

# 240 WISCONSIN STREET

## FOR LEASE: RETAIL / RESTAURANT

# OSHKOSH, WI



## BUILDING FEATURES

Building Size: 10,242 SF  
Building Type: Retail  
Traffic Count: 16,000 cars daily  
Space Available: 1,243 - 2,517 SF

## LEASE DETAILS

Lease Term: 3-5 years  
Lease Type: NNN  
Annual Rent: \$12.50 / SF  
CAM, Taxes & Ins: \$7.02/ SF  
Zone: C-3

## PROPERTY FEATURES


- Great location adjacent to UW-Oshkosh (15,000+ student population)
- Across the street from student housing
- Unit 242 is built out restaurant space with a functioning hood in place, Unit 244 is a former Nail Salon
- Co tenants include: Jade Dragon, Lou's Brews, Ebert & Gerbert's and Topper's Pizza.



For more information, please contact:

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6264 Nesbitt Road | Madison, WI 53719  
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# 240 WISCONSIN STREET

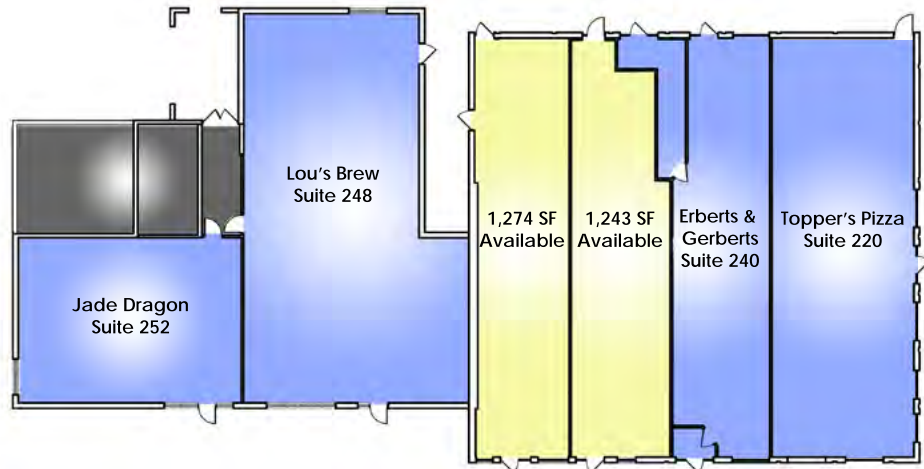
# OSHKOSH, WI

## FOR LEASE: RETAIL

### DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
POPULATION	18,532	59,024	75,789
AVG. INCOME (\$)	42,756	53,074	59,275
HOUSEHOLDS	6,734	25,125	30,204

### FLOOR PLAN



SARA INVESTMENT REAL ESTATE LLC

# Wisconsin Department of Safety and Professional Services

Mail To: P.O. Box 8935  
Madison, WI 53708-8935

FAX #: (608) 261-7083  
Phone #: (608) 266-2112

1400 E. Washington Avenue  
Madison, WI 53703

E-Mail: [web@dsps.wi.gov](mailto:web@dsps.wi.gov)  
Website: <http://dsps.wi.gov>

## DIVISION OF PROFESSIONAL CREDENTIAL PROCESSING

### BROKER DISCLOSURE TO CUSTOMERS

**A broker may not negotiate on your behalf if you are not the broker's client unless the broker first provides to you a copy of the following written disclosure statement:**

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**

A broker has the duty to keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable person would want to be kept confidential, unless the information must be disclosed by law or the person whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the person.

The following information is required by law to be disclosed by the broker and may not be kept confidential:

- Material adverse facts. [*See*- Definitions]
- Information suggesting material adverse facts.
- Facts known (or which reasonably should be known) by a licensee which are materially inconsistent or contradictory to a seller's statements or an inspection or investigation report of a third party.

# Wisconsin Department of Safety and Professional Services

LIST ANY SPECIFIC INFORMATION THAT YOU AS A CUSTOMER CONSIDER TO BE CONFIDENTIAL: \_\_\_\_\_

AT ANY TIME YOU MAY PROVIDE ADDITIONAL INFORMATION TO THE BROKER THAT YOU CONSIDER TO BE CONFIDENTIAL.

LIST ANY SPECIFIC INFORMATION THAT YOU AS A CUSTOMER CONSIDER TO BE NON-CONFIDENTIAL, WHICH MAY BE DISCLOSED BY A LICENSEE: \_\_\_\_\_

## DEFINITIONS

"Material Adverse Fact" means 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" means a condition or occurrence that is generally recognized by a competent licensee as significantly and adversely affecting the value of the property, significantly reducing the structural integrity of improvements to real estate, presenting 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.

## TO BE COMPLETED BY AGENT:

\_\_\_\_\_ of \_\_\_\_\_ are working as an  
(agent name) ▲ (firm name) ▲  
agent of (The Owner/Listing Broker) or (Buyer/Tenant) or ( The Buyer's Broker) **STRIKE TWO**

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## ACKNOWLEDGEMENT OF RECEIPT BY CUSTOMER

BY INITIALING AND DATING, THE CUSTOMER ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE:

(x) \_\_\_\_\_ (x) \_\_\_\_\_  
Customer Initials ▲ Date ▲ Print Name ▲ Customer Initials ▲ Date ▲ Print Name ▲

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