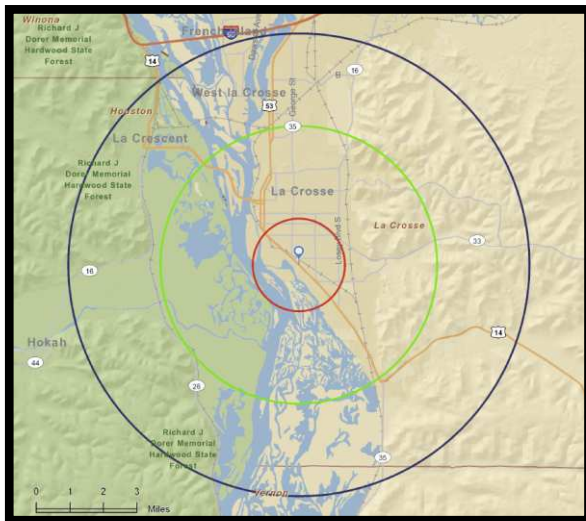


For Sale or Lease - Retail Building on Busy Corner
2612 South Avenue
La Crosse, WI 54601



- High-quality, recognizable building on busy corner
- Building features front showroom area and insulated rear warehouse with full heat and A/C
- Great visibility to some of the highest traffic counts in La Crosse

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General Summary

Access Commercial Real Estate is pleased to offer a 1,600 SF retail showroom property for sale on .213 acres in south La Crosse, WI. This highly-recognizable property was constructed in 2006. It offers a nice office/showroom area featuring timber finishes and a rear insulated warehouse with high clear-height, 2 overhead doors, mezzanine space, and full heat & A/C. The seller has assembled several parcels into the full .213-acre site that has 160 feet of highly visible frontage to South Avenue (US Hwy 14/61, WI Hwy 35). The site is also fully paved with several access points and has an income-producing billboard. This property offers many types of businesses the opportunity to purchase a very functional building that has highly valuable built-in advertising because of its proximity to high traffic counts (26,400 VPD).

This property is located on the corner of South Avenue (US Hwy 14/61, WI Hwy 35) and 13th Place South. South Avenue (US Hwy 14/61, WI Hwy 35) eventually turns into Mormon Coulee Road and serves as the main corridor for traffic in south La Crosse. The property is surrounded by dense, established residential and commercial development. Gundersen Lutheran Hospital and downtown La Crosse are just to the north of the property, and many retail and office properties exist to the south. South Avenue is heavily traveled at all times of the day by all types of traffic. With exposure to 26,400 vehicles per day, the property boasts exposure to some of the highest traffic counts in south La Crosse.

Highlights

- High-quality, recognizable building constructed in 2006 with very functional layout
- Fully-paved site boasts 160 feet of frontage on one of busiest traffic corridors in La Crosse (26,400 vehicles per day)
- Site sits prominently on corner with excellent visibility to traffic, easy access, and income-producing billboard
- Building features unique timber finishes in front office/showroom area, plus fully-insulated warehouse area with large overhead doors, mez space, heat, and A/C
- Great for many types of businesses including dealerships, contractors, insurance companies, and retailers
- Substantial visibility to busy road provides the opportunity for excellent built-in advertising

For Sale or Lease – Retail Building on Busy Corner



Property Facts

Location:	Located at the corner of South Avenue (also US Hwy 14/61 and WI Hwy 35) and 13 th Place South in La Crosse, WI
Building Size:	1,600 Square Feet
Construction Type:	Wood 2x6 frame
Lot Size:	.213 acre
Frontage:	160'
Finishes:	Front office/showroom area with high-quality timber finishes Rear insulated/dry walled warehouse with heat and A/C
Signage:	Prominent building signage 1 Pylon Sign Income-producing billboard
Parking:	Paved
Zoning:	Commercial 1
Traffic Counts:	26,400 VPD (2008)
Taxes:	\$3,373.66
Price:	Sale - \$279,000 Lease - \$1,830/Month, Modified Gross

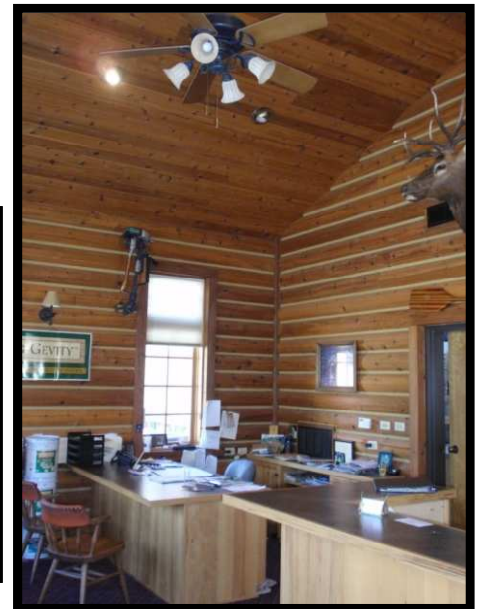
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Property Photos



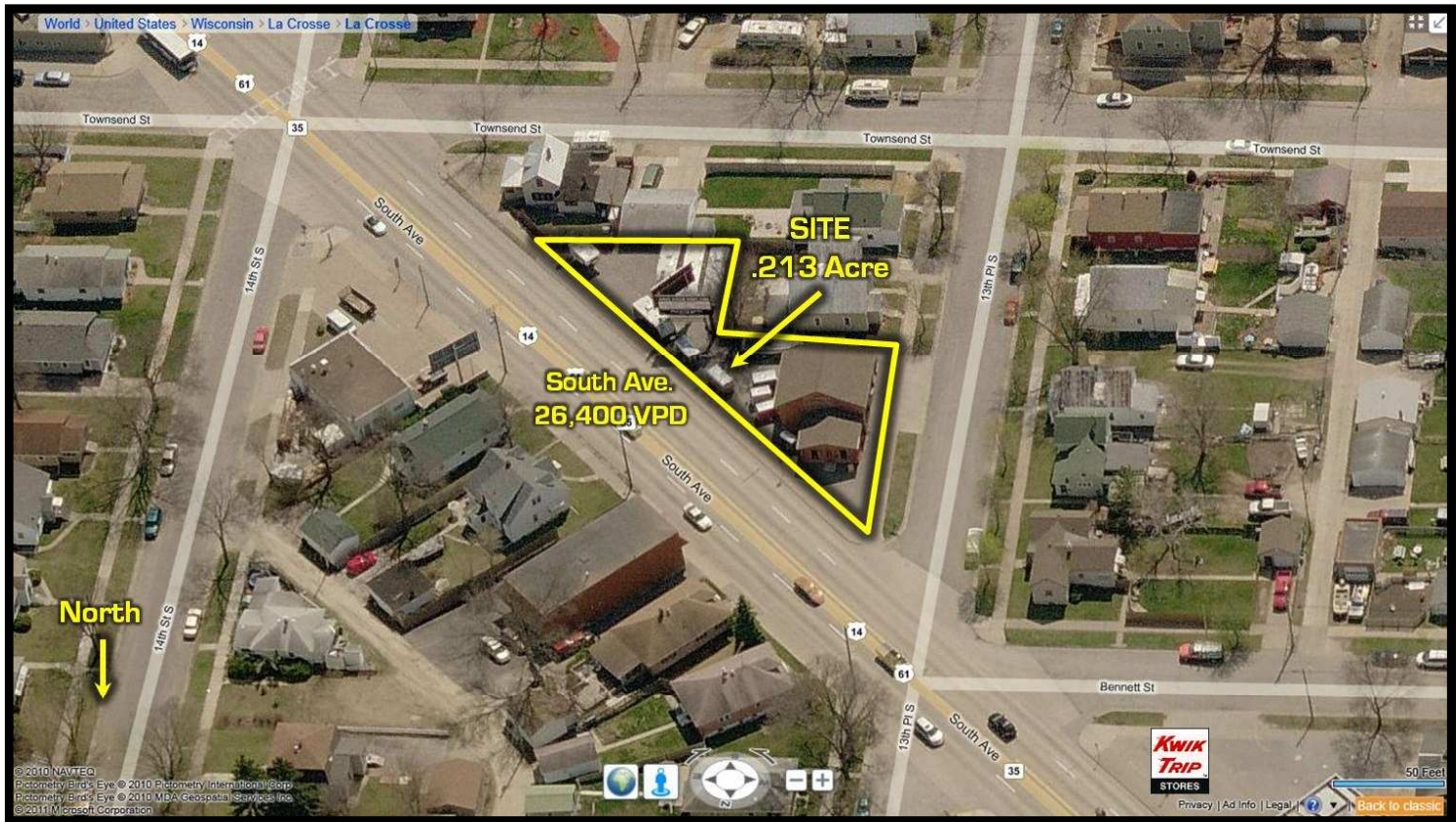
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Site Aerial



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Location Aerial



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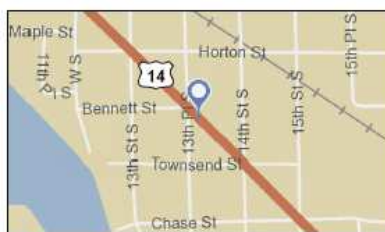
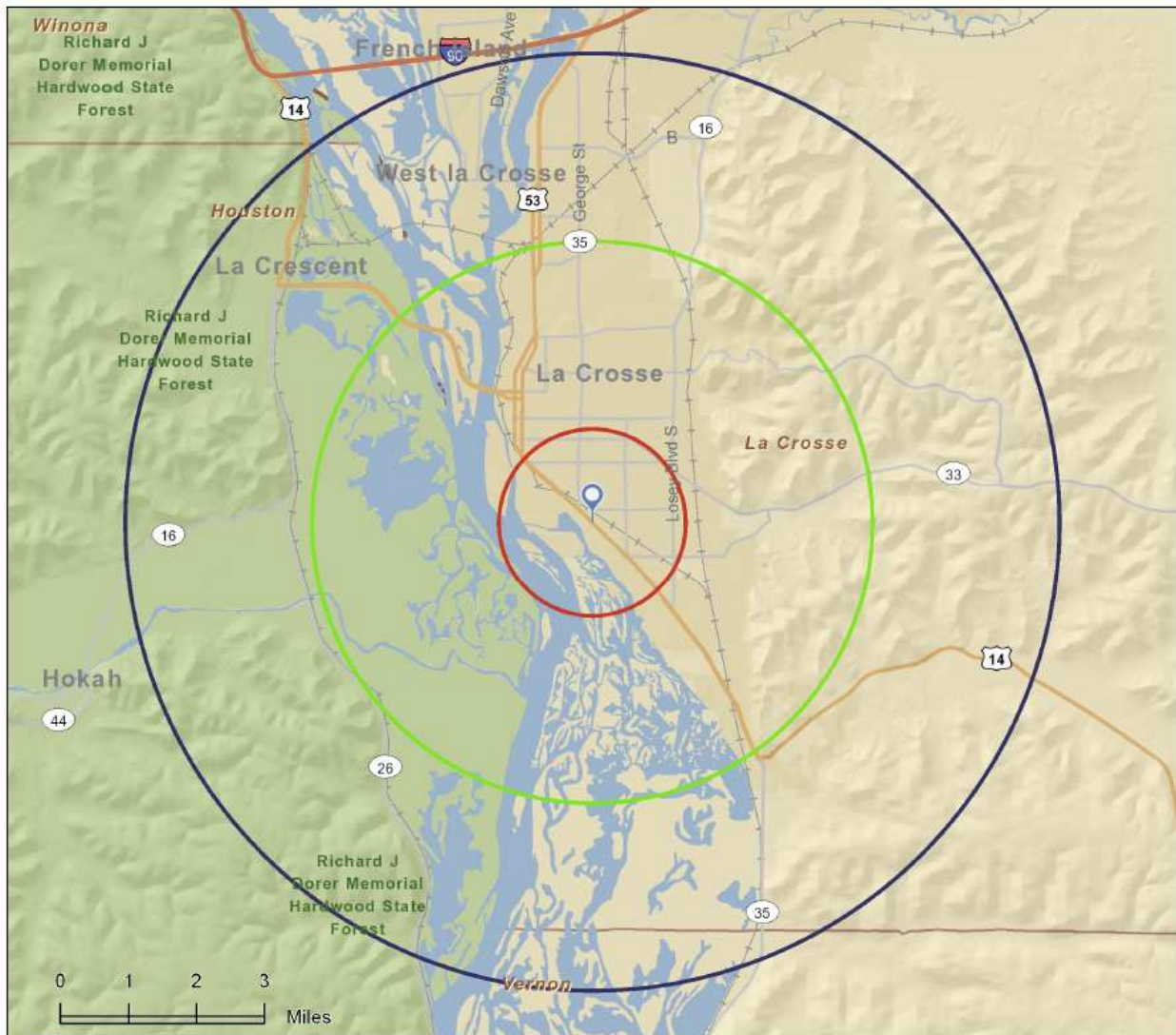
Regional Map



Site Map

2612 South Ave, La Crosse, WI 54601
Ring: 1, 3, 5 Miles

Prepared by Casey Weiss, ACCRE
Latitude: 43.788543
Longitude: -91.236877



October 04, 2011

Made with Esri Business Analyst

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Demographic Summary



2612 South Ave, La Crosse, W...

Executive Summary

Prepared by Casey Weiss, ACCRE

Latitude: 43.788543
Longitude: -91.236877

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	10,831	44,266	63,237
Male Population	47.4%	47.0%	47.6%
Female Population	52.6%	53.0%	52.4%
Median Age	36.0	31.0	33.3
2010 Income			
Median HH Income	\$42,660	\$41,233	\$43,400
Per Capita Income	\$22,583	\$23,638	\$23,993
Average HH Income	\$49,622	\$53,474	\$54,851
2010 Households			
Total Households	4,842	18,405	26,523
Average Household Size	2.15	2.14	2.19
2010 Housing			
Owner Occupied Housing Units	51.7%	47.6%	51.7%
Renter Occupied Housing Units	41.1%	45.9%	41.7%
Vacant Housing Units	7.3%	6.5%	6.6%
Population			
1990 Population	10,728	44,267	62,492
2000 Population	10,845	44,092	63,107
2010 Population	10,831	44,266	63,237
2015 Population	10,925	44,758	63,830
1990-2000 Annual Rate	0.11%	-0.04%	0.1%
2000-2010 Annual Rate	-0.01%	0.04%	0.02%
2010-2015 Annual Rate	0.17%	0.22%	0.19%

In the identified market area, the current year population is 63,237. In 2000, the Census count in the market area was 63,107. The rate of change since 2000 was 0.02 percent annually. The five-year projection for the population in the market area is 63,830, representing a change of 0.19 percent annually from 2010 to 2015. Currently, the population is 47.6 percent male and 52.4 percent female.

	1 mile radius	3 miles radius	5 miles radius
Households			
1990 Households	4,551	17,154	24,393
2000 Households	4,707	17,721	25,581
2010 Households	4,842	18,405	26,523
2015 Households	4,932	18,821	27,067
1990-2000 Annual Rate	0.34%	0.33%	0.48%
2000-2010 Annual Rate	0.28%	0.37%	0.35%
2010-2015 Annual Rate	0.37%	0.45%	0.41%

The household count in this market area has changed from 25,581 in 2000 to 26,523 in the current year, a change of 0.35 percent annually. The five-year projection of households is 27,067, a change of 0.41 percent annually from the current year total. Average household size is currently 2.19, compared to 2.28 in the year 2000. The number of families in the current year is 13,586 in the market area.

Housing

Currently, 51.7 percent of the 28,403 housing units in the market area are owner occupied; 41.7 percent, renter occupied; and 6.6 percent are vacant. In 2000, there were 26,898 housing units - 53.8 percent owner occupied, 41.4 percent renter occupied and 4.8 percent vacant. The rate of change in housing units since 2000 is 0.53 percent. Median home value in the market area is \$126,333, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.19 percent annually to \$147,830. From 2000 to the current year, median home value changed by 3.54 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Demographic Summary



2612 South Ave, La Crosse, W...

Executive Summary

Prepared by Casey Weiss, ACCRE

Latitude: 43.788543
Longitude: -91.236877

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$23,777	\$22,853	\$23,832
2000 Median HH Income	\$32,629	\$32,191	\$33,617
2010 Median HH Income	\$42,660	\$41,233	\$43,400
2015 Median HH Income	\$50,408	\$49,501	\$51,272
1990-2000 Annual Rate	3.22%	3.49%	3.5%
2000-2010 Annual Rate	2.65%	2.44%	2.52%
2010-2015 Annual Rate	3.39%	3.72%	3.39%
Per Capita Income			
1990 Per Capita Income	\$11,319	\$11,604	\$11,824
2000 Per Capita Income	\$17,237	\$18,839	\$19,071
2010 Per Capita Income	\$22,583	\$23,638	\$23,993
2015 Per Capita Income	\$26,254	\$28,051	\$28,328
1990-2000 Annual Rate	4.3%	4.97%	4.9%
2000-2010 Annual Rate	2.67%	2.24%	2.27%
2010-2015 Annual Rate	3.06%	3.48%	3.38%
Average Household Income			
1990 Average Household Income	\$26,488	\$29,146	\$29,679
2000 Average Household Income	\$38,744	\$44,959	\$45,538
2010 Average HH Income	\$49,622	\$53,474	\$54,851
2015 Average HH Income	\$57,182	\$62,981	\$64,194
1990-2000 Annual Rate	3.88%	4.43%	4.37%
2000-2010 Annual Rate	2.44%	1.71%	1.83%
2010-2015 Annual Rate	2.88%	3.33%	3.2%

Households by Income

Current median household income is \$43,400 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$51,272 in five years. In 2000, median household income was \$33,617, compared to \$23,832 in 1990.

Current average household income is \$54,851 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$64,194 in five years. In 2000, average household income was \$45,538, compared to \$29,679 in 1990.

Current per capita income is \$23,993 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,328 in five years. In 2000, the per capita income was \$19,071, compared to \$11,824 in 1990.

Population by Employment

Total Businesses	489	1,918	2,857
Total Employees	10,191	37,985	49,622

Currently, 92.4 percent of the civilian labor force in the identified market area is employed and 7.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.7 percent of the civilian labor force, and unemployment will be 6.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 21.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 18.0 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 77.4 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 15.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 29.2 percent were high school graduates only (29.6 percent in the U.S.)
- 11.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 12.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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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Drafted by Attorney Debra Peterson Conrad