

BANKRUPTCY SALE

102,000 Sq. Ft. Fee-Owned Big Box
Retail Store Available

 **THE BON-TON STORES, INC.**

BETTER BRANDS | BIGGER SAVINGS

BON-TON *Bergner's* *Boston Store* *Carson's* *Elder-Beerman* *Herberger's* *Younkers*



4850 Golf Road, Eau Claire, WI

Property Information Memorandum

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OFFERING SUMMARY



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Available for sale is a 102,000 Sq. Ft. one-story department store that is currently owner occupied by Younkers (a Bon-Ton store). The property is situated on 8.19 acres. The property is physically attached to and serves as an anchor store for Oakwood Mall.

- OFFERING HIGHLIGHTS

- Excellent opportunity for Big Box / Retail Department Store Users
- Additional properties also available
- Contact A&G Realty Partners for a complete portfolio list
- All offers will be considered

PROPERTY OVERVIEW



- **PROPERTY DESCRIPTION**

Address:	Oakwood Mall 4850 Golf Road Eau Claire, WI 54701
County:	Eau Claire County
Land Area:	8.19 acres
Building Size:	102,000 Sq. Ft.
Site Shape:	Irregular
Site Topography:	Level at Street Grade
No. Buildings / Stories:	One / One
Year Built / Renovated:	2002
Parcel ID:	221-15-3507-001
Current Property Taxes:	\$141,219
Zoning:	C-3, Highway Business
Parking:	The property contains 578 surface parking spaces. The parking spaces are asphalt-paved and striped.
Site Improvements:	The site improvements include asphalt paved parking areas, curbing, signage, landscaping, yard lighting and drainage.

IMPROVEMENTS OVERVIEW

- IMPROVEMENTS DESCRIPTION

Basic Construction:	Steel and masonry
Foundation:	Reinforced concrete slab
Framing:	Structural steel with masonry
Floors:	Concrete slab
Exterior Walls:	Masonry
Roof Type:	Flat with parapet walls
Windows:	Thermal windows in aluminum frames
Pedestrian Doors:	Glass and metal

- MECHANICAL DETAIL

HVAC:	The property is heated and cooled via package rooftop units.
Elevator Service:	The department store building does not contain escalators and elevators due to the one-level layout.
Fire Protection:	100% sprinklered

- INTERIOR DETAIL

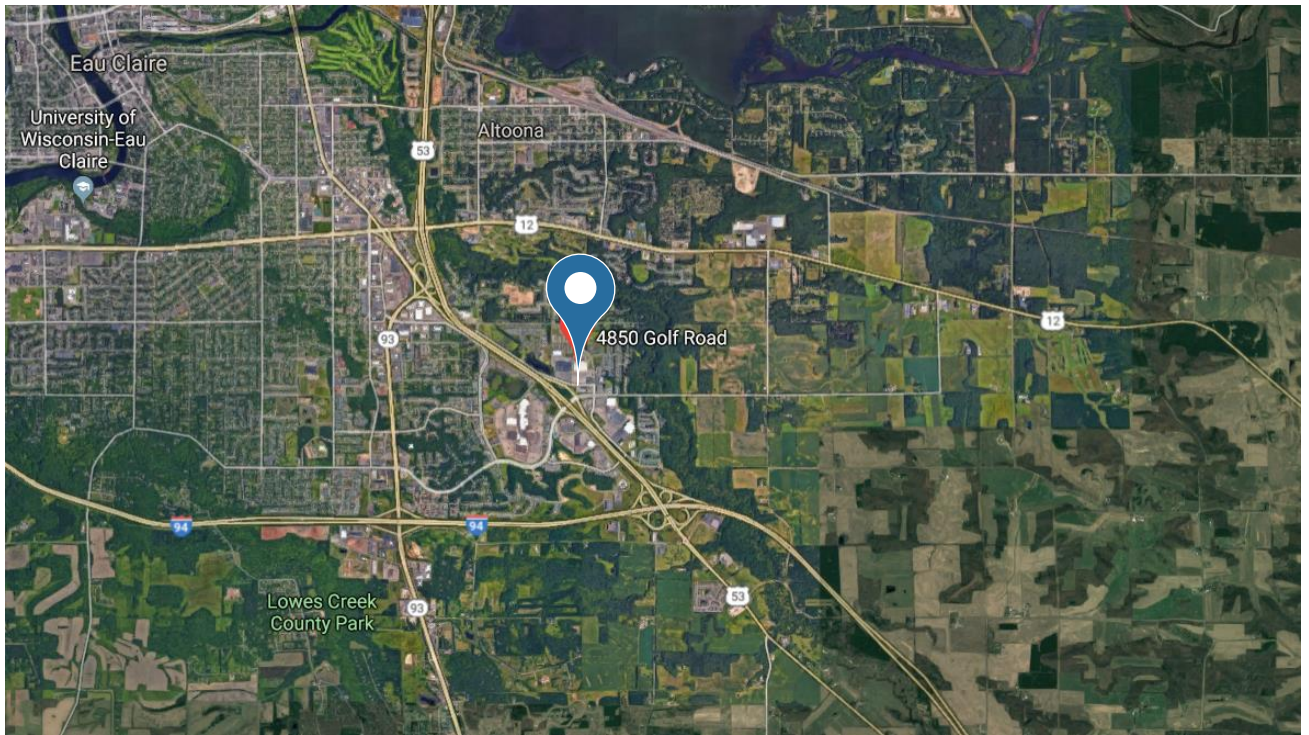
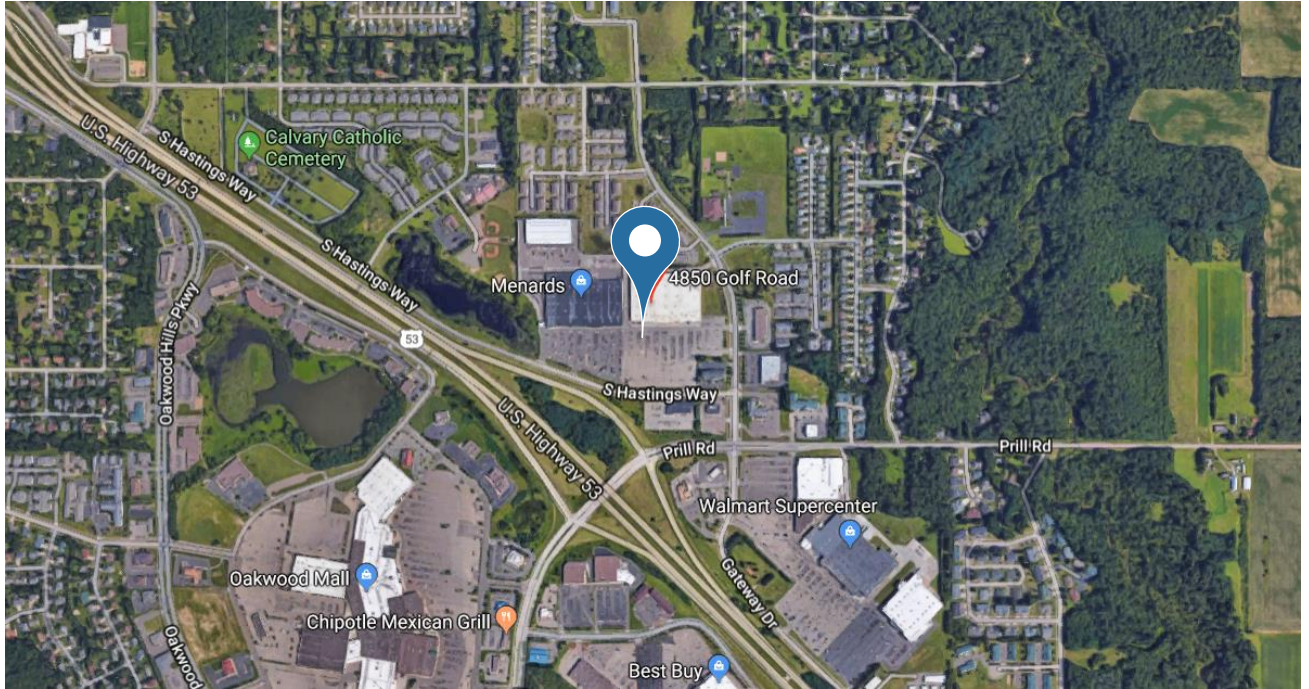
The department store building is oriented along the north side of Oakwood Mall and faces the primary parking field for the mall. Primary exterior access to the subject is from the southeast building elevation. There are no additional exterior entrances. The store also has interior mall access from the single-level mall attached to the south. Generally, the subject store consists of open selling floor with perimeter office, receiving, and storage space.

Floor Covering:	Carpet & tile
Walls:	Drywall
Lighting:	Fluorescent and incandescent
Ceiling:	Acoustical tile

PHOTOGRAPHS



AERIAL MAPS



MAP & LOCATION OVERVIEW



- **LOCATION SUMMARY**

The property is located in the City of Eau Claire. Neighborhood boundaries are approximately Claremont Avenue to the north, I-94 to the south, Route 37/85 to the west, and County Road AA to the east. The downtown area of Eau Claire is approximately three miles to the northwest of the subject property.

- **ACCESS SUMMARY**

Local: Direct access via Oakwood Mall Drive (Oakwood Mall’s “ring-road”) which connects to Golf Road via two access drives to the southeast of the subject. This is a primary commercial corridor in the immediate neighborhood. Oakwood Hills Parkway also provides access from the west of the subject by virtue of three access drives that connect with the mall’s ring road.

Regional: Highway 53 (aka S. Hastings Way) is immediately accessible via Golf Road one block to the east of the subject. This highway connects with I-94 less than one mile to the southeast of the subject; this interstate extends west to connect with the Minneapolis/St.Paul MSA, as well as to the southeast to connect with Madison.

CONFIDENTIALITY AND DISCLAIMER

Confidentiality and Conditions

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REALTY PARTNERS