

CHURCHILL RETAIL STRIP
Somerset, WI
Available For Pre-Lease



*** Cooperative Agreement with
KO-LINKS LLC.*** Wisconsin
(Robert A. Kost WI Broker) Brokerage

DRAFT RENDERING

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

| | |
|-------------------------|--------------------|
| ADDRESS | Church Hill Road |
| CITY, STATE | Somerset, WI 54025 |
| BUILDING SIZE | 10,287 SF |
| SPACE PRE-LEASED | 2,590 SF |
| SPACE AVAILABLE | 1,835-7,697 SF |
| NET LEASE RATE | \$22-\$25/SF |
| TAX 2026 EST. | \$3-\$6/SF |
| COUNTY | St. Croix |
| PARKING | 36 Stalls |



HIGHLIGHTS

- 5-mile average household income of \$116,539
- Great corner location along Church Hill Road
- In a population projection report from the Wisconsin Department of Administration, St. Croix County is projected to be the fastest growing county through 2040
- Somerset, along with other cities in the county, have increased significantly in population since the opening of the St. Croix Crossing Bridge
- Located next to Kwik Trip and Dairy Queen
- Seeking Food/QSR Users

| 2024 DEMOGRAPHICS | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------|----------------------|----------------------|----------------------|
| POPULATION | 3,138 | 6,312 | 10,699 |
| MEDIAN AGE | 38.0 | 38.7 | 39.8 |
| MEDIAN HH INCOME | \$88,555 | \$91,510 | \$98,893 |
| AVERAGE HH INCOME | \$108,164 | \$109,925 | \$116,539 |

GROWTH IN ST. CROIX COUNTY



Migration into St. Croix County surged after bridge opening
 The western Wisconsin county saw flat or negative net migration — more people leaving than arriving — before the St. Croix bridge opened, but that changed in 2017. Migration was modest in 2020 due to the COVID-19 pandemic.

Source: U.S. Census Bureau | The Minnesota Star Tribune

| County Name | Census 2010 | Projected 2040 | Numeric Change | Percent Change |
|-------------|-------------|----------------|----------------|----------------|
| Saint Croix | 84,345 | 119,010 | 34,665 | 41.1% |
| Calumet | 48,971 | 64,210 | 15,239 | 31.1% |
| Kenosha | 166,426 | 209,670 | 43,244 | 26.0% |
| Brown | 248,007 | 312,320 | 64,313 | 25.9% |
| Sauk | 61,976 | 77,815 | 15,839 | 25.6% |
| Dane | 488,073 | 606,620 | 118,547 | 24.3% |
| Washington | 131,887 | 163,890 | 32,003 | 24.3% |
| Clark | 34,690 | 42,980 | 8,290 | 23.9% |
| Vernon | 29,773 | 36,520 | 6,747 | 22.7% |
| Menominee | 4,232 | 5,170 | 938 | 22.2% |

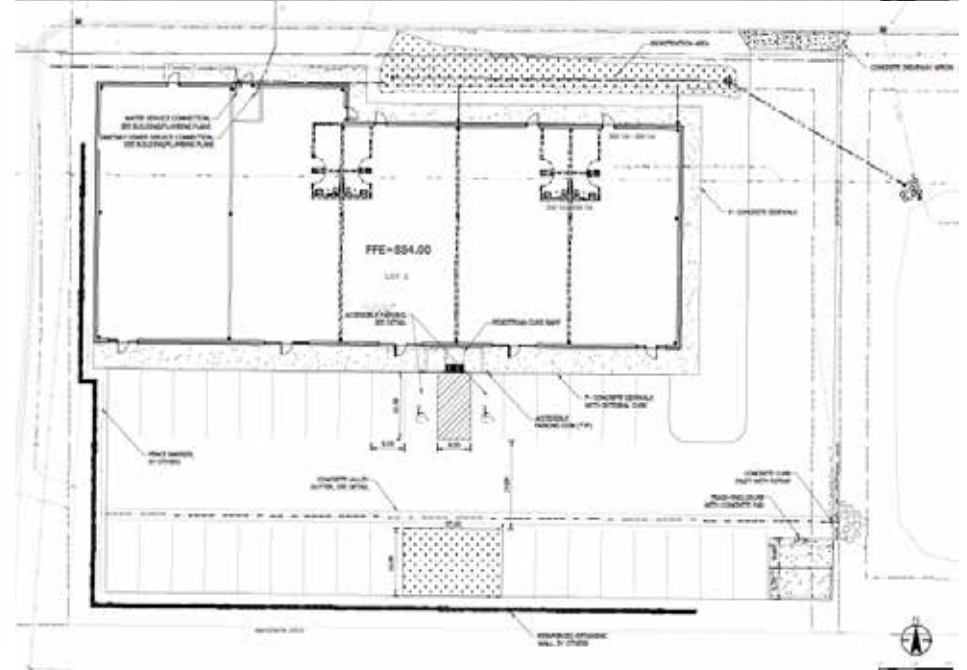
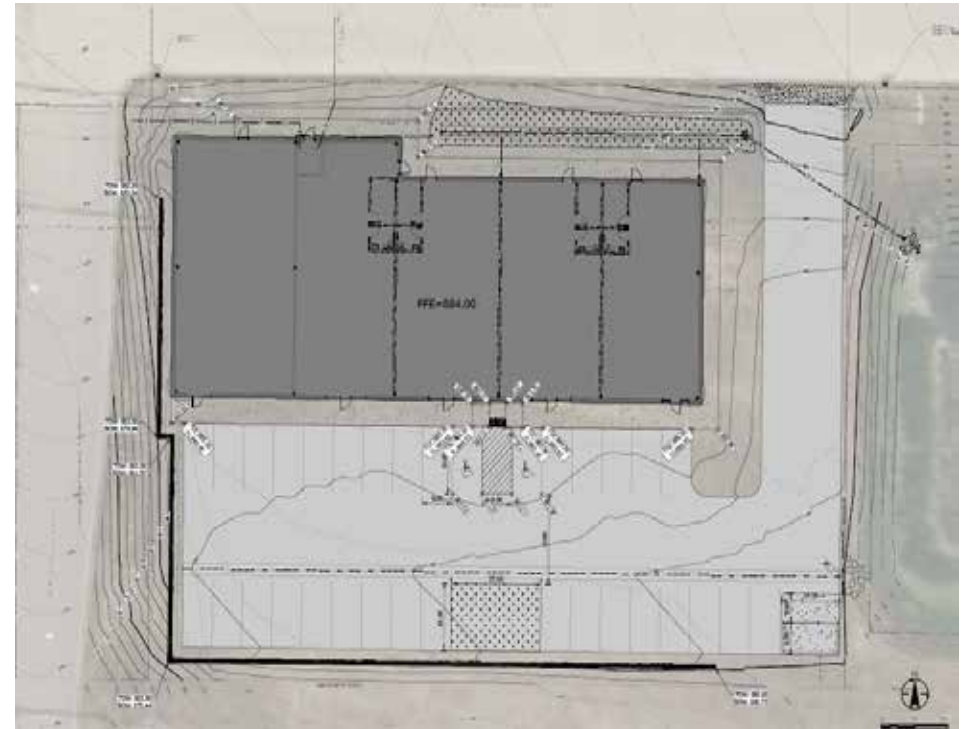
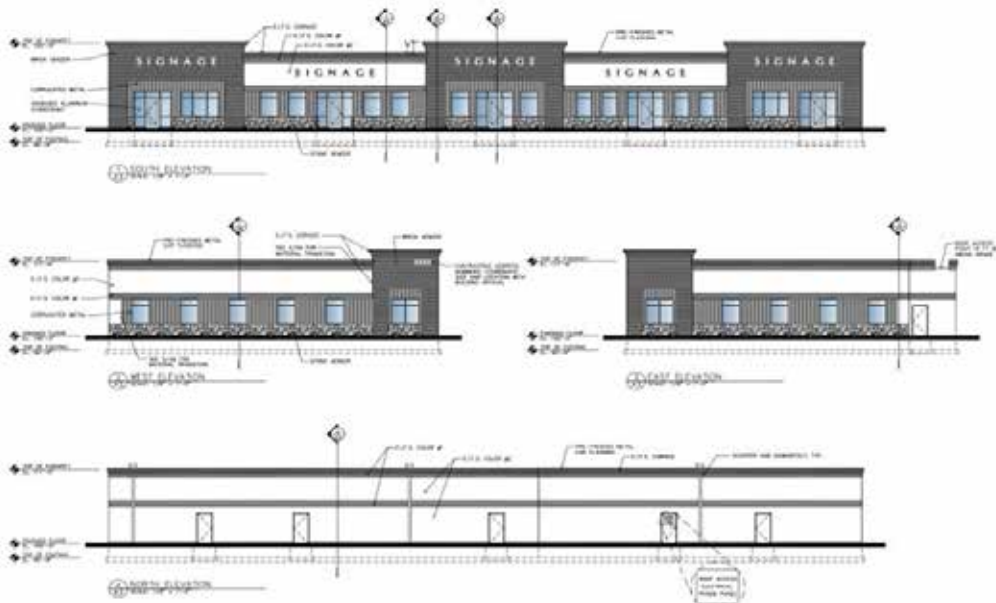
The image of the table above is from the DOA report and shows fastest growing counties in Wisconsin by percent from 2010 to 2040. St. Croix County is the fastest growing county with a projected 41.1% change in population followed by Calumet County with a 31.1% change and Kenosha County with a 26% change.

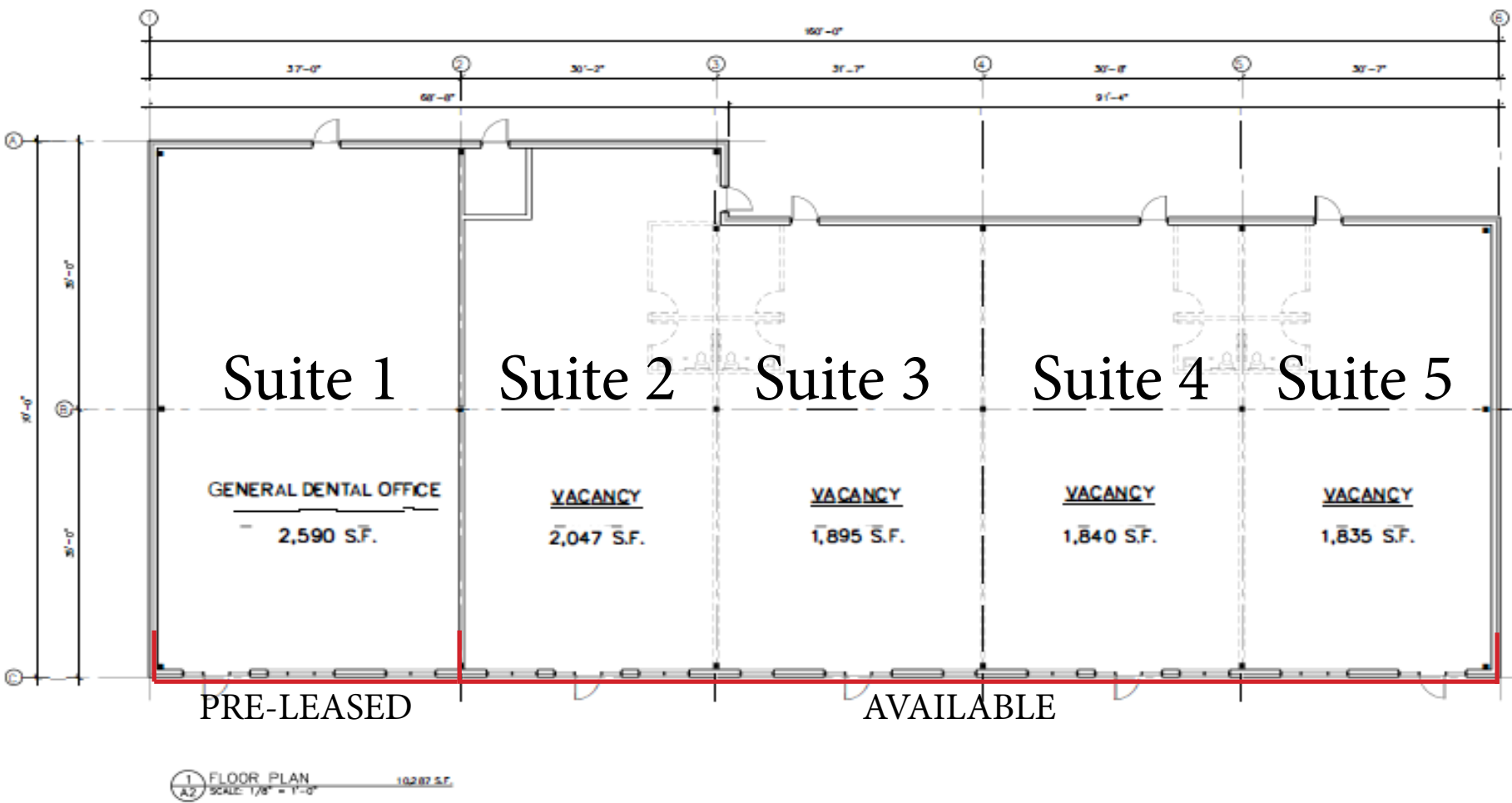
Source: St. Croix County, Wisconsin





CHURCH HILL PROFESSIONAL
Somerset, Wisconsin





DISCLOSURE TO NON-RESIDENTIAL 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 (Upland Real Estate Group). 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 property inspection, contact an attorney, tax advisor, or business 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.

The following information is required to be disclosed by law:

Material Adverse Facts, as defined in Wisconsin State 452.01(5g)

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 that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you 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 their Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wisconsin State 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 Wisconsin State 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 and 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 telephone at 608-240-5830.

UPLAND

REAL ESTATE GROUP, INC.

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