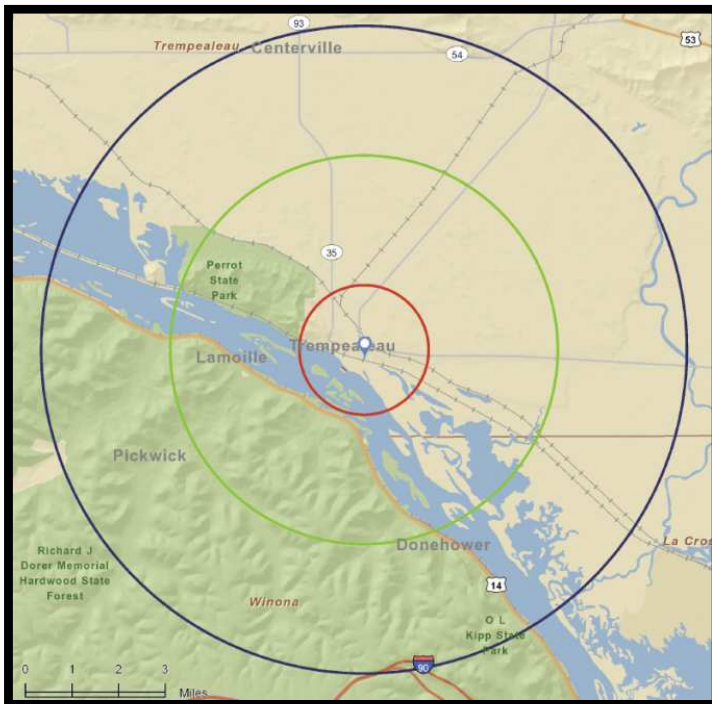


**For Sale – Former Convenience Store**  
**23991 3<sup>rd</sup> Street**  
**Trempealeau, WI 54661**



- **Former convenience store on a great corner site at the entrance to Trempealeau**
- **Excellent frontage on WI Hwy 35 with the highest traffic counts in the area**
- **Located in Trempealeau's main commercial area en route to several boat landings**

**Casey Weiss, CCIM**  
**608.304.5700**  
**casey@accesscre.com**

**Access Commercial Real Estate**  
**p: 608.304.5700**  
**www.accesscre.com**

**Maria Peterson**  
**608-780-1822**  
**maria@accesscre.com**

## ***General Summary***

Access Commercial Real Estate is pleased to offer a vacant 2,632 SF convenience store property for sale on .4 acres. This well-known property offers many opportunities including continued use as a convenience store, remodeling and repurposing of the building, or a complete redevelopment. Interior finishes are in place and include all equipment for a convenience store and deli operation. It is currently being offered at a fraction of what the last operator purchased the property for in 2001. The building sits on a corner lot with excellent visibility, access, and frontage to WI Highway 35. It is also exposed to the highest traffic counts in Trempealeau. It has flat topography and is located next to a vacant lot.

This former convenience store is located at the main entrance to Trempealeau, WI on WI Highway 35. Along with having the highest traffic counts in the Village, Hwy 35 connects Trempealeau to the greater La Crosse area. The site is surrounded by much of Trempealeau's commercial activity including restaurants, banks, and offices. The intersection in front of the site leads to several boat landings and many cottages along the Mississippi river. It has several access points that will remain in use for future uses of the property.

## ***Highlights***

- Well-known, former convenience store located at Trempealeau's highest-traffic intersection with all finishes and equipment in place for a convenience store and deli operation
- Offered at a fraction of the previous operator's acquisition price
- Excellent visibility and frontage along WI Highway 35
- Location at the intersection leading to several boat landings and many cottages along the Mississippi river
- Potential for continued use as a convenience store, remodeling/repurposing, or a complete redevelopment
- Surrounded by offices, restaurants, banks, and other commercial uses

## ***Property Facts***

Location:	Located along WI Hwy 35 at Trempealeau's highest-traffic intersection
Building Size:	2,632 Square Feet
Lot Size:	.4 acre
Finishes:	Complete finishes in place for convenience store and deli operation
Signage:	Pylon sign in place
Parking:	Paved, multiple access points
Zoning:	Commercial
Traffic Counts:	State Hwy 35: 4,300 VPD / Fremont Street: 930 VPD
Taxes:	\$8,522
Price:	\$195,000

**Casey Weiss, CCIM**  
608.304.5700  
casey@accesscre.com

**Access Commercial Real Estate**  
p: 608.304.5700  
www.accesscre.com

**Maria Peterson**  
608-780-1822  
maria@accesscre.com

# For Sale – Former Convenience Store

## Property Photos



Casey Weiss, CCIM  
608.304.5700  
casey@accesscre.com

Access Commercial Real Estate  
p: 608.304.5700  
www.accesscre.com

Maria Peterson  
608-780-1822  
maria@accesscre.com

**Site Aerial**



Casey Weiss, CCIM  
608.304.5700  
casey@accesscre.com

Access Commercial Real Estate  
p: 608.304.5700  
www.accesscre.com

Maria Peterson  
608-780-1822  
maria@accesscre.com

**Location Aerial**

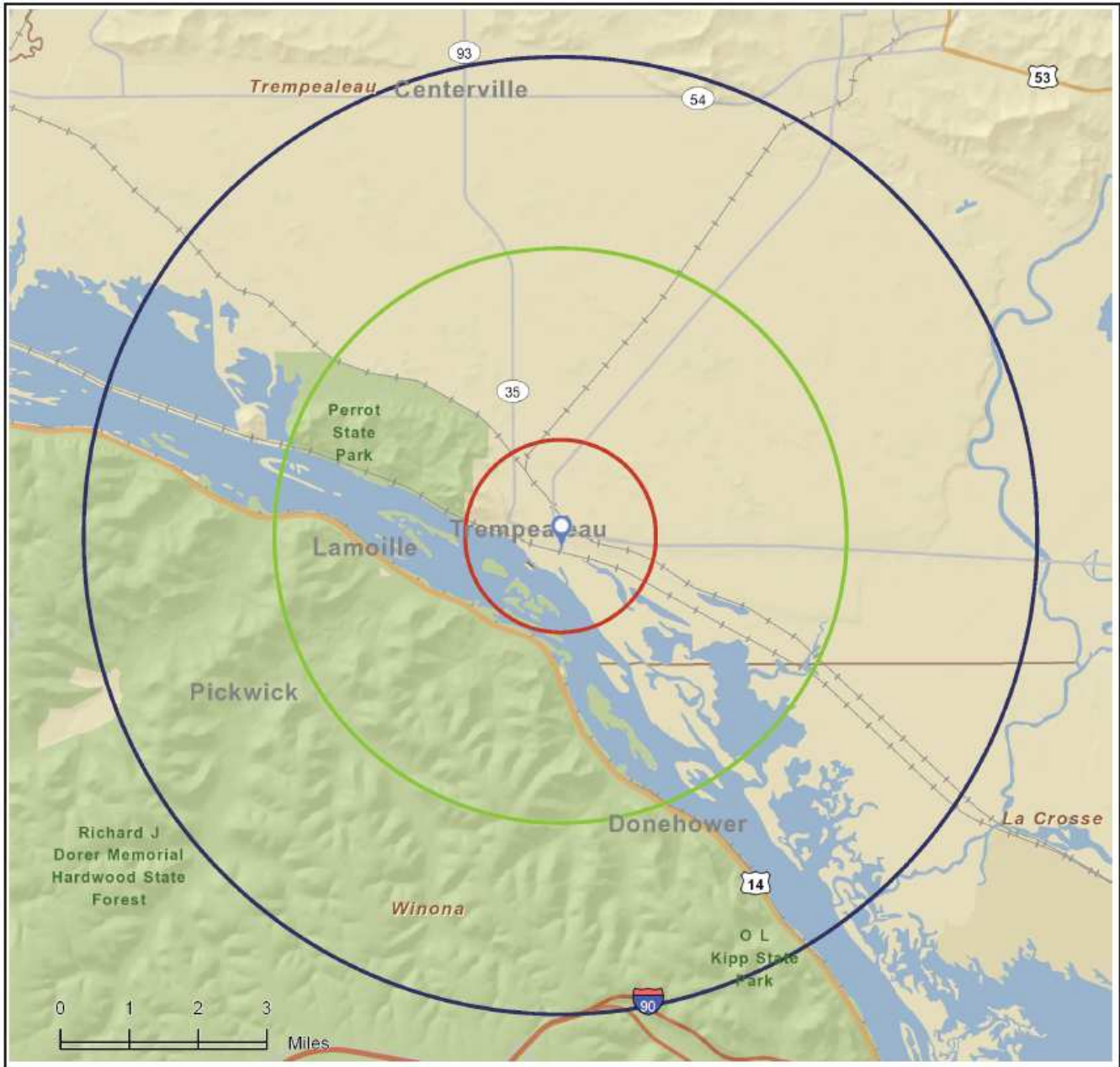


Casey Weiss, CCIM  
608.304.5700  
casey@accesscre.com

Access Commercial Real Estate  
p: 608.304.5700  
www.accesscre.com

Maria Peterson  
608-780-1822  
maria@accesscre.com

**Regional Map**



**Casey Weiss, CCIM**  
608.304.5700  
casey@accesscre.com

**Access Commercial Real Estate**  
p: 608.304.5700  
www.accesscre.com

**Maria Peterson**  
608-780-1822  
maria@accesscre.com

## Demographic Summary



23991 3rd St, Trempealeau, W...

### Executive Summary

Prepared by Casey Weiss, ACCRE

Latitude: 44.003628  
Longitude: -91.430893

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	1,632	2,961	4,422
Male Population	50.6%	50.9%	51.1%
Female Population	49.4%	49.1%	48.9%
Median Age	42.6	41.8	41.3
<b>2010 Income</b>			
Median HH Income	\$50,626	\$51,384	\$51,842
Per Capita Income	\$23,937	\$23,574	\$23,235
Average HH Income	\$53,885	\$55,574	\$56,444
<b>2010 Households</b>			
Total Households	759	1,274	1,825
Average Household Size	2.14	2.32	2.42
<b>2010 Housing</b>			
Owner Occupied Housing Units	70.2%	72.6%	75.7%
Renter Occupied Housing Units	19.1%	15.1%	12.7%
Vacant Housing Units	10.7%	12.4%	11.6%
<b>Population</b>			
1990 Population	1,108	2,186	3,422
2000 Population	1,392	2,639	4,045
2010 Population	1,632	2,961	4,422
2015 Population	1,717	3,080	4,567
1990-2000 Annual Rate	2.31%	1.9%	1.69%
2000-2010 Annual Rate	1.56%	1.13%	0.87%
2010-2015 Annual Rate	1.02%	0.79%	0.65%

In the identified market area, the current year population is 4,422. In 2000, the Census count in the market area was 4,045. The rate of change since 2000 was 0.87 percent annually. The five-year projection for the population in the market area is 4,567, representing a change of 0.65 percent annually from 2010 to 2015. Currently, the population is 51.1 percent male and 48.9 percent female.

	1 mile radius	3 miles radius	5 miles radius
<b>Households</b>			
1990 Households	473	857	1,284
2000 Households	627	1,095	1,607
2010 Households	759	1,274	1,825
2015 Households	806	1,337	1,901
1990-2000 Annual Rate	2.86%	2.48%	2.27%
2000-2010 Annual Rate	1.88%	1.49%	1.25%
2010-2015 Annual Rate	1.21%	0.97%	0.82%

The household count in this market area has changed from 1,607 in 2000 to 1,825 in the current year, a change of 1.25 percent annually. The five-year projection of households is 1,901, a change of 0.82 percent annually from the current year total. Average household size is currently 2.42, compared to 2.51 in the year 2000. The number of families in the current year is 1,276 in the market area.

#### Housing

Currently, 75.7 percent of the 2,064 housing units in the market area are owner occupied; 12.7 percent, renter occupied; and 11.6 percent are vacant. In 2000, there were 1,763 housing units - 78.6 percent owner occupied, 12.6 percent renter occupied and 8.8 percent vacant. The rate of change in housing units since 2000 is 1.55 percent. Median home value in the market area is \$128,695, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.26 percent annually to \$137,007. From 2000 to the current year, median home value changed by 3.22 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



23991 3rd St, Trempealeau, W...

### Executive Summary

Prepared by Casey Weiss, ACCRE

Latitude: 44.003628  
Longitude: -91.430893

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$24,750	\$26,860	\$28,194
2000 Median HH Income	\$41,851	\$43,330	\$44,155
2010 Median HH Income	\$50,626	\$51,384	\$51,842
2015 Median HH Income	\$52,942	\$53,687	\$54,135
1990-2000 Annual Rate	5.39%	4.9%	4.59%
2000-2010 Annual Rate	1.87%	1.68%	1.58%
2010-2015 Annual Rate	0.9%	0.88%	0.87%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$11,652	\$11,740	\$11,810
2000 Per Capita Income	\$19,010	\$19,603	\$19,820
2010 Per Capita Income	\$23,937	\$23,574	\$23,235
2015 Per Capita Income	\$26,552	\$26,252	\$25,944
1990-2000 Annual Rate	5.02%	5.26%	5.31%
2000-2010 Annual Rate	2.27%	1.82%	1.56%
2010-2015 Annual Rate	2.1%	2.18%	2.23%
<b>Average Household Income</b>			
1990 Average Household Income	\$28,583	\$30,155	\$31,291
2000 Average Household Income	\$44,427	\$47,751	\$49,610
2010 Average HH Income	\$53,885	\$55,574	\$56,444
2015 Average HH Income	\$59,140	\$61,177	\$62,515
1990-2000 Annual Rate	4.51%	4.7%	4.72%
2000-2010 Annual Rate	1.9%	1.49%	1.27%
2010-2015 Annual Rate	1.88%	1.94%	2.06%

#### Households by Income

Current median household income is \$51,842 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,135 in five years. In 2000, median household income was \$44,155, compared to \$28,194 in 1990.

Current average household income is \$56,444 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$62,515 in five years. In 2000, average household income was \$49,610, compared to \$31,291 in 1990.

Current per capita income is \$23,235 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,944 in five years. In 2000, the per capita income was \$19,820, compared to \$11,810 in 1990.

#### Population by Employment

Total Businesses	53	68	111
Total Employees	341	406	581

Currently, 94.5 percent of the civilian labor force in the identified market area is employed and 5.5 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 95.6 percent of the civilian labor force, and unemployment will be 4.4 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, 76.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

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

- 51.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 31.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 82.9 percent of the market area population drove alone to work, and 5.0 percent worked at home. The average travel time to work in 2000 was 23.9 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:

- 7.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.6 percent were high school graduates only (29.6 percent in the U.S.)
- 12.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.3 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.  
Copyright 2007 by Wisconsin REALTORS® Association