825 W. Fulton Street
Waupaca, WI.

This retail building was remodeled in summer of 2012 and is located just off Interstate 10 and Hwy 54 and has great visibility on W. Fulton Street.

Pylon and building signage available.

Significant barriers to entry, 50,000 (+) people in the market.

High traffic counts on W. Fulton Street - one of the cities main commercial arteries - over 17,600 vehicles per day!

PARKING-AMPLE - PAVED AND LIGHTED!

Lease Rate Reduced!

SALE PRICE $1,600,000 / ($38/SF)
LEASE RATE $6.00/SF - $4.50/SF NNN

BUILDING SIZE 42,620 SF
PARCEL 34 30 22 27
ACRES 2.65
MUNICIPALITY CITY OF WAUPACA
COUNTY WAUPACA
ZONED COMMERCIAL

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NEIGHBORING BUSINESSES

- Piggly Wiggly
- O’Reilly’s Auto Parts
- Broadway Vision
- Walgreen’s
- Waupaca Woods Restaurant
- Fire Fitness
- Goodwill
- Catalpa Health
- Waupaca Rentals

2019 Demographics

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population 2019</td>
<td>9,714</td>
<td>13,424</td>
<td>23,222</td>
</tr>
<tr>
<td>Total Population 2024</td>
<td>9,648</td>
<td>13,400</td>
<td>23,229</td>
</tr>
<tr>
<td>Total Households</td>
<td>3,966</td>
<td>5,477</td>
<td>9,444</td>
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<tr>
<td>Average Household Income</td>
<td>$55,883</td>
<td>$57,623</td>
<td>$58,045</td>
</tr>
</tbody>
</table>
For Sale / Lease

825 W. Fulton Street
Waupaca WI.
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.