

JANESVILLE STREET COMMONS – PHASE II

990 Janesville Street, Oregon, WI 53575

NEW RETAIL DEVELOPMENT FOR LEASE

Major Retailers:

- Pizza Hut
- State Farm
- Kwik Trip
- Bp Amoco
- Stoughton Hospital – Urgent Care / Rehabilitation
- Oregon Community Sports Center

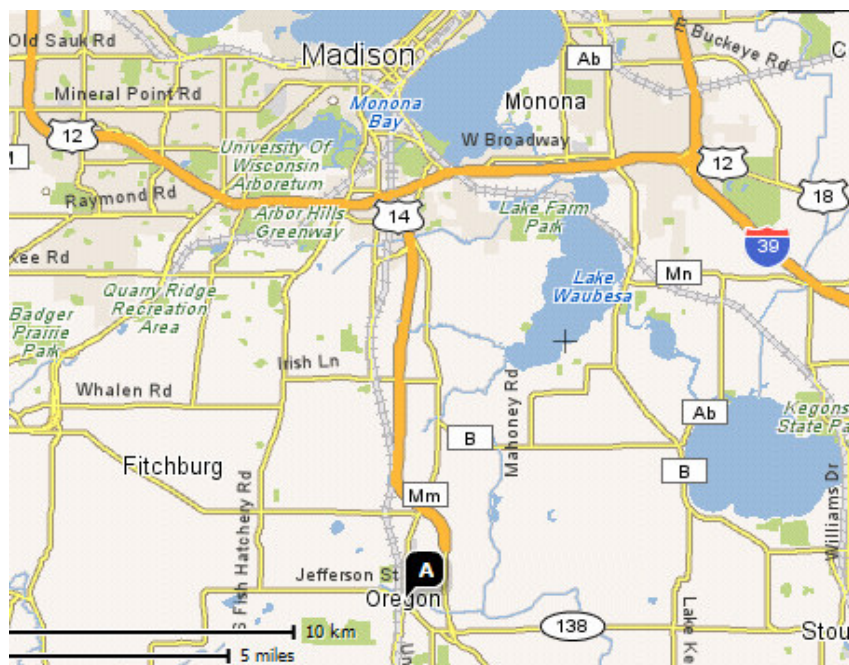


For more information, contact:

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PLH & Associates, LLC
301 Medinah Street
Oregon, WI 53575

plh-associates.com



DEMOGRAPHICS:

Total Population:
1 Miles - 3,049
3 Miles - 11,823
5 Miles - 19,808
10 Miles - 151,424

Avg HH Income:
1 Mile - \$75,333
3 Miles - \$80,619
5 Miles - \$87,034
10 Miles - \$97,924

DETAILS:

- Available: January 2008
- Available Space: see next page for elevations and site plan
- Up to 9,200 total square feet
- \$8.50-18.00 per SF NNN - Lease Terms negotiable
- Traffic Count at 15,500+ / day
- Monument Signage



PLH & ASSOCIATES, LLC

REAL ESTATE INVESTMENTS
CONSTRUCTION SERVICES
PROPERTY MANAGEMENT

Information secured from sources deemed reliable, PLH & Associates, LLC make no representations or warranties, expressed or implied, as to the accuracy of information. References to square footage, real estate taxes, CAMs, and/or age are approximate. Tenants must verify the information and bear all risk.

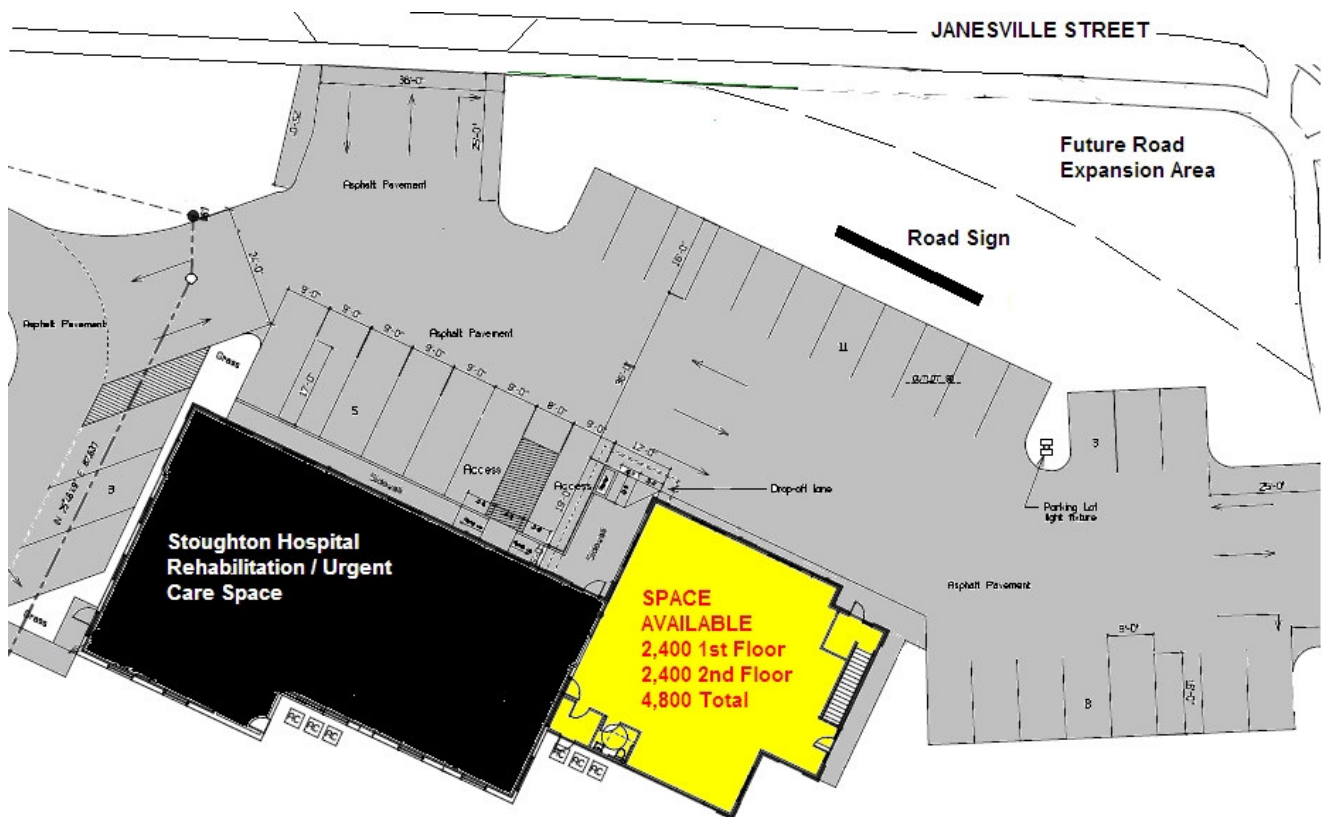
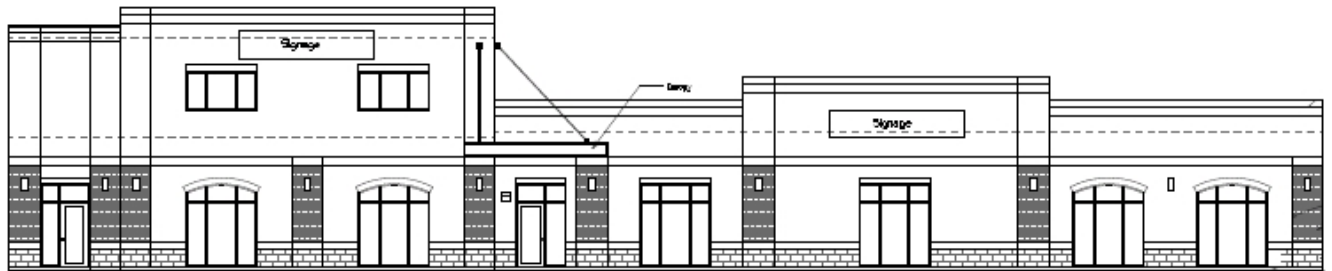
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FEATURES:

- 2007 Community Improvement Award for Best New Building
- Convenient to Highway 14, County Highway MM
- Fastest Growing community in Dane County

ELEVATIONS / SITE PLAN:



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