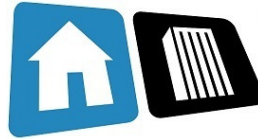


WAUNAKEE CENTRE

604 East Main Street, Waunakee, WI 53597



PLH & ASSOCIATES, LLC
REAL ESTATE INVESTMENTS
CONSTRUCTION SERVICES
PROPERTY MANAGEMENT

NEW RETAIL DEVELOPMENT FOR LEASE

Major Retailers:

- Zoe Pizza
- Anytime Fitness
- PLH & Associates, LLC
- Midwest Dance Studio

Retail in Area:

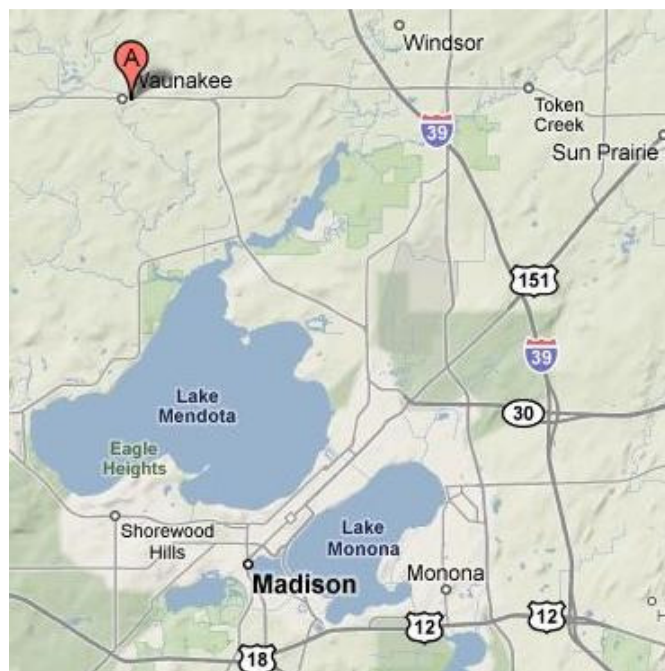
- Culvers
- Kwik Trip

For more information, contact:

Paul Lynch Jr.
T: 608-206-7596
lynchp@plh-associates.com

PLH & Associates, LLC
PO BOX 390157
Minneapolis, MN 55439

plh-associates.com



DEMOGRAPHICS:

Total Population:

1 Mile	6,974
3 Miles	13,356
5 Miles	25,888
10 Miles	223,599

Median HH Inc:

1 Mile	\$67,265
3 Miles	\$70,823
5 Miles	\$66,771
10 Miles	\$52,395

Unit Prices:

Unit 1A	\$16 NNN
Unit 1B	Leased
Unit 2	Leased
Unit 3	\$15 NNN
Unit 4	Leased
Unit 5	Leased
Unit 6	\$10 NNN
Unit 7	Leased
Unit 8	\$6 NNN

FEATURES:

- Rate: \$6-16.00 / Square Foot + NNN, Lease Terms negotiable
- Available Space: 777-1,768 Square Feet
- Flexible Floor Plan available in this attractive retail building
- New Monument Signage, New Exterior Siding, New Parking Lot
- Traffic Count at 15,700 AADT
- Excellent visibility at stop lighted intersection.
- Waunakee has grown 20% in the last 8 years and continues to grow

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.

WAUNAKEE CENTRE

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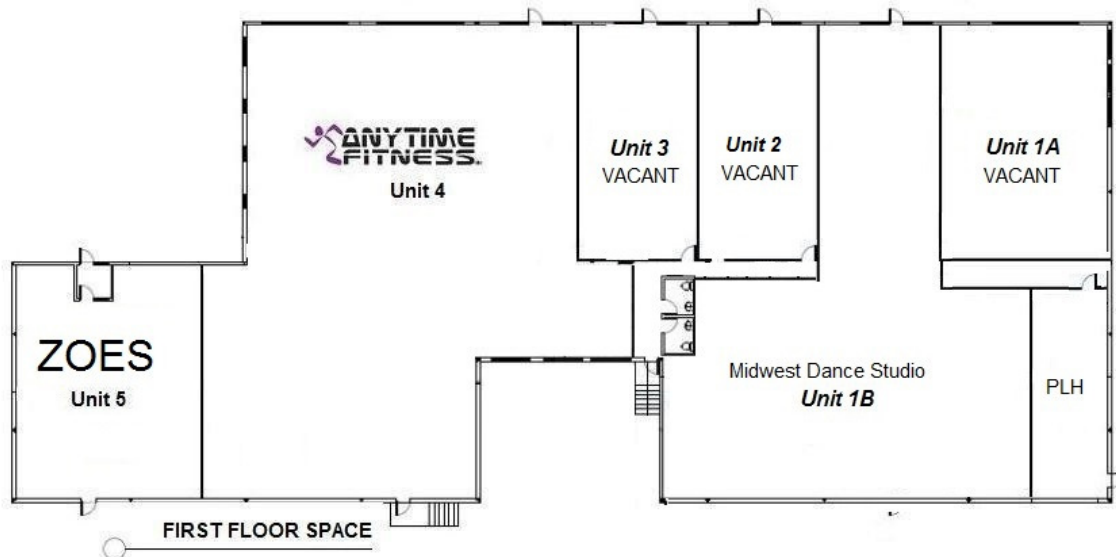
PLH & ASSOCIATES, LLC

REAL ESTATE INVESTMENTS

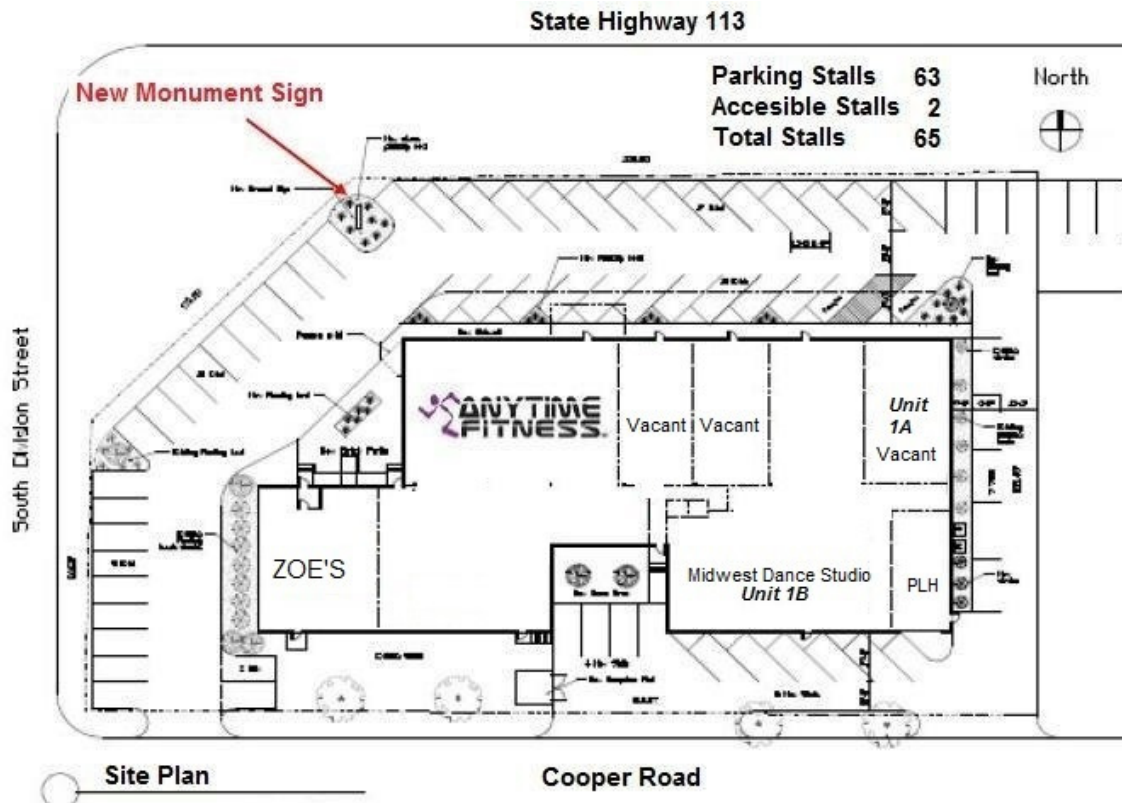
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FIRST FLOOR PLAN:



SITE PLAN:



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