# GALWAY

### **Retail Space For Lease**

1300 Egg Harbor Road, Sturgeon Bay, WI





800 W. Broadway, Suite 400, Monona, WI 53716 608-327-4021 • www.galwaycompanies.com

For more information on this property, please contact:

## GALWAY COMPANIES

### **Retail Space For Lease**

1300 Egg Harbor Road, Sturgeon Bay, WI

### **Building Details and Demographics**

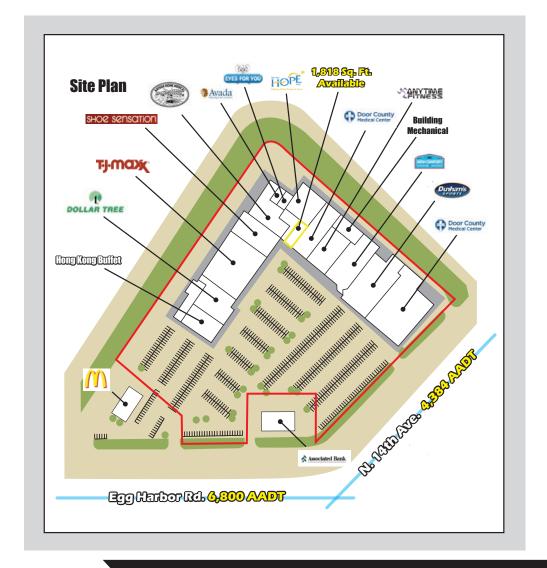
- 1,818 Sq. Ft. Available
- Building and Pylon Signage Available
- Shadow Anchored by Walmart and Econofoods
- Strong Tenant Mix
- Cotenants Include: Anytime Fitness, TJ Maxx, Dunham's, Bay Pharmacy, Avada Hearing Centers, Door County Medical Center, New Comfort Furniture & Mattress, Dollar Tree, Shoe Sensation, Eyes For You, New Hope and Hong Kong Buffet

### **Call for Lease Rates**

Estimate NNN Expenses: Taxes: \$0.52/Sq. Ft.; CAM: \$0.60/Sq. Ft./Sq. Ft.; Insurance: \$0.10/Sq. Ft.; Total: \$1.22/Sq. Ft./Sq. Ft.

Drivetime	3 Minutes	5 Minutes	10 Minutes
Population	1,794	6,199	11,300
Average Household Income	\$64,309	\$65,812	\$73,099







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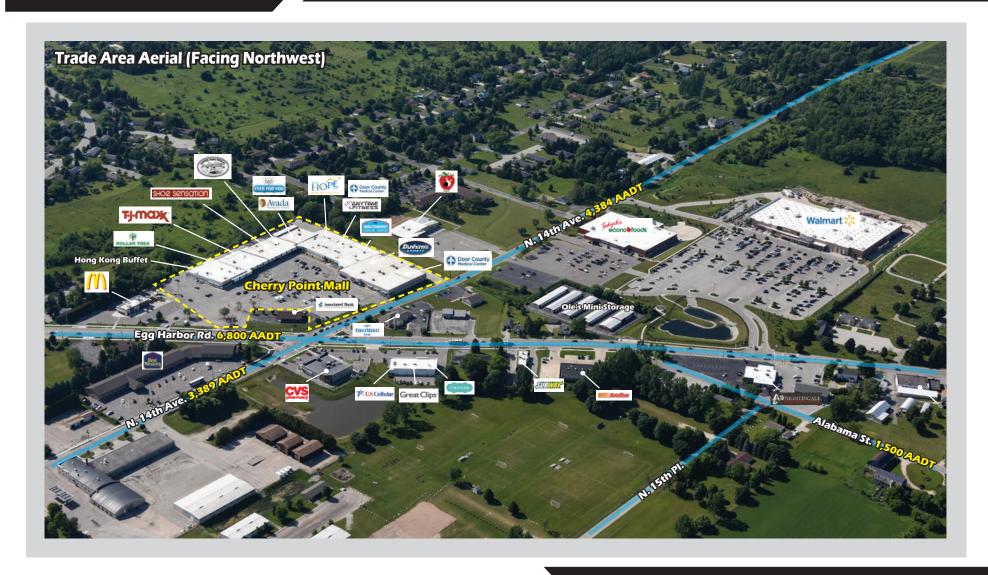
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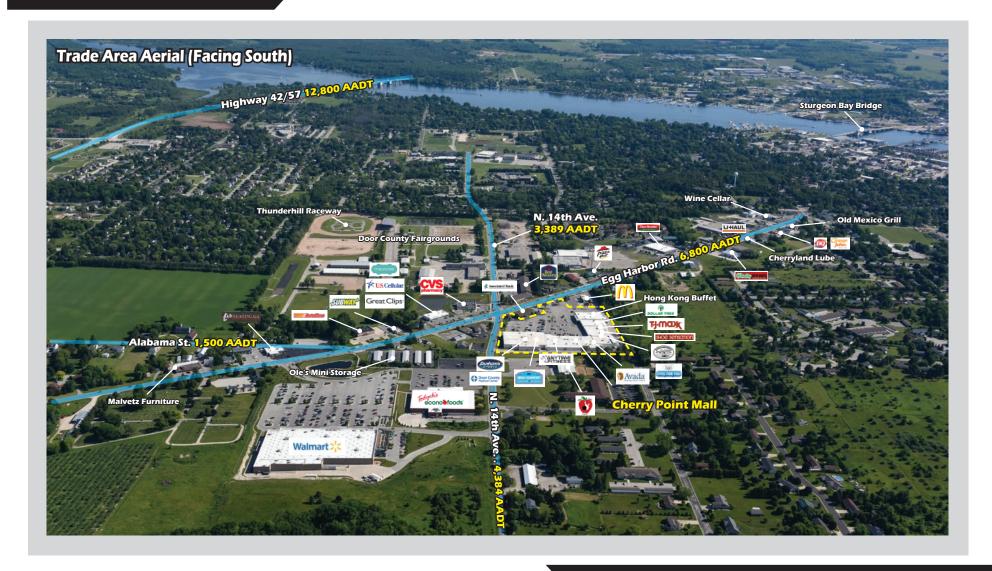
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# WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road

Madison, Wisconsin 53704

# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement: BROKER DISCLOSURE TO CUSTOMERS

- who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
  - brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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. 0.08 4.0
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (See Lines 47-55). 5
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the 5

disadvantages of the proposals.

- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and The duty to safeguard trust funds and other property the broker holds. confidential information of other parties (See Lines 22-39). 4 5 16
- Please review this information carefully. A broker or salesperson 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. 8 9
- This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes. 20
- 22
- CONFIDENTIALITY NOTICE TO CUSTOMERS

  BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 24 25
  - 28 28 30 30 30
    - PROVIDING BROKERAGE SERVICES TO YOU.
- THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW: 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55)**.
- 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
  - REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- INFORMATION YOU CONSIDER TO BE CONFIDENTIAL. CONFIDENTIAL INFORMATION:
- NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): 36 37
- (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

  CONSENT TO TELEPHONE SOLICITATION 39 38

# 6<sub>4</sub> 7

- call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may 42
  - withdraw this consent in writing. List Home/Cell Numbers: 43
    - SEX OFFENDER REGISTRY 4
- Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the 45 46
  - Wisconsin Department of Corrections on the Internet at: http://offender.doc.state.wi.us/public/or by phone at 608-240-5830.
    - DEFINITION OF MATERIAL ADVERSE FACTS 47
- "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect 8 49
- the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 20 51
  - that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction. 55 54 55 55