total stalls





SPACE AVAILABLE SPRING 2018

Total Building Size: 4,192 SF

Available Space: 1,983 SF

Signage: Building and monument

Lease Rate: Contact FDG

Lease Type: NNN

NNN Rate: \$5.50 PSF

DELIVERY DESCRIPTION

- » Warm gray shell
- » HVAC: 1 ton per 225 square feet
- » Electrical: 100 amp panel
- » Plumbing: Sanitary stubs in back of house
- » Tenant improvement allowance provided

STOUGHTON WISCONSIN

The Kettle Park West commercial center is located on the west side of the City of Stoughton, WI (13,000 people) at the intersection of US Highway 51 and State Highway 138.

Surrounding communities include: Village of Oregon (9,200), Village of McFarland (8,100), City of Fitchburg (26,400), City of Monona (7,700), and the City of Madison (243,300).

US Highway 51 (14,300 vehicles per day) connects Kettle Park West to US Highway 12/18 (112,000 vehicles per day) and captures the regional draw of the greater Madison area. This makes Stoughton a great market both for national retailers and the local businesses still catering to Stoughton and its surrounding communities.

The City of Stoughton offers residents an intimate community experience. Its growth and proximity to the greater Madison area also means residents and visitors alike have access to all urban amenities.

Such amenities include: Madison Chain of Lakes, Stoughton Opera House, Nature Preserves & Parks, Madison International Speedway, Mandt Community Center, Yahara River, Stoughton High School District, Capital Springs State Recreation Area, and many more.



FORWARDDEVGROUP.COM
KETTLEPARKWESTWI.COM



SLABYANDASSOCIATES.COM

Konner Kearney

Commercial Sales & Leasing

262.933.4232 (ph)

262.424.7936 (cell)

ktk@forwarddevgroup.com

Victor Baeten

Vice President

608.333.4130 (ph)

920.621.1493 (cell)

victorb@slabyandassociates.com

Dean Slaby

President

608.333.4130 (ph)

608.219.8506 (cell)

deans@slabyandassociates.com

CONTACT



STATE OF WISCONSIN 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 the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker that 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 (see "Definition of Material Adverse Facts" below).
- 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 (see "Confidentiality Notice To Customers" below).
- 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 Firm

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 (see "definition of material adverse facts" below).
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 or provide that information to the broker by other means. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the broker): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

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.doc.wi.gov/> or by phone at 608-240-5830.

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.