

LEASE AVAILABLE

# GREAT WOLF RETAIL

NWQ HWY 12 & I-90/94, LAKE DELTON, WI 53965

**FOUNDERS 3**  
REAL ESTATE SERVICES

**\*\*Center Located Directly in Front of OUTLETS AT THE DELLS**



## Specifications

### SPACE AVAILABLE

2,450 SF;  
4,500 SF Restaurant Space with drive-thru  
potentially available  
Contact Broker for Details

Center Size

10,180 SF

Lease Rate

Contact Broker

Lease Term

5 Years Minimum

Available

Immediately

Buildout

Negotiable

Add'l Charges

CAM, Ins., Taxes: Est. at \$6.50 PSF

## Traffic Counts

I-90/94            47,000 cpd  
Hwy 12            12,700 cpd

## Demographics

	5 Mile	7 Miles	10 Miles
Pop.	10,141	17,691	34,636
Daytime Pop.	13,614	17,938	28,504
Median HH Inc.	\$51,702	\$53,919	\$51,836

## Contact

**Tom Bruss**  
Principal  
414.249.2220  
tbruss@founders3.com

**Tom Treder, CCIM**  
Principal  
414.249.2207  
ttreder@founders3.com



414.271.1111 | www.founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

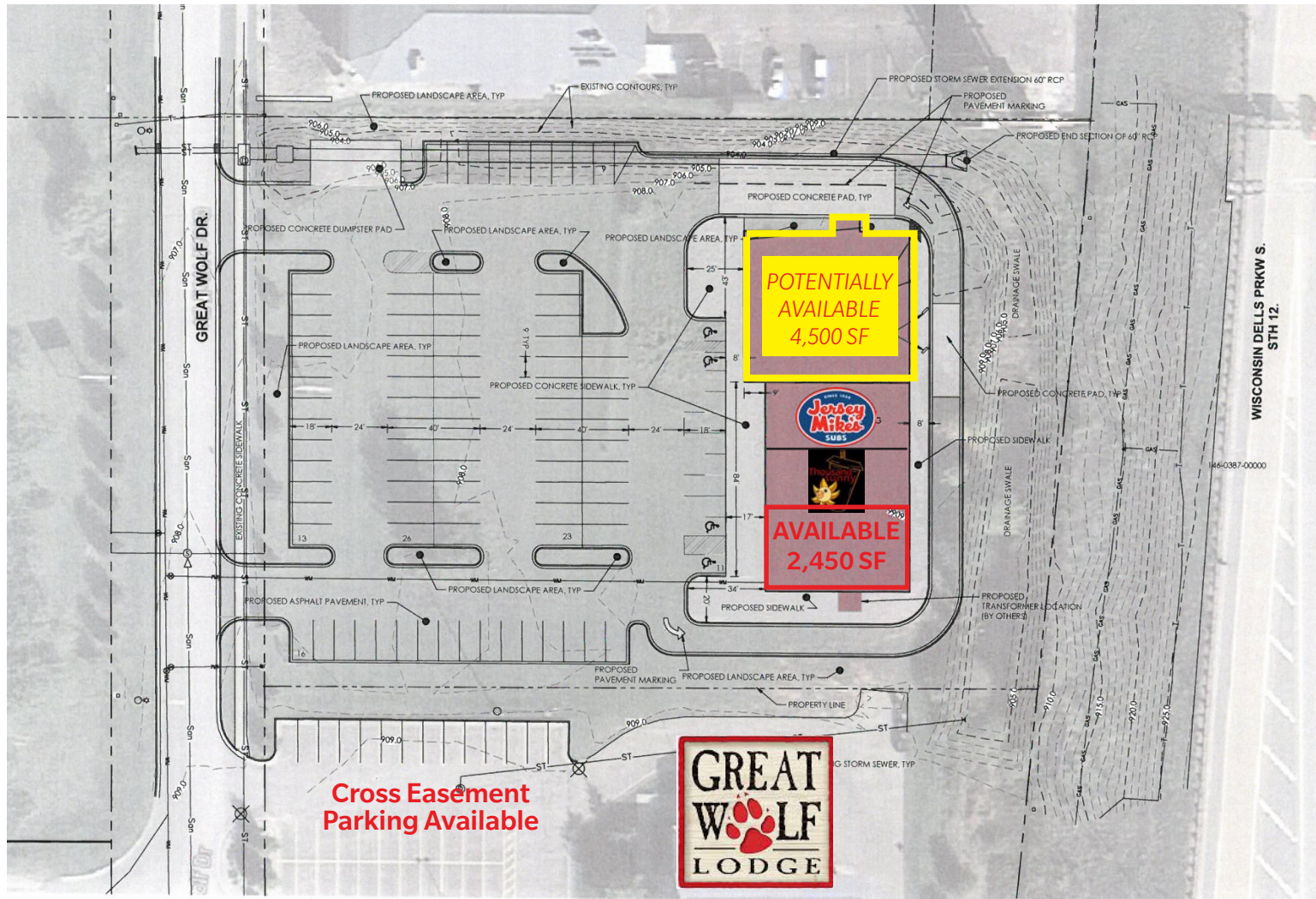
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## SITE PLAN



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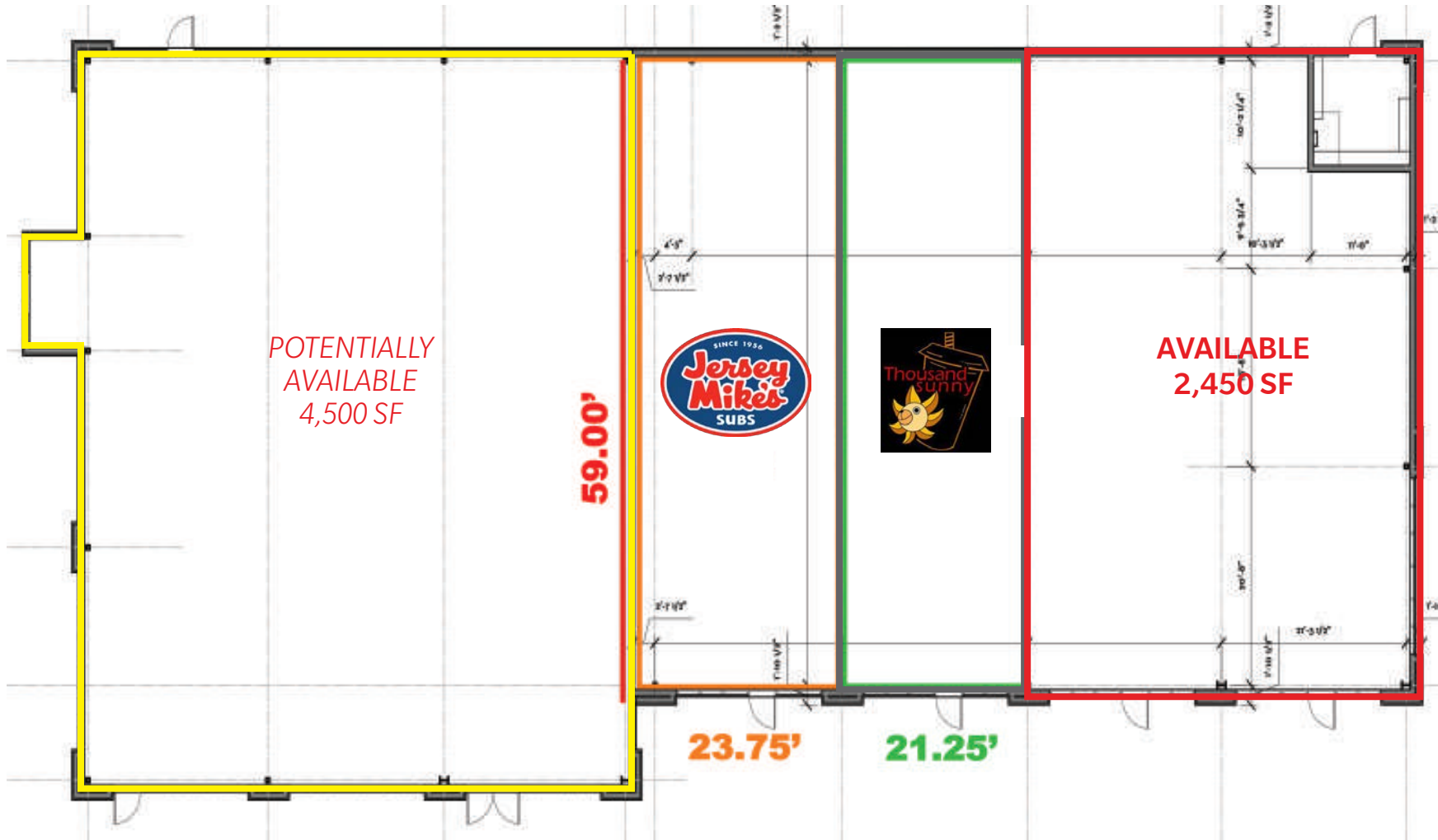
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## FLOOR PLAN



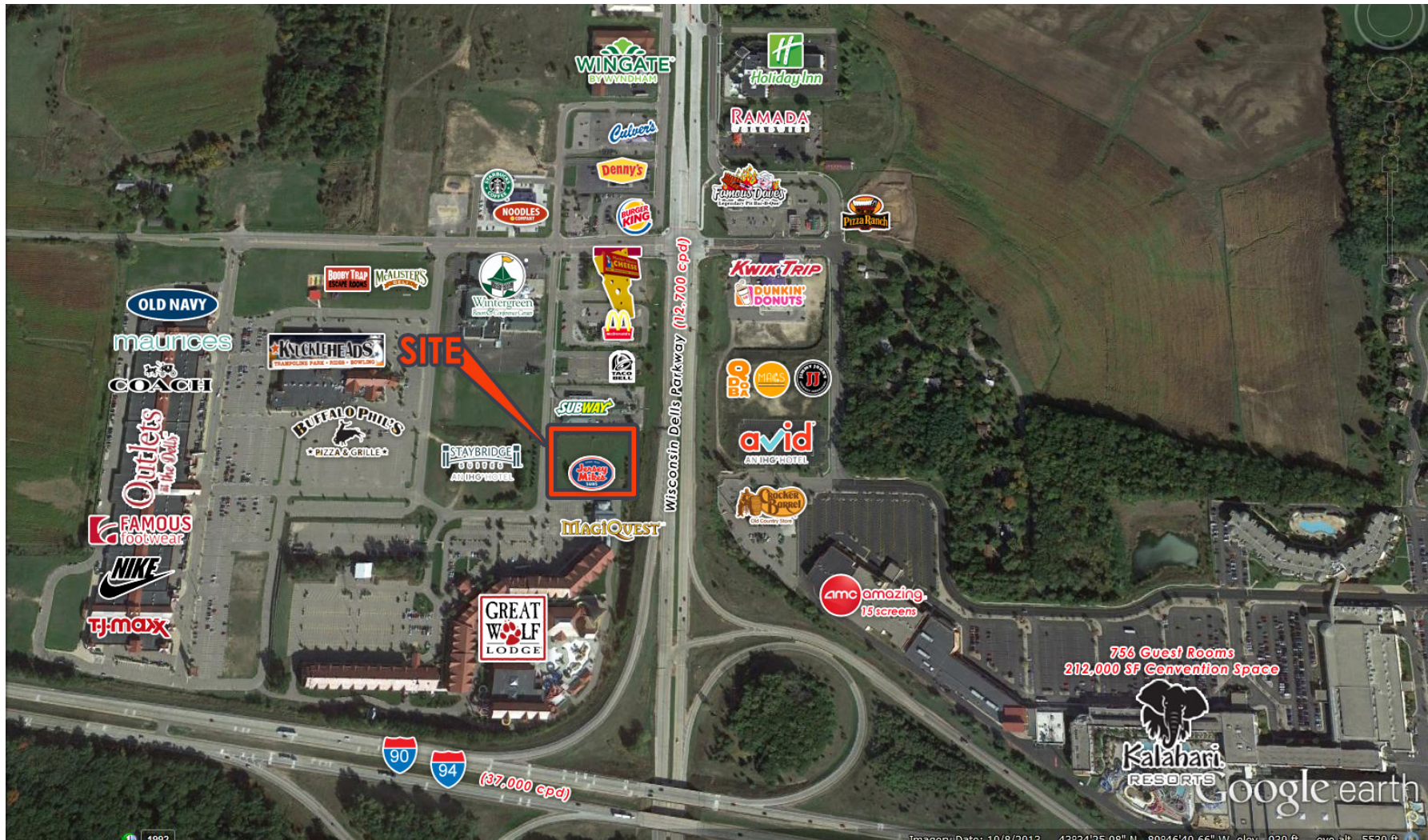
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**FOUNDERS** 3  
REAL ESTATE SERVICES

AERIAL



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## AREA INFORMATION

### Area Information and Demographics

The Village of Lake Delton and Wisconsin Dells are situated in Wisconsin's Heartland, in the middle of the southern half of Wisconsin. This area is centrally located approximately 55 miles north of Madison, 116 miles northwest of Milwaukee, 188 miles northwest of Chicago and 230 miles southeast of Minneapolis. It is accessible by airports in the four cities aforementioned, as well as a small local airport.

With numerous indoor and outdoor water parks, the Dells area is the Midwest's number-one family vacation destination and was recently recognized as America's Water Park Capital. It is home to the largest outdoor water park in the U.S. - Noah's Ark Water Park Resort, Wilderness Territory, and America's largest theme park resort - Hotel Rome at Mt. Olympus Water & Theme Park.

While the Dells is famous for its water parks, the city is filled with various other attractions and leisure activities, including: numerous golf courses, go-kart tracks, water sports, horseback riding, Tommy Bartlett's Thrill Show, Ripley's Believe It or Not Museum and Ho-Chunk Gaming Casino, among others. It is also home to The Outlets at The Dells, a 58-store national brand name shopping center.

#### POPULATION

Yearly Visitors to Area	4+ million
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#### LOCAL EXPENDITURES

Yearly Amount Spent by Visitors	\$1.32 billion
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### High Tourism Area

Wisconsin Dells welcomes visitors from across the Midwest and has more than 8,000 hotel rooms. Major resorts including Great Wolf Lodge, The Wilderness, and Kalahari are all located within one mile of this property. The immediate neighboring resort, Great Wolf Lodge, has 435 rooms with an average occupancy of four to five visitors per room and could host approximately 1,700-2,200 guests at any one time.

The Outlets at the Dells is a shopping destination for locals and visitors alike. With more than \$80 million in sales last year, this 100% occupied retail center draws a robust clientele.

Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective customers.

**Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

## Disclosure to Customers

You are a customer of the brokerage firm (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 and 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.*

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 "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

## CONFIDENTIAL INFORMATION

### NON-CONFIDENTIAL INFORMATION

*(the following information may be disclosed to the Firm and its Agents)*

*(Insert information you authorize to be disclosed, such as financial qualification information.)*

## Definition of Material Adverse Facts

A "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 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 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.

## Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.