UPLAND
REAL ESTATE GROUP, INC.

CHURCHILL RETAIL STRIP
Somerset, WI
Available For Pre-Lease

DRAFT RENDERING

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

50 South 6th Street
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Minneapolis, MN
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Look Upland. Where Properties & People Unite!

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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 $125,866
- 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

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	3,549	6,444	10,902
MEDIAN AGE	38.0	38.7	39.8
MEDIAN HH INCOME	$94,125	$95,321	$101,205
AVERAGE HH INCOME	$114,635	$115,743	$125,866

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

Fastest Growing Counties (by Percent), 2010 - 2040

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%

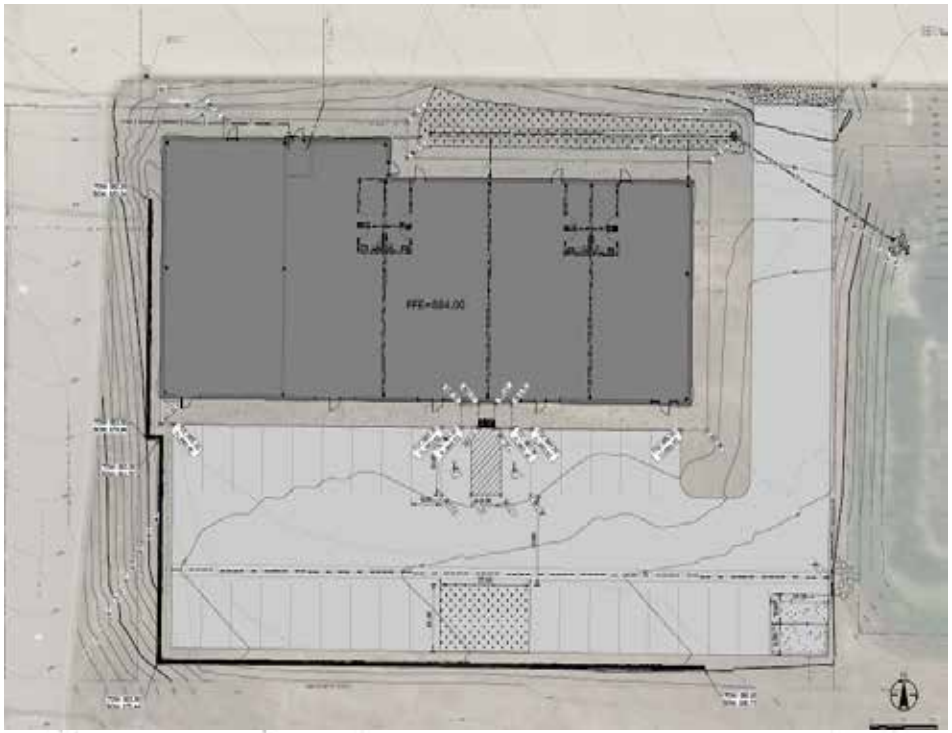
The image of the table above is from the DOA report and shows fastest growing counties in Wisconsin by percent from 2010 to 2040. St. Croix County is the fastest growing county with a projected 41.1% change in population followed by Calumet County with a 31.1% change and Kenosha County with a 26% change.

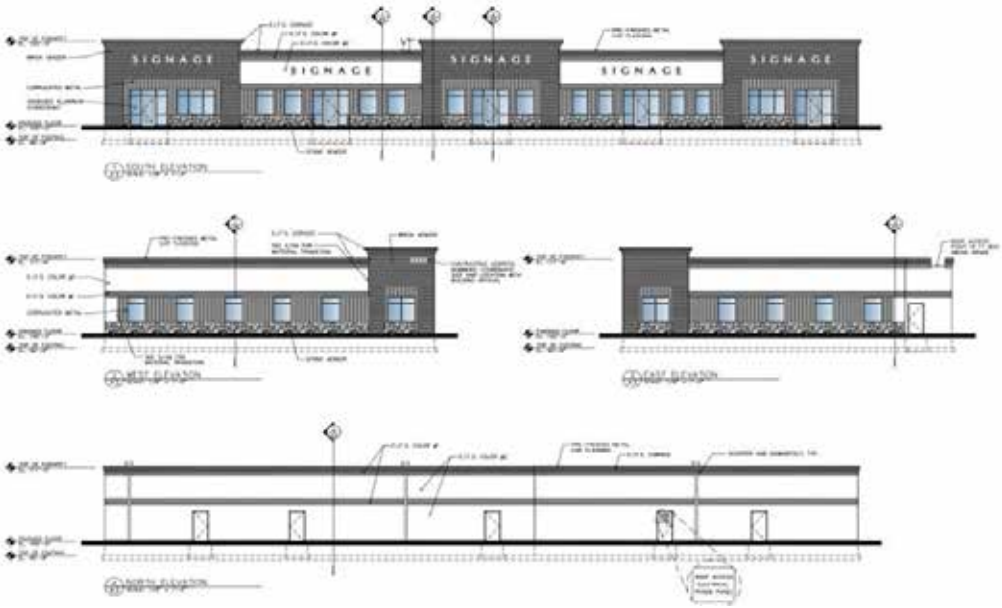
Source: St. Croix County, Wisconsin

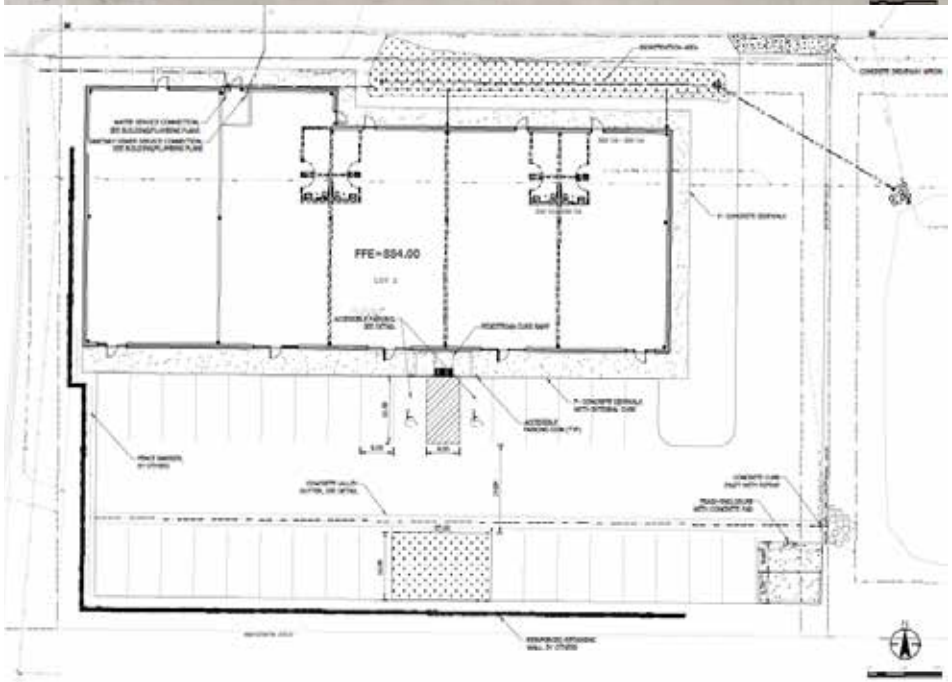
7,100 VPD
(Recorded in 2022)
Church Hill Rd
200+ Single-Family
Housing Development
Pine Vale Community -
Capstone Homes
AUTO REPAIR
PRECO
SMC Ltd.
BIGBADTOYSTORE
Somerset
Ampitheater
SITE
KWIK TRIP
DOLLAR
GENERAL
DQ
SPORTSMANS
SUBWAY
6,300 VPD
(Recorded in 2024)
9,200 VPD
(Recorded in 2022)
Domino's
bp
New
Apartment
Development
16,700 VPD
(Recorded in 2018)
64

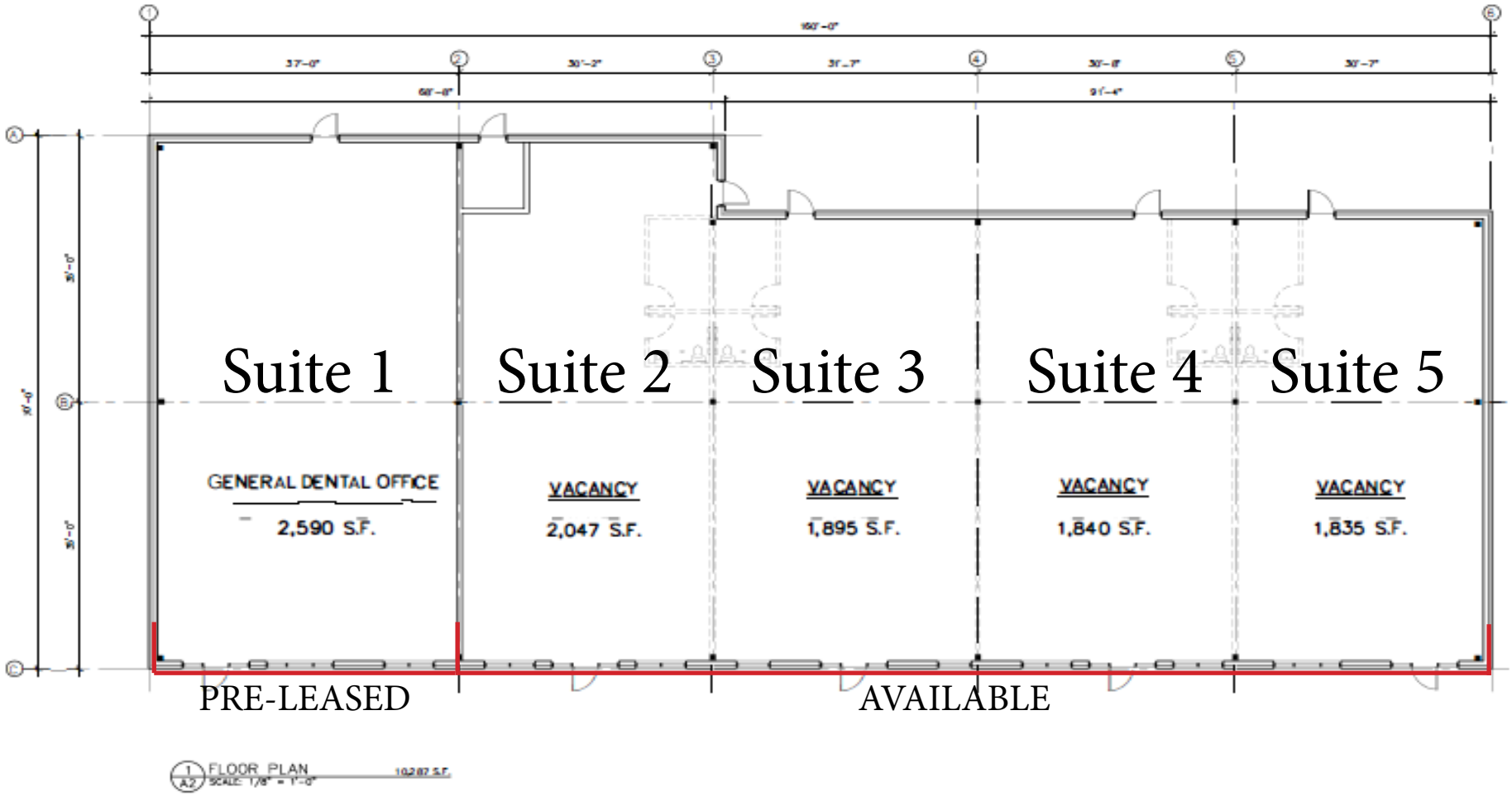
FINAL RENDERING PHOTOS

CHURCH HILL PROFESSIONAL
Somerset, Wisconsin








Suite 1
Suite 2
Suite 3
Suite 4
Suite 5
GENERAL DENTAL OFFICE
2,590 S.F.
VACANCY
2,047 S.F.
VACANCY
1,895 S.F.
VACANCY
1,840 S.F.
VACANCY
1,835 S.F.
PRE-LEASED
AVAILABLE
FLOOR PLAN

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 is an objective and unbiased manner and disclosure the advantages a nd 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.

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