



920-539-7014

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SEEKING IMMEDIATE INVESTORS

Pricing Reflects Major Investment Price Repositioning.

90,000 SF CENTER • \$1,800,000 - \$20.00 SF



MARCH 2011

SCOTT & MAIN FOND DU LAC, WI

Uniquely Local. Unequaled Results.





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PRICED TO CREATE RARE OPPORTUNITY

Flexible Space Plan Allows For Lease Or Ownership

Strategy Underway To Position Property As FDLs #1 Value

Property Specifications

Location Scott & Main St. - Fond du Lac

Center Details Approx. **90,000 SF**

Total Units	14
Available Units	11
Usage	Retail/Office/Professional
Corner Outlot	.83 Acres

Suites - Available Approx. **SF**

Suite 1 Anchor Space - <i>Divisible</i>	45,354
Suite 2 & 3	4,829 / 6,336
Suite 5	4,800
Suite 6 & 8	1,500 / 1,200
Suite 9	2,400
Suite 10	3,600
Suite 11/12/13	1,920 / 2,880 / 1,200 SF

Suite - Occupied **Call For Details**
Suites 4/7/14 Investment Opportunities

Other: **Latest Data**

Parking Spaces	Approx. 625
Year Built	1988
Overall Condition	Very Good



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ANCHOR SPACE OPPORTUNITY

Now Seeking Inquiries For Sale Or Lease

PURCHASE \$1,100,000 or LEASE \$3.25 SF NNN



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UNIT 1 - ANCHOR • 75 SCOTT ST.

Currently Configured for Single User. Divisible Space Opportunity.

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Anchor Space Specifications

Approx. **45,354 SF**

Floor Plan

Former Use

Divisible

Loading Docks

Offices

Restrooms

Flooring

Current Build-Out

Pick N Save

Yes

Multiple

Yes

Yes

Tile

Divisible Specifications

Floor Plan 1

Floor Plan 2

Floor Plan 3

Preliminary Options

23,000/22,000 SF

25,000/20,000 SF

28,000/17,000 SF



East Interior Space Shown – Front Half



East Interior Space Shown – Back Half



East Interior Space Shown – Back



Dual Entrance





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FOR LEASE

COMMERCIAL SUITES - 11 AVAILABLE

Priced at Fond du Lac's #1 Value

FROM 1,200 TO NEARLY 12,000 SF SPACES AVAILABLE



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LEASE RATES

COMMERCIAL SUITES - 11 AVAILABLE

From 1,200 To Nearly 12,000 SF Spaces Available + Divisible Anchor

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PRICED AT FOND DU LAC'S #1 VALUE

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SPECIFICATIONS		LEASE RATES					
Property Suite	SF	Price Per SF	NNN Per SF	Annual Rent	Annual NNN	Total Lease	Rent + NNN / Mo
Suite 1a	22,677	3.25	1.80	73,700	40,819	114,519	9,543
Suite 1b	22,677	3.25	1.80	73,700	40,819	114,519	9,543
Suite 1a & 1b	45,354	3.25	1.80	147,401	81,637	229,038	19,086
Suite 2	4,829	5.00	1.80	24,145	8,692	32,837	2,736
Suite 3	6,336	5.00	1.80	31,680	11,405	43,085	3,590
Suite 2 & 3	11,165	4.75	1.80	53,034	20,097	73,131	6,094
Suite 4	10,000	LEASED					
Suite 5	4,800	5.50	1.80	26,400	8,640	35,040	2,920
Suite 6	1,500	5.50	1.80	8,250	2,700	10,950	913
Suite 7	2,100	LEASED					
Suite 8	1,200	5.50	1.80	6,600	2,160	8,760	730
Suite 9	2,400	5.50	1.80	13,200	4,320	17,520	1,460
Suite 10	3,600	5.50	1.80	19,800	6,480	26,280	2,190
Suite 11	1,920	5.50	1.80	10,560	3,456	14,016	1,168
Suite 12	2,880	5.50	1.80	15,840	5,184	21,024	1,752
Suite 13	1,200	5.50	1.80	6,600	2,160	8,760	730
Suite 14	1,140	LEASED					



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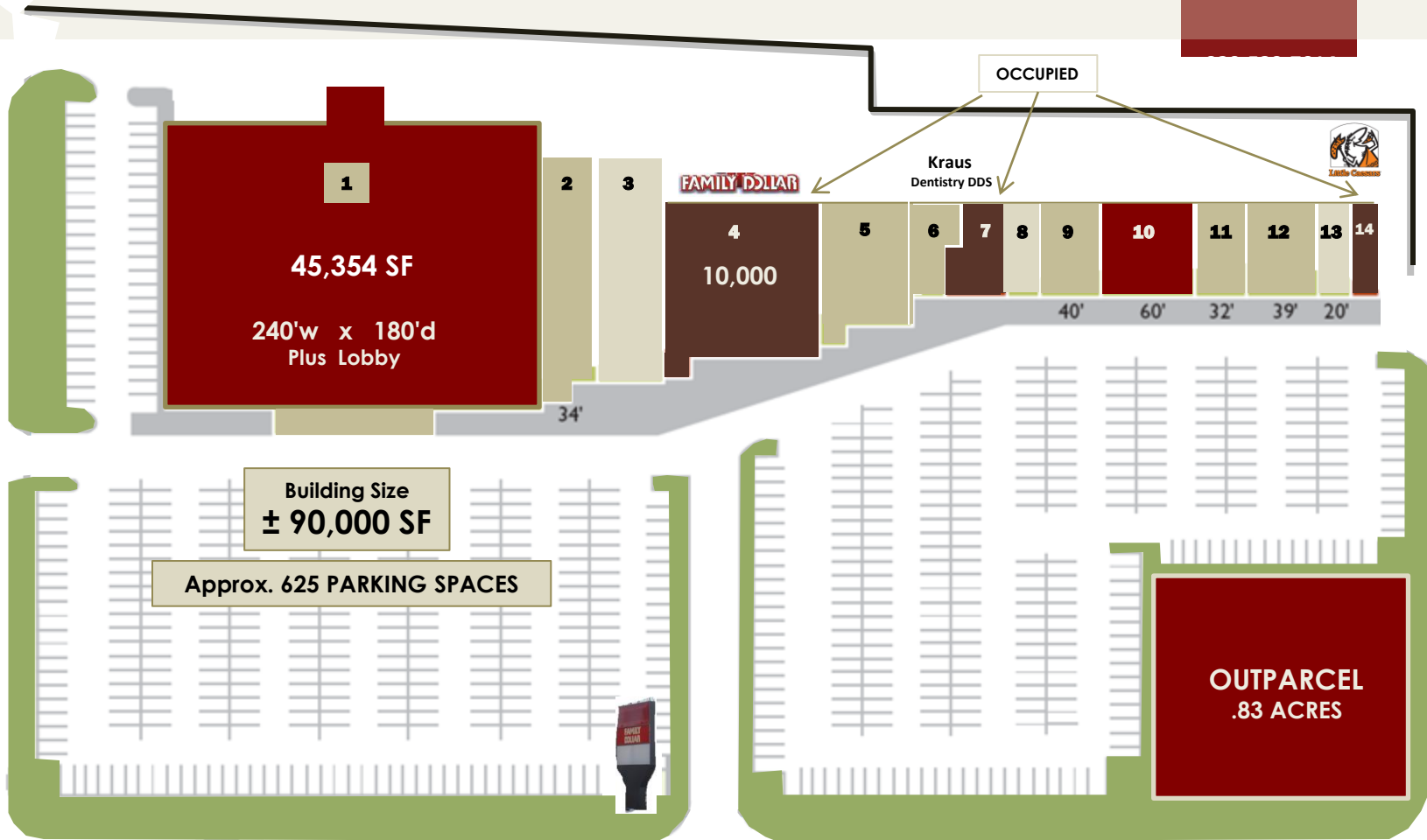


PROPERTY LAYOUT & SITE OVERVIEW



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UNIT SIZES (SF)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	45,000	4,829	6,336	10,000	4,800	1,500	2,100	1,200	2,400	3,600	1,920	2,880	1,200	1,140	¾ Acres



9.8 ACRES - 14+ SPACES - 3/4 ACRE CORNER PAD

Generous Parking. Solid Summer Traffic Gains. Well-Traveled Corridor.

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SPACES PRICED FOR SALE OR LEASE AT UNFOUND VALUES ELSEWHERE



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PROPERTY TRAFFIC COUNTS - 2008

Link To Entire Fond Du Lac Traffic Count – 2008

<http://www.dot.wisconsin.gov/travel/counts/fonddulac.htm>

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Notable Cornering Businesses Included.





MAP.

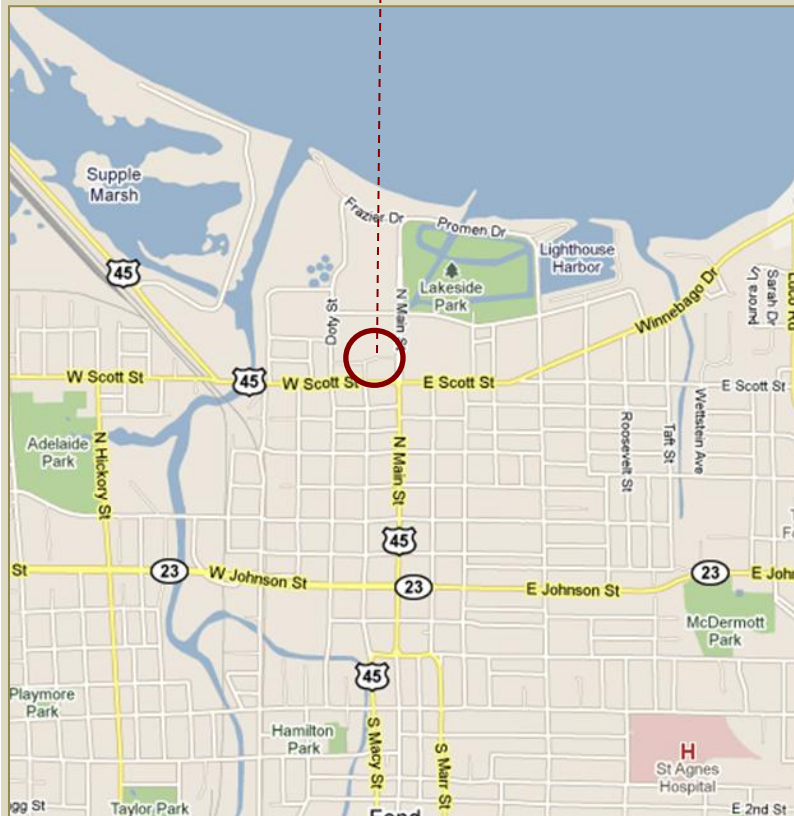
Contact Alex or Tom today for
a personalized tour.

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SCOTT & MAIN FOND DU LAC, WI



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