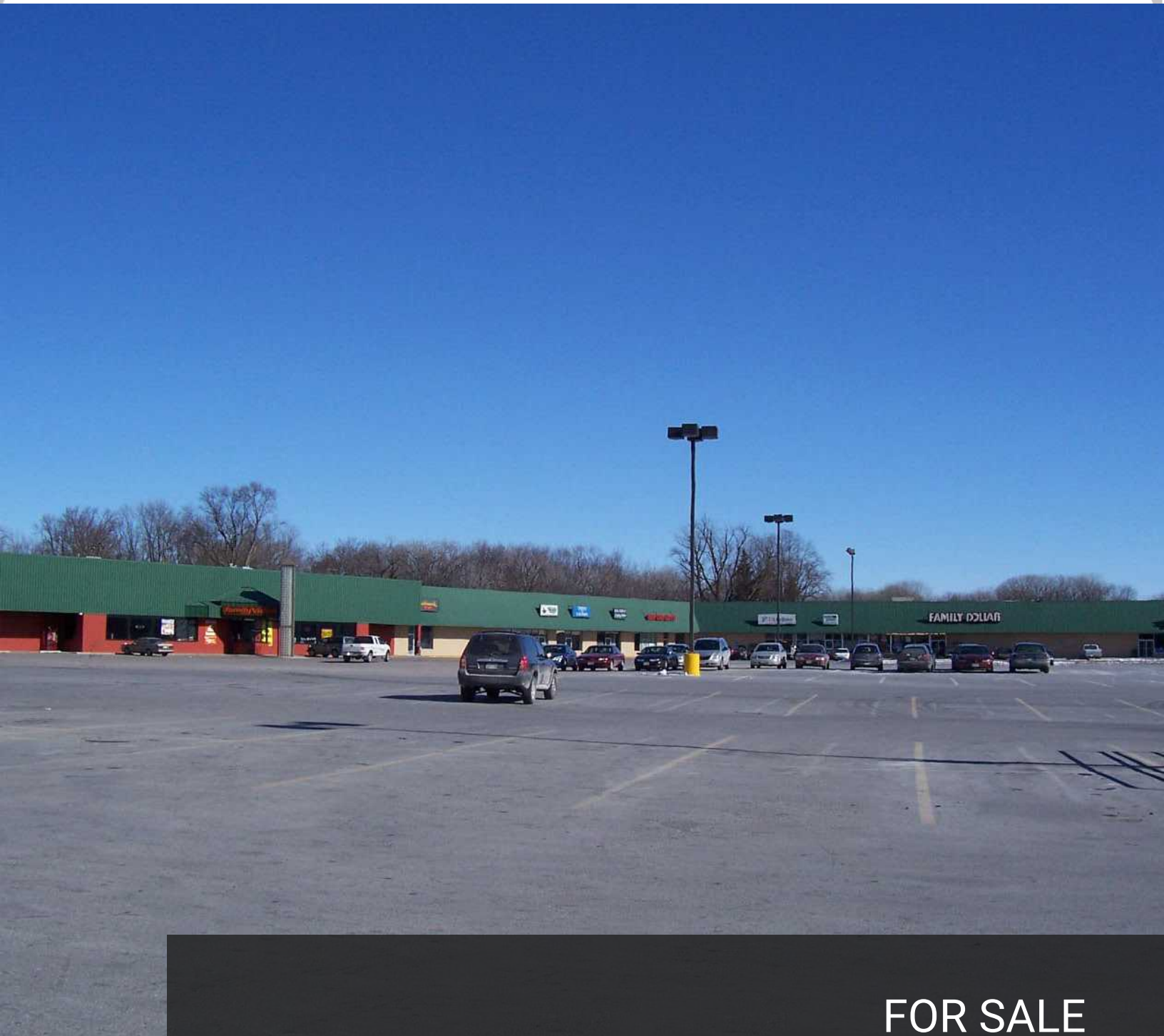


SHOPPING CENTER FOR SALE

WOLF RIVER PLAZA SHOPPING CENTER

300 - 320 WOLF RIVER PLAZA, NEW LONDON, WI 54961



FOR SALE

KW COMMERCIAL MIDWEST | AMK

14665 Galaxie Ave Suite 350
Apple Valley, MN 55124



Each Office Independently Owned and Operated

PRESENTED BY:

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20186454, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NEIGHBORHOOD SHOPPING CENTER FOR SALE

300 - 320 WOLF RIVER PLAZA



OFFERING SUMMARY

PRICE:	\$2,500 000
BUILDING SF:	52,290
AVAILABLE SF:	46,800 - Flexible Configurations
LOT SIZE:	4.40 Acres
YEAR BUILT:	1979
ZONING:	B-1 Central Business District
INVESTMENT TYPE:	Value-Add/Owner-User

PROPERTY OVERVIEW

Wolf River Plaza Shopping Center is an ideal owner-user/value-add opportunity in the heart of downtown New London, Wisconsin. Wolf River Plaza benefits from strong consumer draw from its shadow anchored Festival Foods. Flexible zoning allows for a multitude of usages.

Upon acquisition, the new owner could parcelize the building for future dispositions. Vacant spaces and near-term rollover of the current leases offers upside for a buyer to re-tenant and reposition the spaces with long-term tenants.

Convenient to Hwy 45 and Hwy 54 (Fairview Drive). Area employers include Tyson Foods and Amcor Packaging.

PROPERTY HIGHLIGHTS

- Value-Add / Owner-User Investment
- Upside Potential - Gives Buyer Flexibility to Reposition Spaces
- Heavy Parking



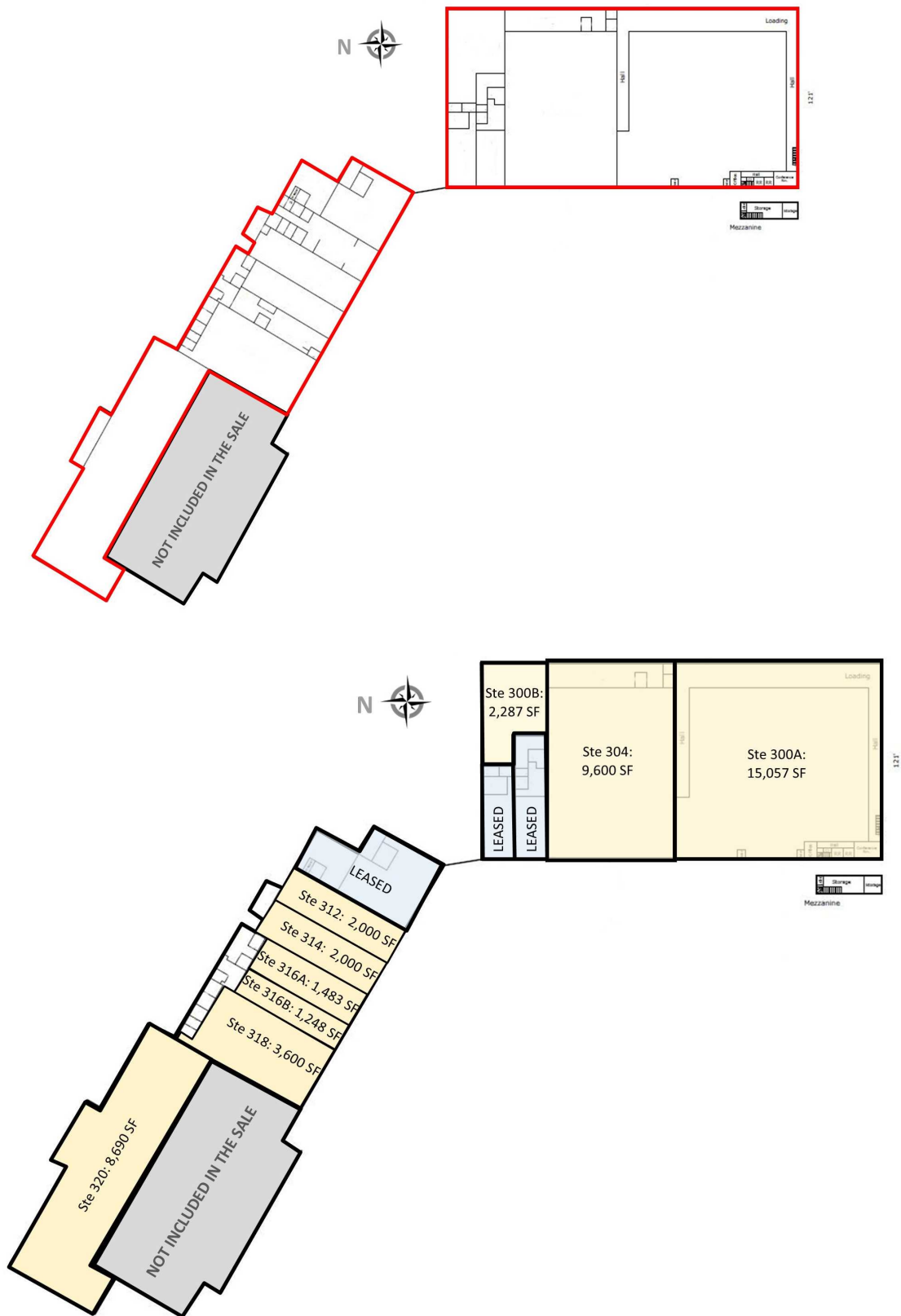
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SITE LAYOUT

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SITE SURVEY

300 - 320 WOLF RIVER PLAZA



Drawing: 18-1683-CSM	Sheet: 1 of 2
Project: 18-1683-AI	Date: 10/15/2018

HAYNES
Surveying & Mapping
204 E. Bridge Ct. Fremont, WI. 54940
920-470-4997 ph. 920-446-2492 fax.

Waupaca County Certified Survey Map

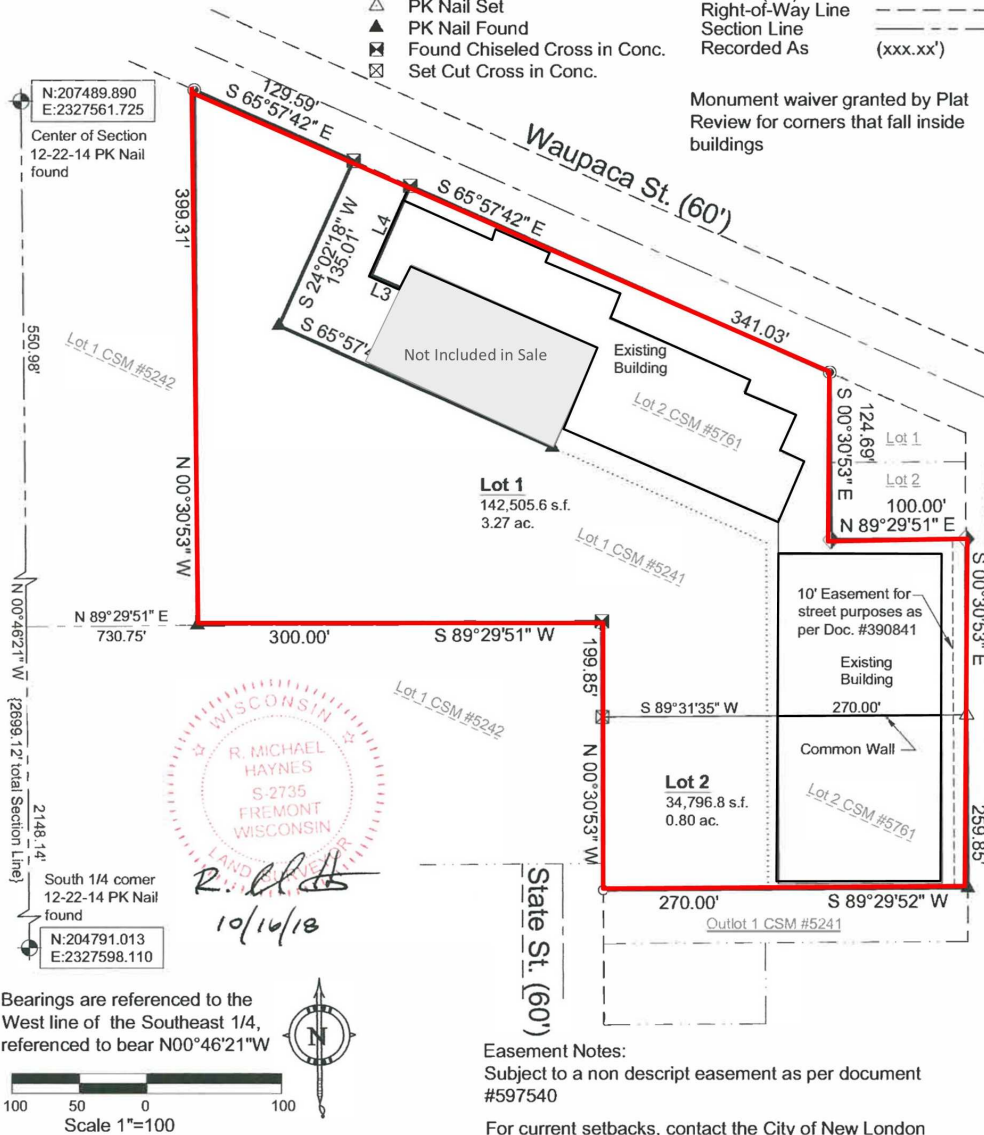
Located in all of Lot 2 of CSM #5761 and all of Lot 1 of CSM #5241, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin

Boundary Legend

LINE	BEARING	DISTANCE
L1	N 23°23'22" E	80.65'
L2	S 23°22'20" W	17.26'
L3	N 66°47'50" W	25.06'
L4	N 23°14'57" E	72.85'

- 1" Iron Pipe Found
- 3/4" Iron Rod Found
- 3/4" x 18" Iron Rod Set (Wt. 1.50 lbs/ft)
- Section Corner
- PK Nail Set
- PK Nail Found
- Found Chiseled Cross in Conc.
- Set Cut Cross in Conc.

- Adjacent Property
- Boundary Line
- Centerline
- Easement
- Lotline
- Lotline (old)
- Right-of-Way Line
- Section Line
- Recorded As (xxx.xx')



Easement Notes:
Subject to a non descript easement as per document #597540

For current setbacks, contact the City of New London

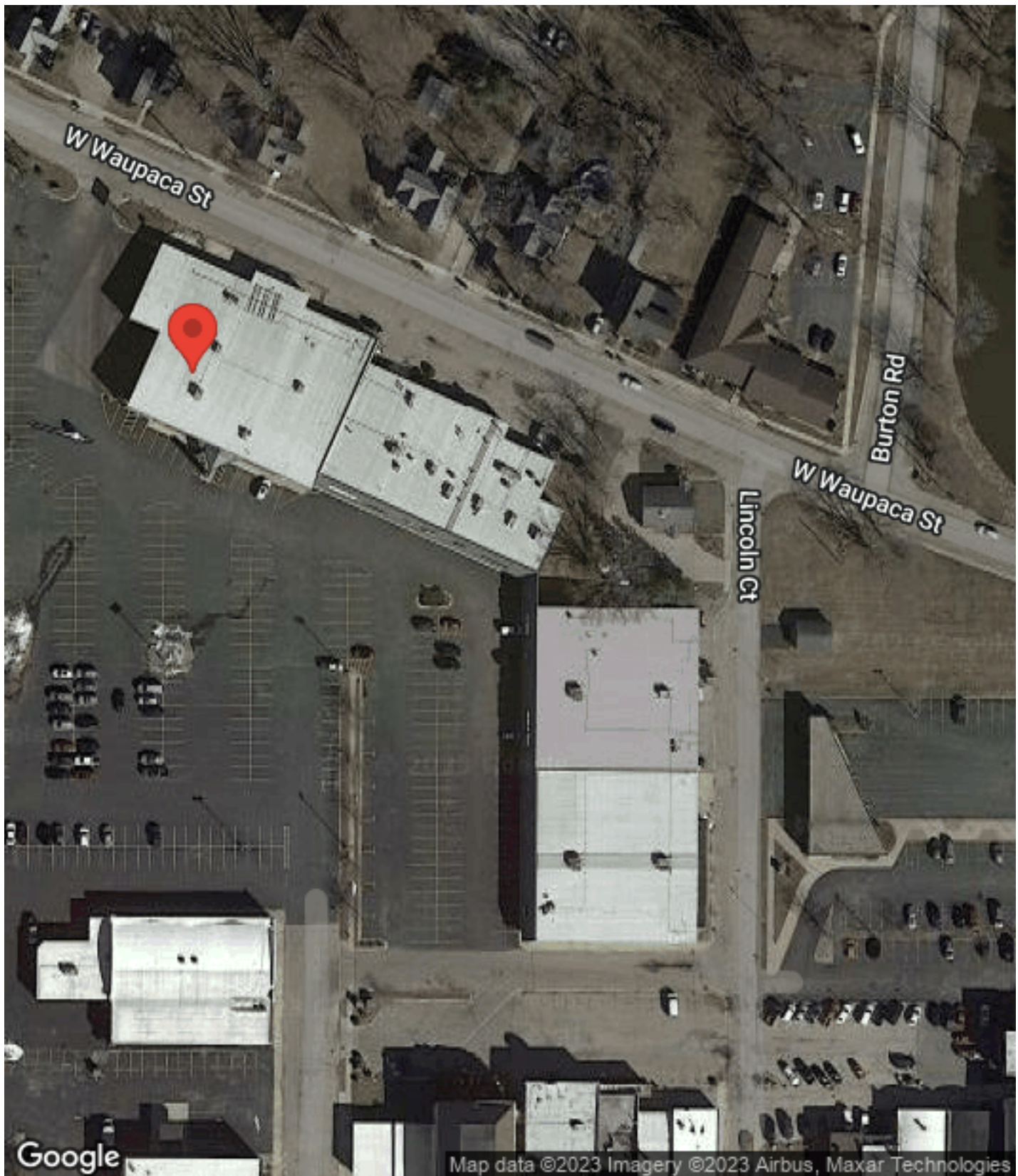
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AERIAL MAP

300 - 320 WOLF RIVER PLAZA



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WOLF RIVER PLAZA

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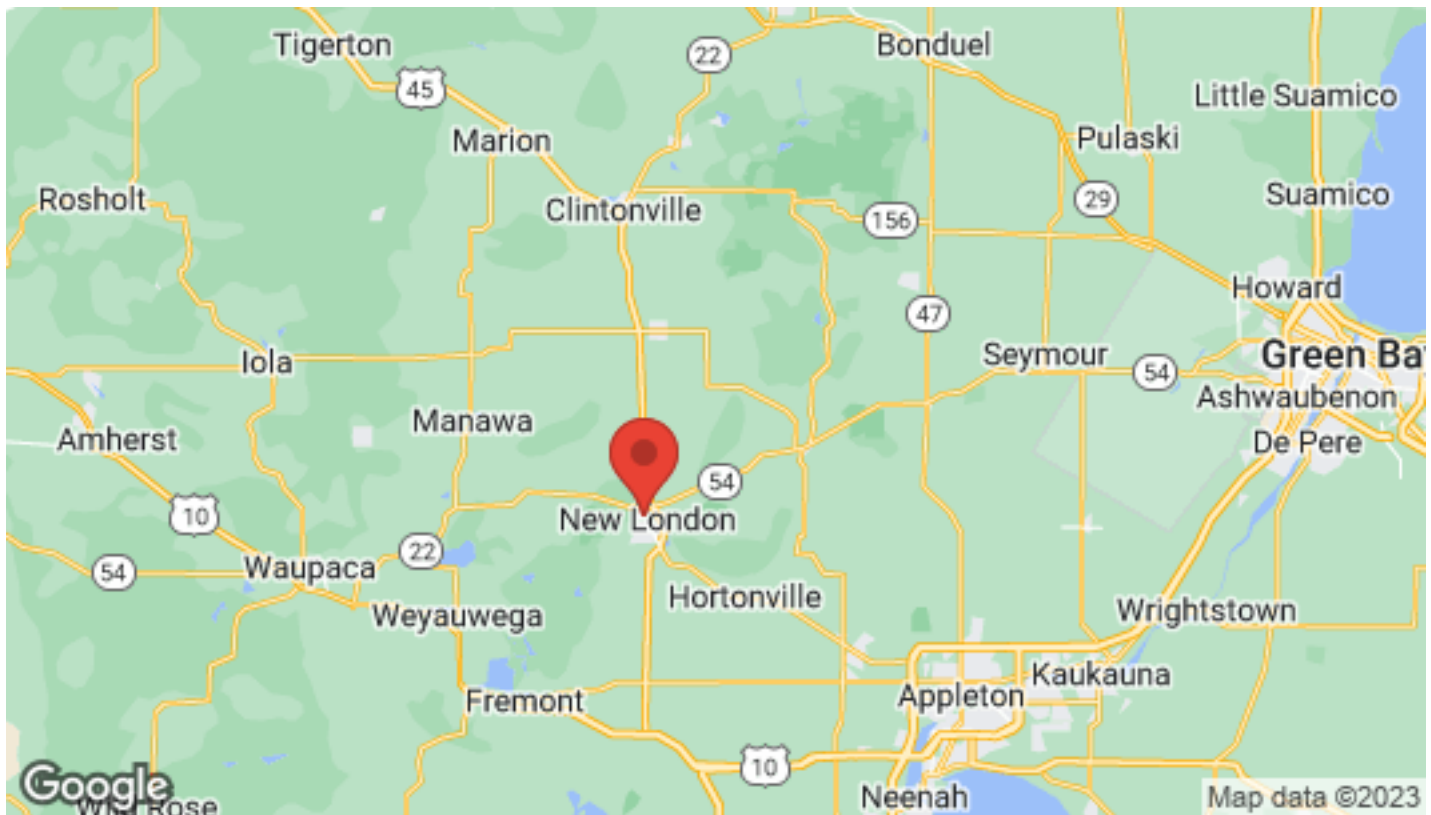
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LOCATION MAPS

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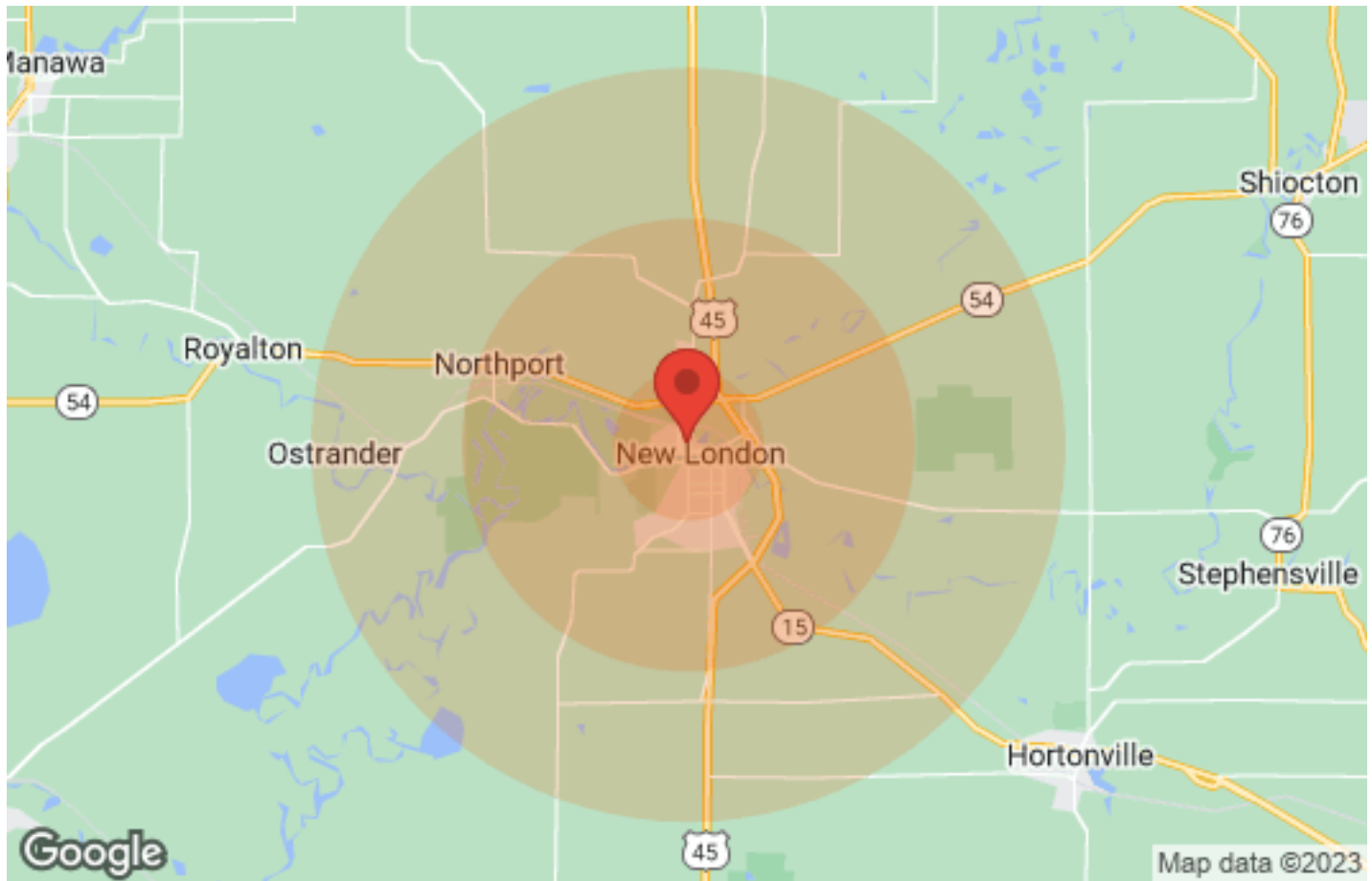
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DEMOGRAPHICS

300 - 320 WOLF RIVER PLAZA



Population	1 Mile	3 Miles	5 Miles
Male	1,085	3,039	5,212
Female	1,152	3,076	5,198
Total Population	2,237	6,115	10,410

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	457	1,197	2,074
Ages 15-24	309	878	1,522
Ages 25-54	902	2,483	4,130
Ages 55-64	264	750	1,295
Ages 65+	305	807	1,389

Income	1 Mile	3 Miles	5 Miles
Median	\$42,974	\$41,737	\$43,328
< \$15,000	195	404	535
\$15,000-\$24,999	92	287	412
\$25,000-\$34,999	90	291	447
\$35,000-\$49,999	223	482	693
\$50,000-\$74,999	221	484	927
\$75,000-\$99,999	86	352	645
\$100,000-\$149,999	17	208	441
\$150,000-\$199,999	N/A	37	50
> \$200,000	N/A	13	42

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,049	2,813	4,585
Occupied	959	2,577	4,228
Owner Occupied	650	1,642	2,955
Renter Occupied	309	935	1,273
Vacant	90	236	357

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DISCLAIMER

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