

LEASED

333 Main Street
LA CROSSE, WI 54601

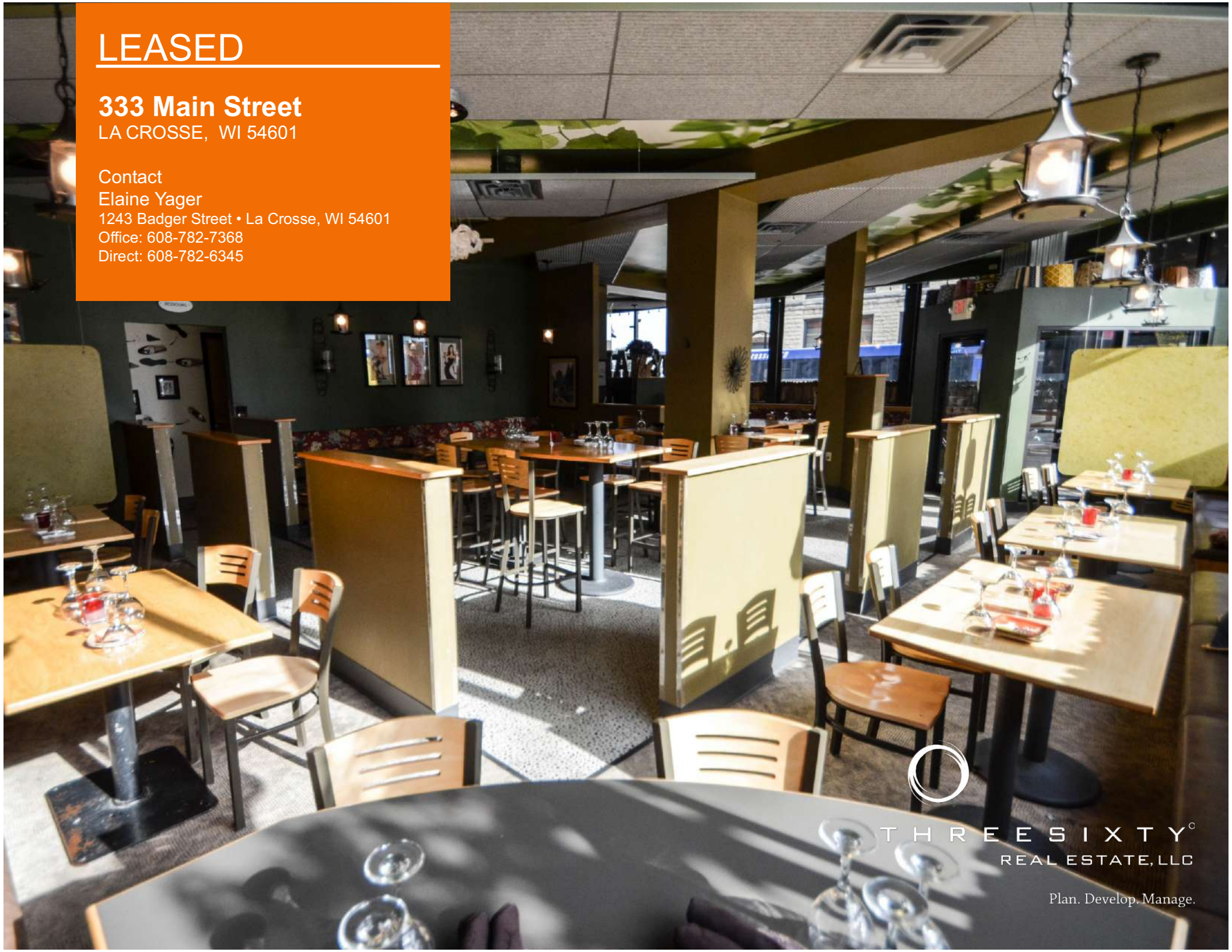
Contact

Elaine Yager

1243 Badger Street • La Crosse, WI 54601

Office: 608-782-7368

Direct: 608-782-6345



THREESIXTY[®]
REAL ESTATE, LLC

Plan. Develop. Manage.



Riverside Park

La Crosse Band Shell

La Crosse County Courthouse

La Crosse Escape Room



A Touch of History on the old Hunt/Beck Building!

SUNDAY, SEPTEMBER 6, 2009

BEFORE



CONTRIBUTED PHOTO

AFTER



DICK RINIKER/LA CROSSE TRIBUNE

100% Corner
333 Main Street is located in the exact 100% corner of downtown La Crosse, in one of the oldest, still-standing buildings!

1868 downtown building has been saved

By **STEVE CAHALAN**
scahalan@lacrossetribune.com

The Mrs. Henry Hunt/Beck Building at 329-333 Main St. in downtown La Crosse has been saved, after it appeared the two-story structure might have to be demolished.

Built in 1868, it's one of downtown's oldest buildings.

Local developers Marvin Wanders, Mike Keil and Mike Alesch bought the building and an adjacent one to the north in 2007, planning to renovate them.

They discovered major structural problems in the Main Street building later. Much of the first floor's east wall collapsed during renovation work, requiring temporary steel shoring for work to continue.

Construction work began late last year and is virtually finished, except for interior work on the Main Street building's first floor. That will have to wait until a tenant is lined up for the 3,000-square-foot space and decides what type of configuration is wanted. Retail or restaurant

probably is the most likely use for the space, Wanders said last week.

Wanders said a 1,100-square-foot space also is available for lease on the first floor of the north building.

The two buildings together have six apartments on their second floor. All six have been renovated as part of the project and are occupied. "Most of the tenants are young professionals," Wanders said.

"It was an eyesore in the downtown," Wanders said,

adding that was one reason the developers decided to buy and renovate the Main Street building. "It's a prominent corner downtown with fantastic visibility."

After the renovation, Wanders said, "There's a lot more glass (in the first floor's walls), which makes it more appealing to a potential retail tenant."

He praised the city of La Crosse, Steiger Construction and Community Credit Union for their help in the project.

DEMOGRAPHICS & TRAFFIC COUNTS

TRAFFIC COUNTS

4th St S/Main St	9.9K
Main St/5th Ave S	3.2K
4th St N/State St	14.3K
Main St/4th St S	4.5K

LOCATION

Location Score:	Below National Avg (48)
Walk Score®:	Walker's Paradise (90)
Transit Score®:	Some Transit (34)

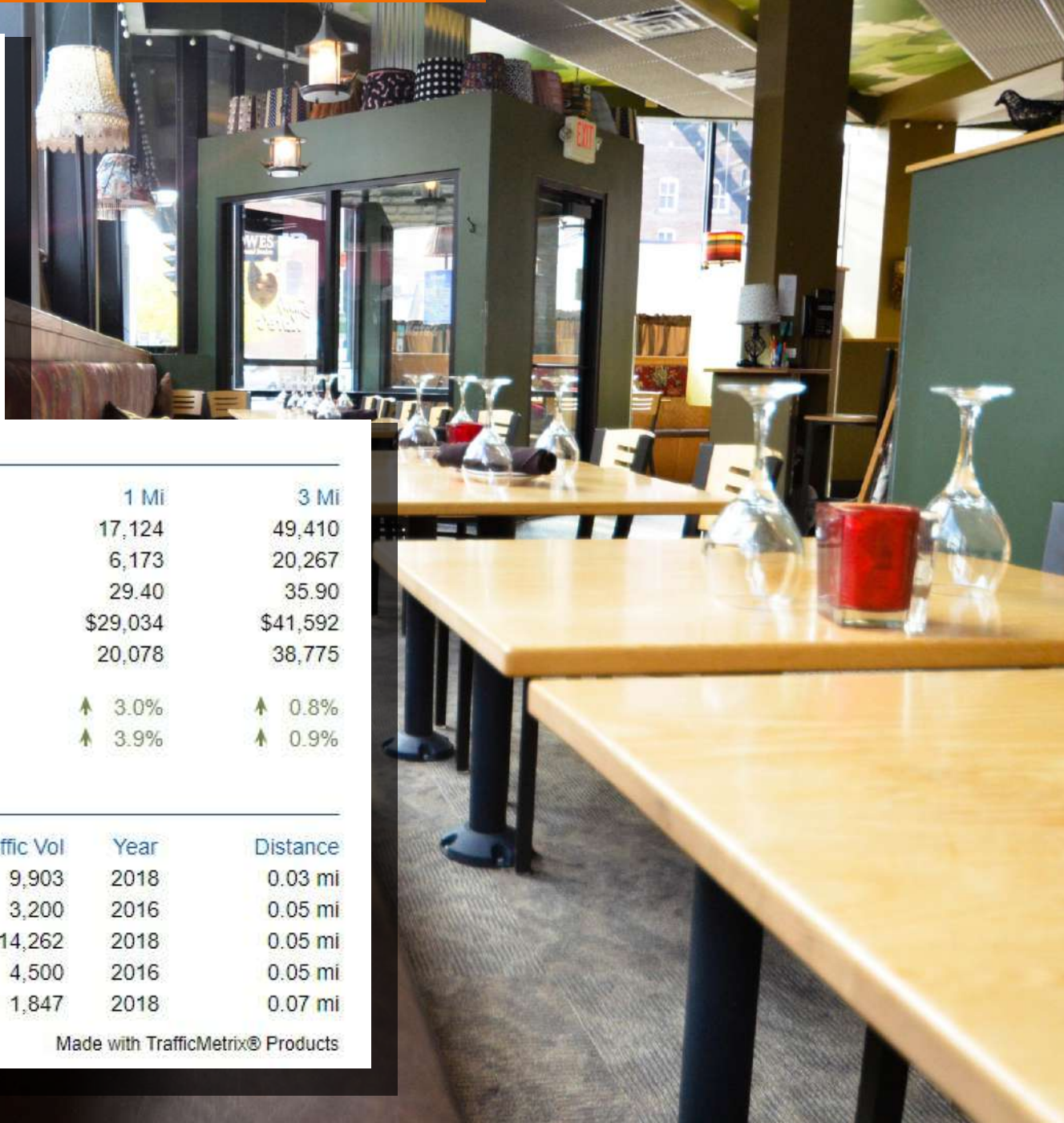
Demographics »

	1 Mi	3 Mi
Population	17,124	49,410
Households	6,173	20,267
Average Age	29.40	35.90
Median HH Income	\$29,034	\$41,592
Daytime Employees	20,078	38,775
Population Growth '19-'24	↑ 3.0%	↑ 0.8%
Household Growth '19-'24	↑ 3.9%	↑ 0.9%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
4th St S	Main St NE	9,903	2018	0.03 mi
Main St	5th Ave S SE	3,200	2016	0.05 mi
4th St N	State St NE	14,262	2018	0.05 mi
Main St	4th St S SE	4,500	2016	0.05 mi
Pearl St	4th St S SE	1,847	2018	0.07 mi

Made with TrafficMetrix® Products



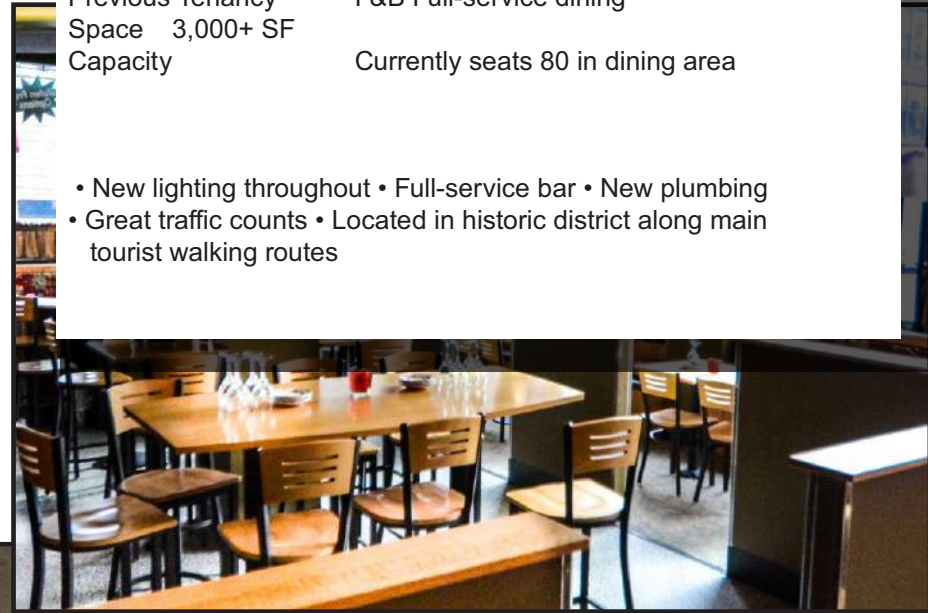
SITE SPECIFICS



Type
Stories
Previous Tenancy
Space 3,000+ SF
Capacity

Retail - Current F&B
1 (with basement for storage use)
F&B Full-service dining
Currently seats 80 in dining area

- New lighting throughout
- Full-service bar
- New plumbing
- Great traffic counts
- Located in historic district along main tourist walking routes



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Brochure contains select information pertaining to the business and affairs of Three Sixty Real Estate Solutions. This Offering Brochure may not be all-inclusive or contain all of the information a prospective purchaser or tenant may desire. The information contained in this Offering Brochure is confidential and furnished solely for the purpose of a review by a prospective purchaser or tenant of the properties. It is not to be used for any other purpose or made available to any other person without the written consent of Seller, Landlord or Three Sixty. The material is based in part upon information supplied by the Seller or Landlord and in part upon financial information obtained by sources the deemed reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Brochure or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers or tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Brochure, you agree:

- 1) The Offering Brochure and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Brochure or its contents in any fashion or manner detrimental to the interest of the Seller or Landlord; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Three Sixty, the Landlord or Seller. Neither Three Sixty, Landlord nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement
- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

Owner and Three Sixty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Brochure or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Three Sixty Real Estate Solutions or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Brochure.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Properties, or information provided herein or in connection with the sale of the Properties shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller, the Landlord or Three Sixty Real Estate Solutions or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Properties.



T H R E E S I X T Y[°]
REAL ESTATE, LLC

Plan. Develop. Manage.

1243 Badger Street • La Crosse, WI 54601
Office: 608-782-7368

www.threesixty.bz

