



GAS STATION & C-STORE FOR LEASE

308 East Main Street - Reedsburg, WI 53959

Representative Image

EXCLUSIVELY MARKETED BY

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

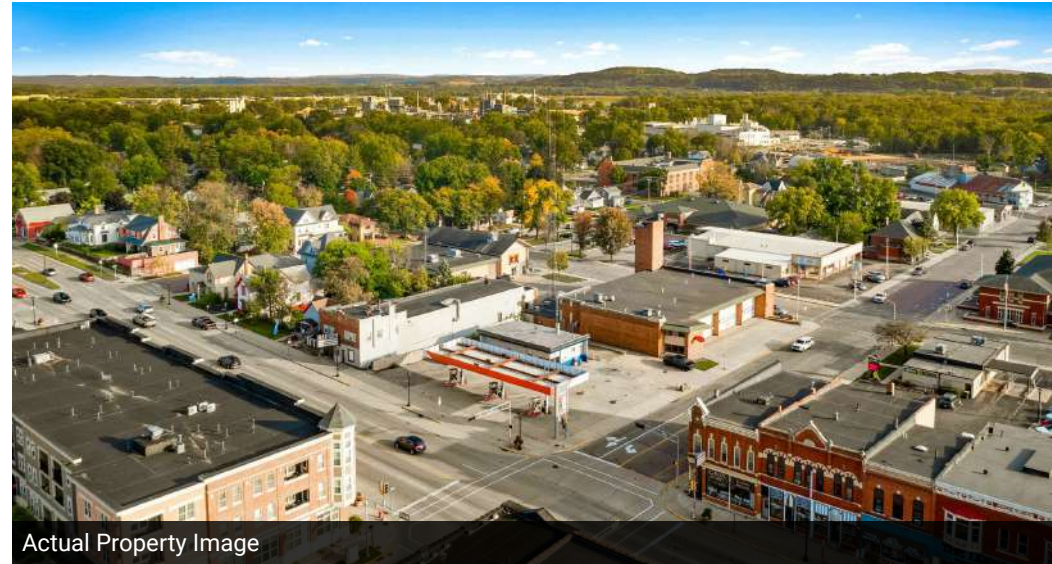
Sands Investment Group is Pleased to Exclusively Offer For Lease the 1,727 SF Gas Station & C-Store Located at 308 E Main Street in Reedsburg, WI. This Deal Includes a Long-Term Operating History, Serving the Community For 20+ Years, Providing For a Secured Investment.

Price:

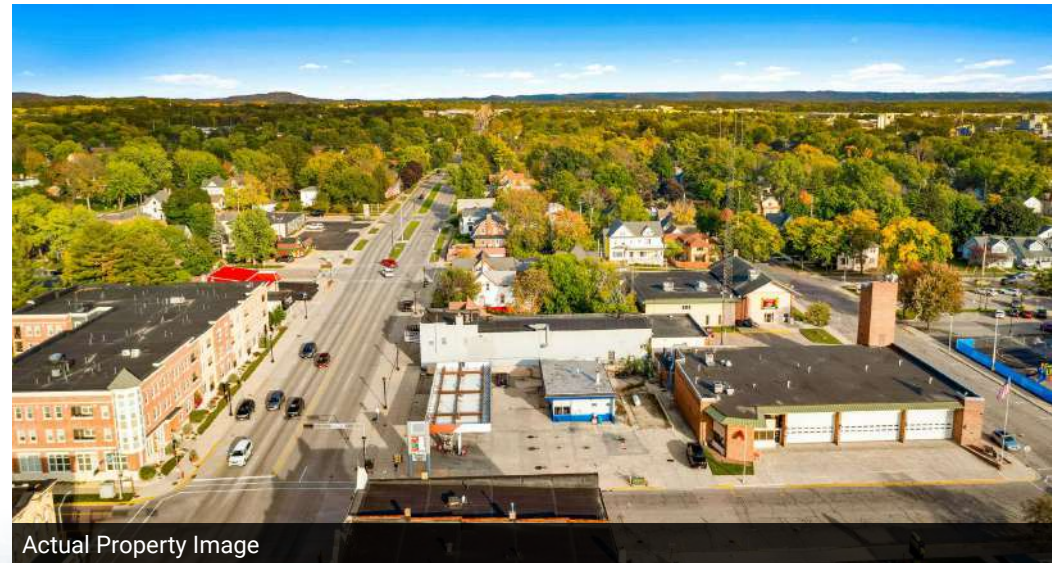
CONTACT BROKER

BUILDING INFORMATION

Street Address:	308 E Main St
City, State, Zip:	Reedsburg, WI 53959
County:	Sauk
Building Size:	1,727 SF
Lot Size:	0.38 Acres
Year Built:	0.38 Acres
Year Last Renovated:	2023



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

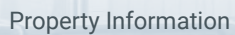
PROPERTY HIGHLIGHTS

- Strategically Located on a Signalized Corner Connecting Main Street and WI-33 That Sees Over 13,500 VPD
- Excellent Value-Add Opportunity With Open Fuel Supply
- Long-Term Operating History, Serving the Community For 20+ Years
- Excellent Ingress/Egress With Multiple Points Of Access
- Nearby National Tenants Include: McDonald's, Arby's, Culver's, Subway, KFC, Walgreens and More

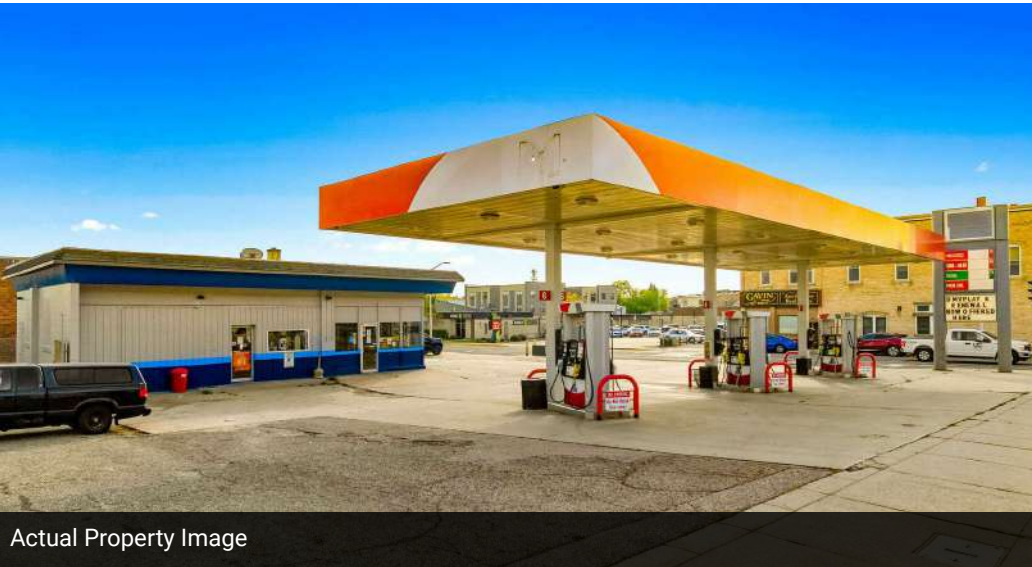


SECTION 2

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



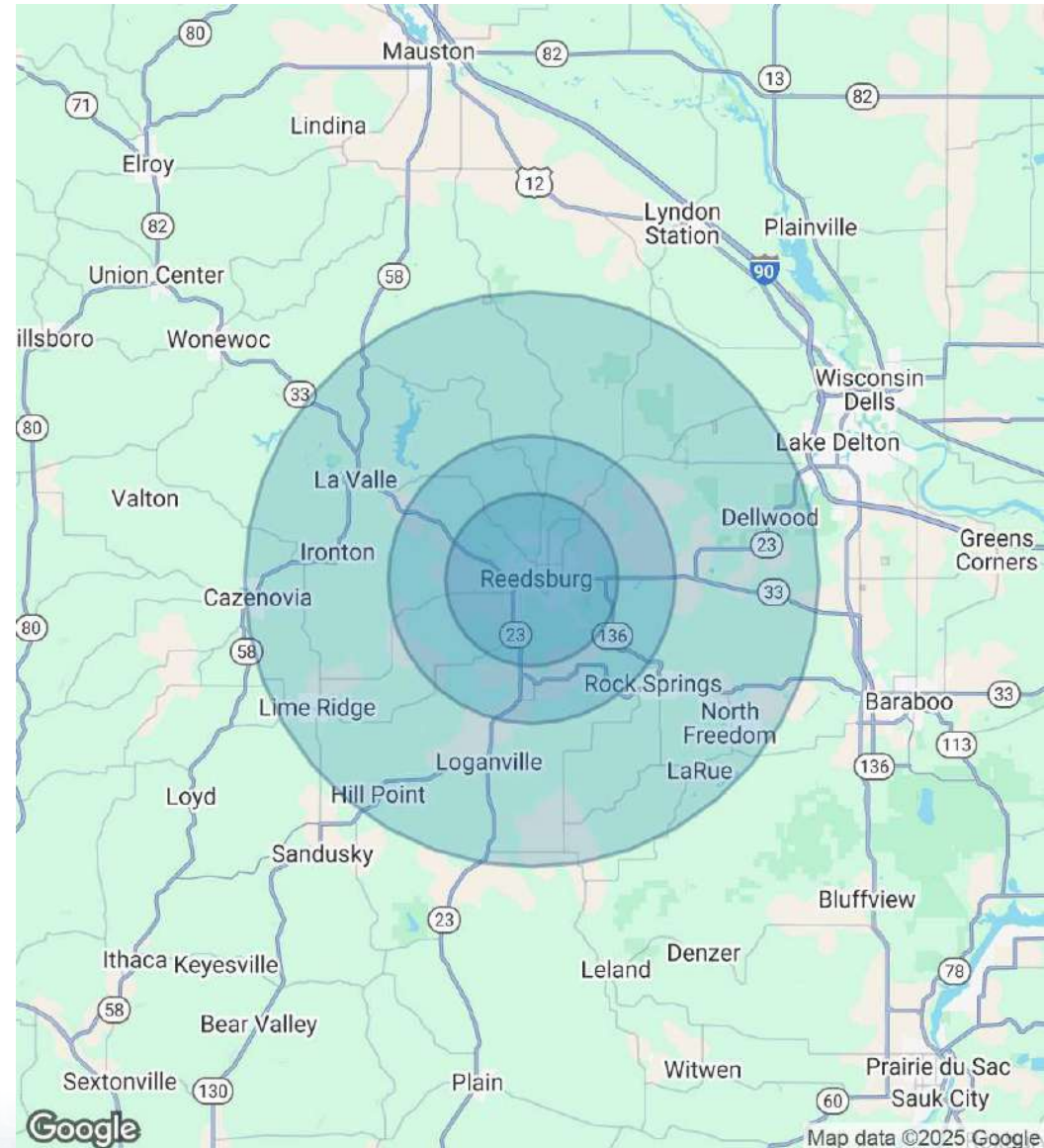
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,729	13,183	24,542
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,651	5,314	9,897
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$90,529	\$92,853	\$96,995
Average House Value	\$257,042	\$266,530	\$289,161

TRAFFIC COUNTS

E Main Street	13,514 VPD
S Albert Avenue	5,046 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Fermentation Fest



Reedsburg Area Medical Center

REEDSBURG, WI

Reedsburg, Wisconsin is a city located in Sauk County, offering a mix of small-town charm and access to natural beauty. Reedsburg is in south-central Wisconsin, approximately 55 miles northwest of Madison. It is near Baraboo and the Wisconsin Dells, popular tourist destinations. The region features a combination of rolling hills, farmland, and forests, characteristic of the Driftless Area. The city is known for its tight-knit community with a mix of families, young professionals, and retirees. The City of Reedsburg had a population of 10,127 as of July 1, 2023.

Reedsburg has a robust manufacturing sector, with companies involved in the production of various goods, including metal products, machinery, and food processing. Some notable manufacturing employers include Seats Incorporated, which produces seating products for various industries, and Grede Foundries, known for metal casting. As part of Wisconsin's strong dairy industry, Reedsburg has numerous dairy farms contributing to milk production, cheese making, and other dairy products. Reedsburg Area Medical Center is a major healthcare provider offering a wide range of medical services and is a significant employer in the area. The downtown area features a mix of local shops, boutiques, and restaurants, providing essential services and contributing to the local economy. Larger retail stores, such as Walmart and Shopko, provide shopping options for residents and employment opportunities. Reedsburg Industrial and Commercial Development Commission This organization focuses on attracting new businesses, supporting existing ones, and promoting economic growth. Reedsburg's economy benefits from a balanced mix of manufacturing, agriculture, healthcare, retail, and tourism, creating a stable and dynamic economic environment.

Reedsburg, Wisconsin offers a variety of attractions and activities that appeal to residents and visitors alike. Nearby Natural Attractions are Mirror Lake State Park it offers scenic beauty, hiking trails, camping, and water activities such as canoeing and kayaking on the lake., Devil's Lake State Park it is known for its stunning cliffs, hiking trails, rock climbing, and swimming., 400 State Trail a 22-mile rail trail that runs through Reedsburg, connecting to Elroy. It is popular for biking, hiking, and snowmobiling in the winter. Cultural and Historical Attractions are Reedsburg Area Historical Society Museum, Fermentation Fest etc. Annual Event celebrated in town are Butterfest a local festival celebrating Reedsburg's dairy heritage. It includes a parade, carnival rides, live music, and various family-friendly activities. Downtown Reedsburg Features a variety of local shops, boutiques, and restaurants offering unique shopping and dining experiences.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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