

FOR LEASE

**2928 MARKET PLACE
SUITE 192**

ONALASKA, WI 54650

1243 Badger Street • La Crosse, WI 54601
608-782-7366

Three Sixty Real Estate Solutions, LLC makes the most out of every space.

We take retail, office and commercial space and transform it into custom solutions to meet your needs.

We work on projects that matter.

We improve lives, create sustainable neighborhoods & help build resiliency in communities.



THREESIXTY[°]
REAL ESTATE, LLC

Plan. Develop. Manage.



**YOUR
BUSINESS
HERE!**

**DRIVE
THRU
ADDED
HERE!**

SEA CUS

MARKET PLACE

NAIL art

MARKET PLACE



SUITE	TENANT	SQUARE FEET
1	Get It Now	6,395
2	Sprint	2,228
3	Check N Go	1,000
4	Nail Art	1,100
5	Air National Guard	1,272
6	Cold Stone Creamery	1,570
7	Great Clips	1,100
8	AVAILABLE SPACE	1,600

Midwest Drive



Walmart
SUPERCENTER



merchants
BANK

AspenDental

Market Place Boulevard



1 2 3 4 5 6 7 8

16



NORTH

PROPERTY OVERVIEW

BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2004
GLA:	16,165 SF
Floors:	1
Typical Floor:	16,165 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	3.48 AC
Zoning:	MZA
Parcel	018-003635-012

AMENITIES

24 Hour Access, Air Conditioning, Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Restaurant, Signage, Tenant Controlled HVAC

LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 9.9% Available; 9.9% Vacant

EXPENSES PER SF

Taxes:	\$5.00 (2013)
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	192	Food	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

INCOME & SPENDING DEMOGRAPHICS

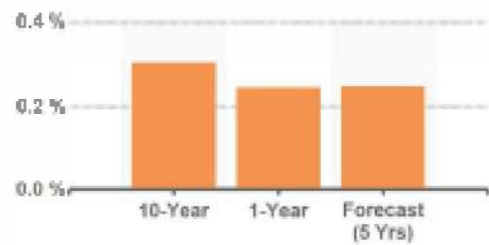
	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2019 Households by HH Income	1,642		8,013		18,942		34,132	
<\$25,000	74	4.51%	1,018	12.70%	3,333	17.60%	6,760	19.81%
\$25,000 - \$50,000	227	13.82%	2,138	26.68%	4,962	26.20%	8,391	24.58%
\$50,000 - \$75,000	228	13.89%	1,609	20.08%	3,388	17.89%	6,887	20.18%
\$75,000 - \$100,000	151	9.20%	876	10.93%	2,354	12.43%	4,870	14.27%
\$100,000 - \$125,000	213	12.97%	685	8.55%	1,756	9.27%	2,940	8.61%
\$125,000 - \$150,000	160	9.74%	504	6.29%	1,021	5.39%	1,253	3.67%
\$150,000 - \$200,000	291	17.72%	685	8.55%	1,316	6.95%	1,516	4.44%
\$200,000+	298	18.15%	498	6.21%	812	4.29%	1,516	4.44%
2019 Avg Household Income	\$137,937		\$86,398		\$77,491		\$73,354	
2019 Med Household Income	\$116,549		\$59,449		\$57,317		\$55,355	
Total Food and Alcohol	\$14.8 M	25.27%	\$57.5 M	26.95%	\$131.3 M	27.56%	\$225.2 M	27.90%
Food At Home	\$7.7 M	13.14%	\$31.4 M	14.73%	\$72.8 M	15.29%	\$125.7 M	15.57%
Food Away From Home	\$6.0 M	10.25%	\$22.0 M	10.30%	\$49.2 M	10.33%	\$83.6 M	10.35%
Alcoholic Beverages	\$1.1 M	1.89%	\$4.1 M	1.92%	\$9.3 M	1.94%	\$15.9 M	1.97%

DEMOGRAPHIC TRENDS

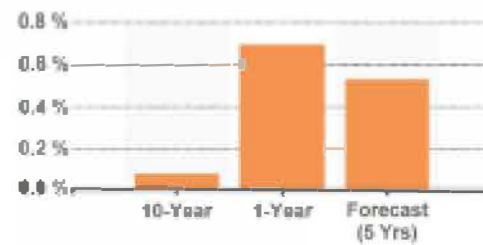
Demographic Category	Current Level		Current Change		10-Year Change		Forecast Change (5 Yrs)	
	Metro	U.S.	Metro	U.S.	Metro	U.S.	Metro	U.S.
Population	137,237	329,473,688	0.2%	0.7%	0.3%	0.7%	0.2%	0.7%
Households	55,877	121,311,797	0.1%	0.5%	0.4%	0.6%	0.1%	0.6%
Median Household Income	\$69,899	\$63,968	3.7%	3.3%	1.8%	2.3%	4.7%	4.4%
Labor Force	78,174	163,600,797	0.7%	1.0%	0.1%	0.6%	0.5%	0.5%
Unemployment	2.6%	3.6%	0%	-0.2%	-0.6%	-0.6%	-	-

Source: Oxford Economics

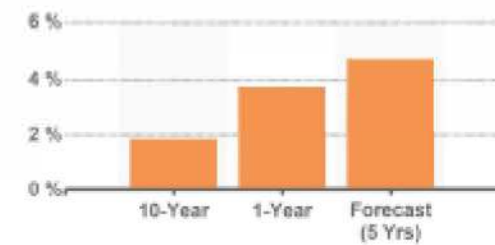
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



LOCATION, LOCATION, LOCATION!

Take advantage of the location of this available site and put your business in the center of it all!

Traffic counts speak for themselves as do many of the surrounding businesses!



INTERIOR PHOTOS



CONFIDENTIALITY & DISCLAIMER STATEMENT

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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.



Plan. Develop. Manage.

