8516 Highway 51 North
Minocqua, WI 54548

15,000 SF Prime Retail space with 9,000 SF occupied by Dollar Tree and 6,000 SF available to lease.

Site is part of the Save More Foods Plaza located on Highway 51 North in Minocqua - which is considered the gateway to Northern Wisconsin, an extremely high traffic count and high visibility location.

Signage available on road.

Other tenants of the plaza include Save More Foods, Dollar Tree, Slumberland and Sherwin Williams.

No restrictions for office or medical use.

Prospectus available upon request to qualified buyer.

For more information:
John Evans
715.574.2801 • JohnE@naipfefferle.com

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For Sale & Lease
8516 Hwy 51 North
Minocqua, WI 54548

2018 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>POPULATION</td>
<td>645</td>
<td>7,066</td>
<td>12,559</td>
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<tr>
<td>HOUSEHOLDS</td>
<td>339</td>
<td>3,220</td>
<td>5,623</td>
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<tr>
<td>AVG HOUSEHOLD INCOME</td>
<td>$33,916</td>
<td>$45,274</td>
<td>$47,213</td>
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<tr>
<td>DAYTIME POPULATION</td>
<td>1,885</td>
<td>6,720</td>
<td>8,510</td>
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Daily Traffic Counts

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<tbody>
<tr>
<td>Highway 51 North</td>
<td>22,800</td>
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Aerial View

Subject Property
Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.