## **Space Available**

## 1501 Broadway Street N Menomonie, WI



- Shops Off Broadway is a 135,000 sq.ft. retail & community center renovated in 2009.
- Stout Ale House & Banquet Center and Broadway Bowl anchor one end and Dunham's Sports the other end.
- Spaces range from 1,365 sq.ft. up to 50,000 sq.ft. available. Spaces can be combined. Maximum contiguous 50,000 sq.ft.
- Retail, office and storage space available at competitive below market lease rates.
- New roof.
- This was an enclosed mall that has been partially updated to a strip center with direct access
  from the parking field for each tenant. The area accessed from the interior common areas can
  be repurposed to larger units with access from both the front and back of the center.
- Call for details.

Contact:
Al Taft
or
Don Myers

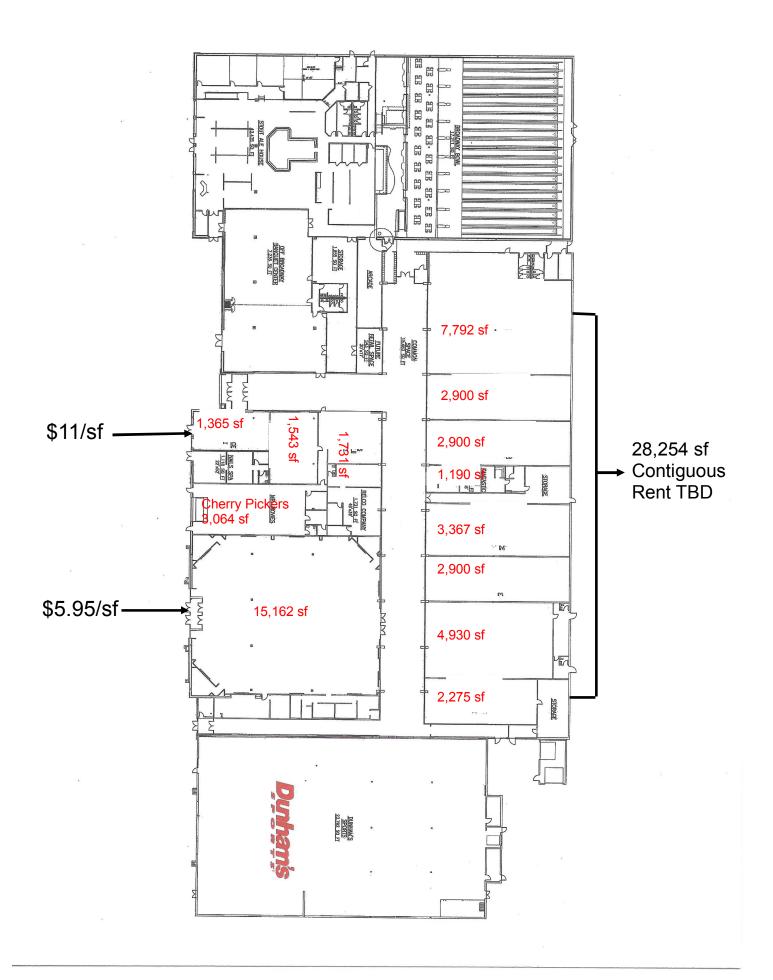
1324 W. Clairemont Ave. St. 4 Eau Claire, WI 54701-6191

Phone: 715-839-1234 Fax: 715-839-6889

Email: altaft@aftrealestate.com Website: aftrealestate.com



Real Estate, Inc.





## Demographics

	<u>3 Mile</u>	<u>5 ivilles</u>	<u>TO Milles</u>
2017 Population	17,045	22,060	30,069
Median HH Income	\$44,008	\$48,388	\$53,289

Traffic Counts
N Broadway/Hwy 12 19,500 vpd

WISCONSIN REALTORS® ASSOCIATION Southeastern Wisconsin Commercial Association of REALTORS®

## DISCLOSURE OF REAL ESTATE AGENCY - C

A Liem F, Taté / Donal d J. Myers  Sales Associate À  Wisconsin Statute s 462,135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before providing brokerage services to a party. This form is being provided to comply with that requirement.  DUTIEST OALL PARTIES  Wisconsin Statute section 452,133(1) states that in providing brokerage services to a party to a transaction (including both clients and customers), a broker shall do all of the following.  (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.  (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.  (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.  (d) Keep contidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable party would wearenest may be adversely affected by the disclosures of a material adverse fact is prohibited by law.  (d) Keep contidential any information option to the broker in confidence, or any information obtained by the broker that he or she knows are reasonable party would writerests may be adversely affected by the disclosures psecifically authorizes the disclosed under (c) or Wis. Stats. sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular institution in Abroker providing brokerage services to the party.  (e) Provide accurate information about market conditions that affect	Allen F. Taft (*Donald J. *Byers**) WHO ARE WORKING AS: ☑ Owner's Agent ☐ Buyer's/Tenant's Agent ☐ Sales Associates ☐ Sales Associates ☐ Wisconsin Statute s 452:135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(les) the broker represents, before providing brokerage services to a party. This form is being provided to comply with that requirement.  **DUTIES TO ALL PARTIES***  Wisconsin Statute section 452:133(1) states that in providing brokerage services to a party to a transaction (includin both clients and oustomers), a broker shall do all of the following:  (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.  (b) Dilligenity services reasonable skill and care in providing brokerage services to all parties.  (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover througe reasonably vigilant observation, unless the disclosure of a metalian adverse fact by providing brokerage services to all parties.  (d) Keep confidential any information diven to the broker in confidence, or any information obtained by the providing brokerage services to the party services or investigation reports) or is otherwise required by law to be disclosured or the part whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information about market conditions that affect a transaction, to any party who requests the information, within reasonable time of the party's request, unless disclosure of the information is prohibited by law.  **Report of a property committed in a party, present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the property in the party sequest, unless disclosure of the information is prohibited b	ITIE	S DISCLOSURE IS BEING PROVIDED BY AFT Real Estate Inc and AFT Real Estate Inc and AFT Real Estate Inc and AFT Real Estate Inc AFT Real Estate Inc and AFT Real Estate Inc and AFT Real Estate Inc and AFT Real Estate Inc
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<ul> <li>(f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.</li> <li>(g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.</li> <li>DUTIES TO A CLIENT</li></ul>	(g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.  DUTIESTO A CLIENT  Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providin brokerage services to his or her client shall do all of the following:  (a) Loyally represent the client's interests by placing the client's interests of any other party, unless loyalty to a client violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).  (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client of discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other information, the disclosure of which is prohibited by law.  (c) Fuffill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement that are not inconsistent with another duty that the broker has under this chapter or any other law.  CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS  A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE ANI OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEP CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW.  1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.  2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE BROKER IN SARKED "CONFIDENTIAL INFORMATION THE "CONFIDENTIAL. INFORMATION IN THE	(e)	Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within
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		Copyr	ight May 2001 by Wisconsin REALTORS® Association d by: Attorney Richard J. Staff