

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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NEIGHBORHOOD SHOPPING CENTER FOR SALE

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OFFERING SUMMARY

PRICE:	\$1,200,000
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

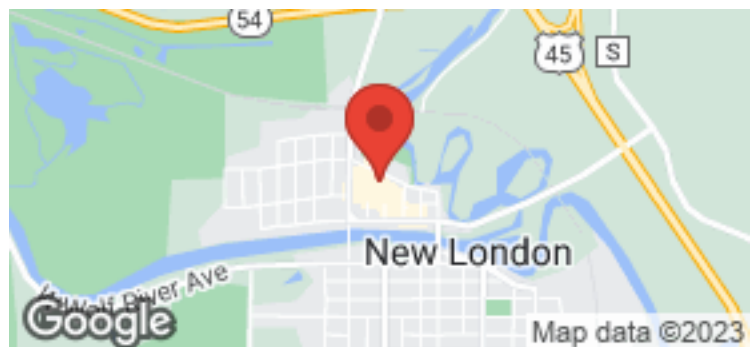
Wolf River Plaza Shopping Center is an ideal owner-user/value-add opportunity in the heart of downtown New London, Wisconsin. Wolf River Plaza benefits from strong consumer draw from its shadow anchored Festival Foods. Flexible zoning allows for a multitude of usages.

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



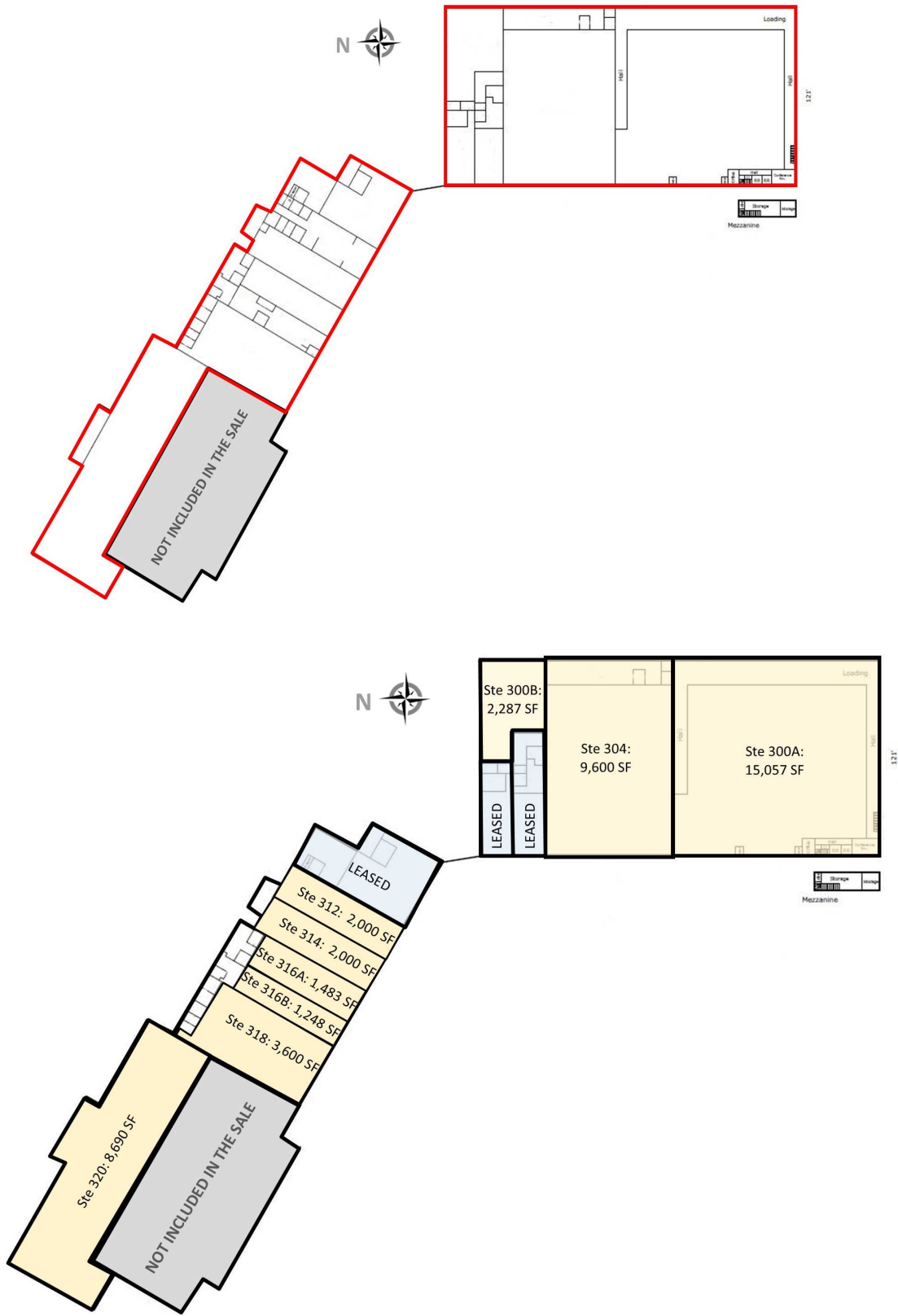
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SITE LAYOUT

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RENT ROLL

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WOLF RIVER PLAZA RENT ROLL

Tenant	Suite	Square Feet	Monthly Net Rent	Net Rent PSF	Monthly Tax/Cam	Lease End	Notes
Vacant	300	15,057	\$ -	\$ -	\$ -		
Vacant	304	9,600	\$ -	\$ -	\$ -		
Security Finance	306	1,481	\$ 1,262.50	\$ 10.00	\$ 170.32	10/31/2024	One (1) Two Year Option at \$10.30 year 1, \$10.60 year 2
UltraCom	308	975	\$ 1,013.19	\$ 12.47	\$ 112.13	8/31/2025	One (1) Five Year Option at then market rate rents
Vacant	308A	2,287	\$ -	\$ -	\$ -		
Hong Kong Buffet	310	3,000	\$ 2,300.00	\$ 9.20	\$ 345.00	8/31/2028	One (1) Five Year Option at then market rate rents
Vacant	312	2,000	\$ -	\$ -	\$ -		
Vacant	314	2,000	\$ -	\$ -	\$ -		
Vacant	316A	1,490	\$ -	\$ -	\$ -		
Vacant	316B	1,248	\$ -	\$ -	\$ -		
Vacant	318	3,610	\$ -	\$ -	\$ -		
Vacant	320	8,690	\$ -	\$ -	\$ -		
Common Area		852	\$ -	\$ -	\$ -		
Totals		52,290	\$ 4,575.69		\$ 627.45		

Tax/Cam Est. 2024 are \$2.22/psf



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SITE SURVEY

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



Waupaca County Certified Survey Map # _____

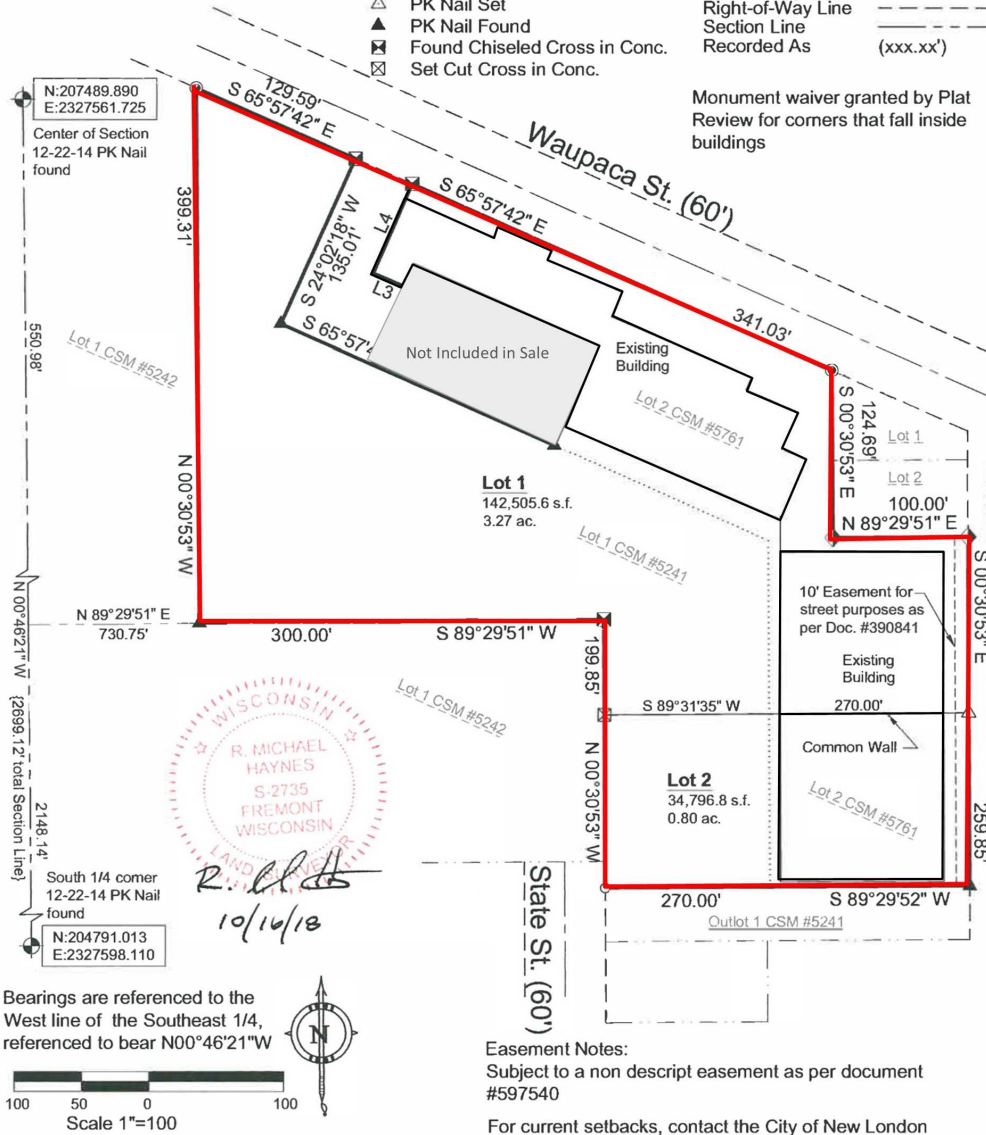
Located in all of Lot 2 of CSM #5761 and all of Lot 1 of CSM #5241, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin

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')

Monument waiver granted by Plat Review for corners that fall inside buildings



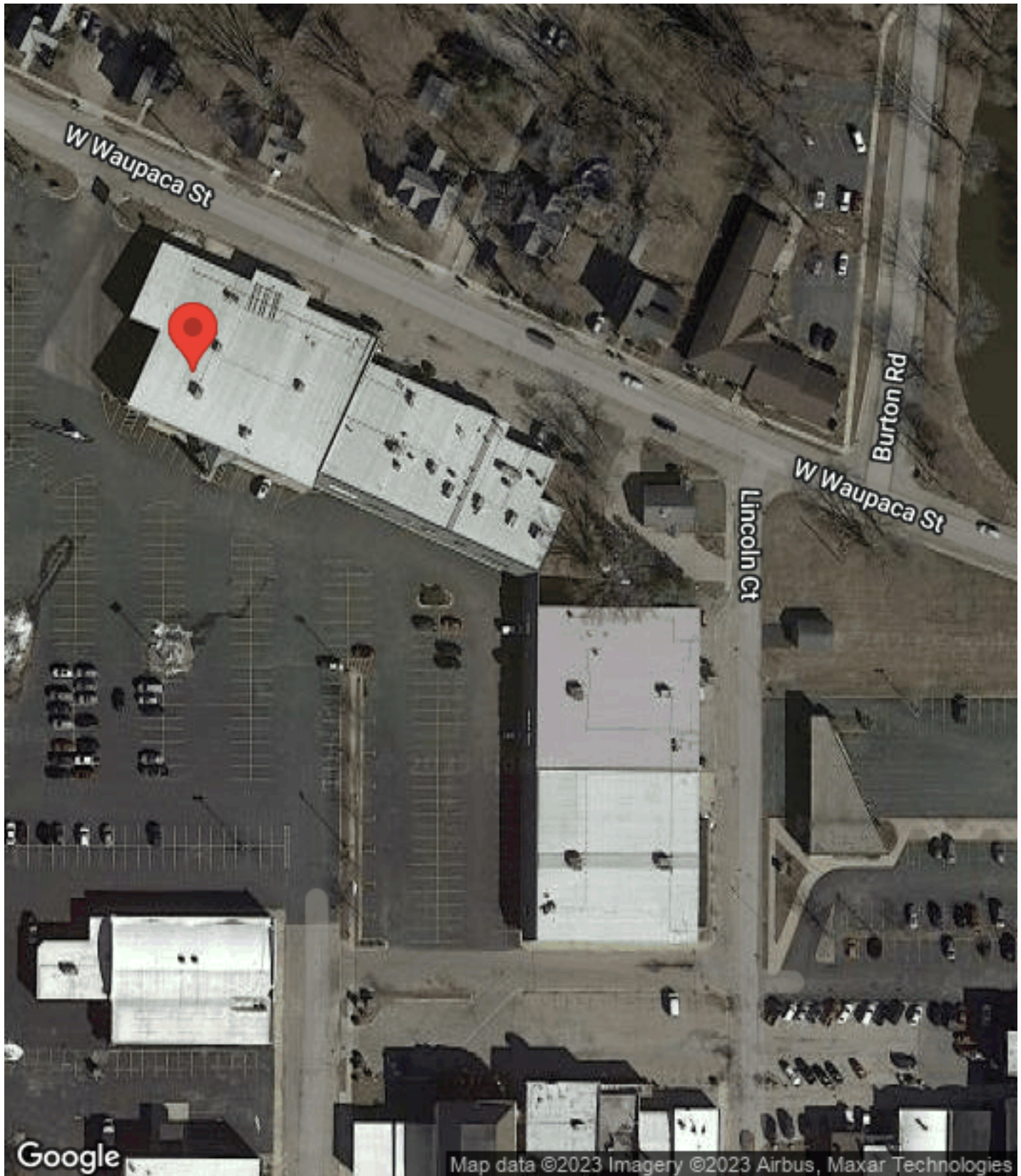
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AERIAL MAP

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LOCATION MAPS

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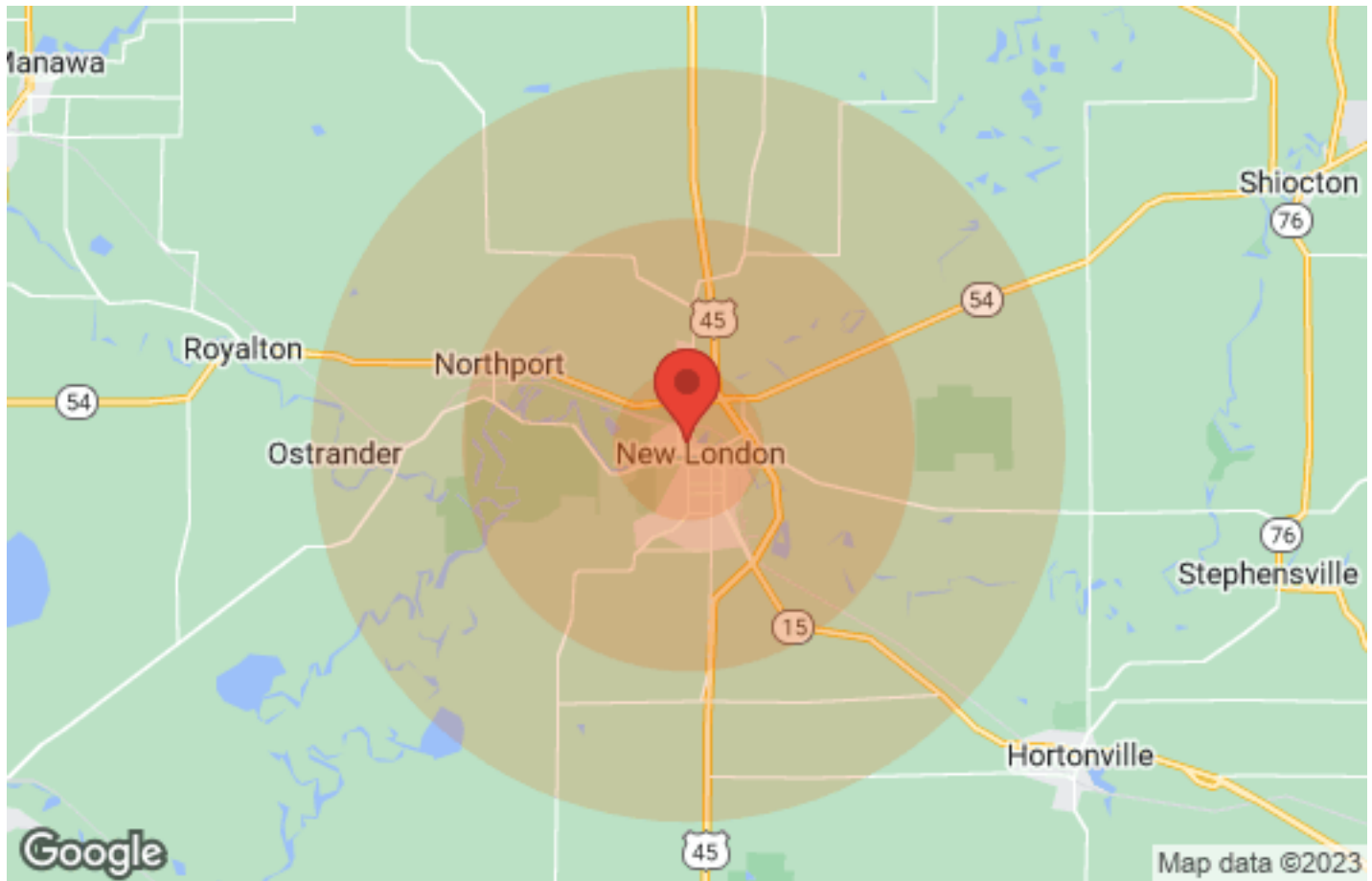
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DEMOGRAPHICS

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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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