

A·F·T

Real Estate, Inc.

Shoppes on Clairemont Ave



PRIME RETAIL SPACE FOR LEASE

2,896 sq. ft. - Excellent visibility and traffic

2836 N Clairemont Ave., Eau Claire, WI

- Can be split into 1,350 sq.ft. and 1,546 sq. ft. units
- Join strong performing anchors Dunkin Donuts and Dollar Tree
- Near Menard's, Culver's, Arby's, Festival Foods and many businesses new to the area like Jimmy John's and Taco Bell
- Easy access from I-94
- Pylon signage available
- \$14.00/sf NNN

Contact Al Taft or Don Myers
1324 W Clairemont Ave. Ste 4
Eau Claire, WI 54701-6191
715.839.1234
altaft@aftrealestate.com
www.aftrealestate.com





Hwy 312/North Crossing

3 miles to I-94

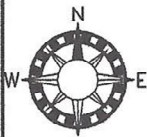
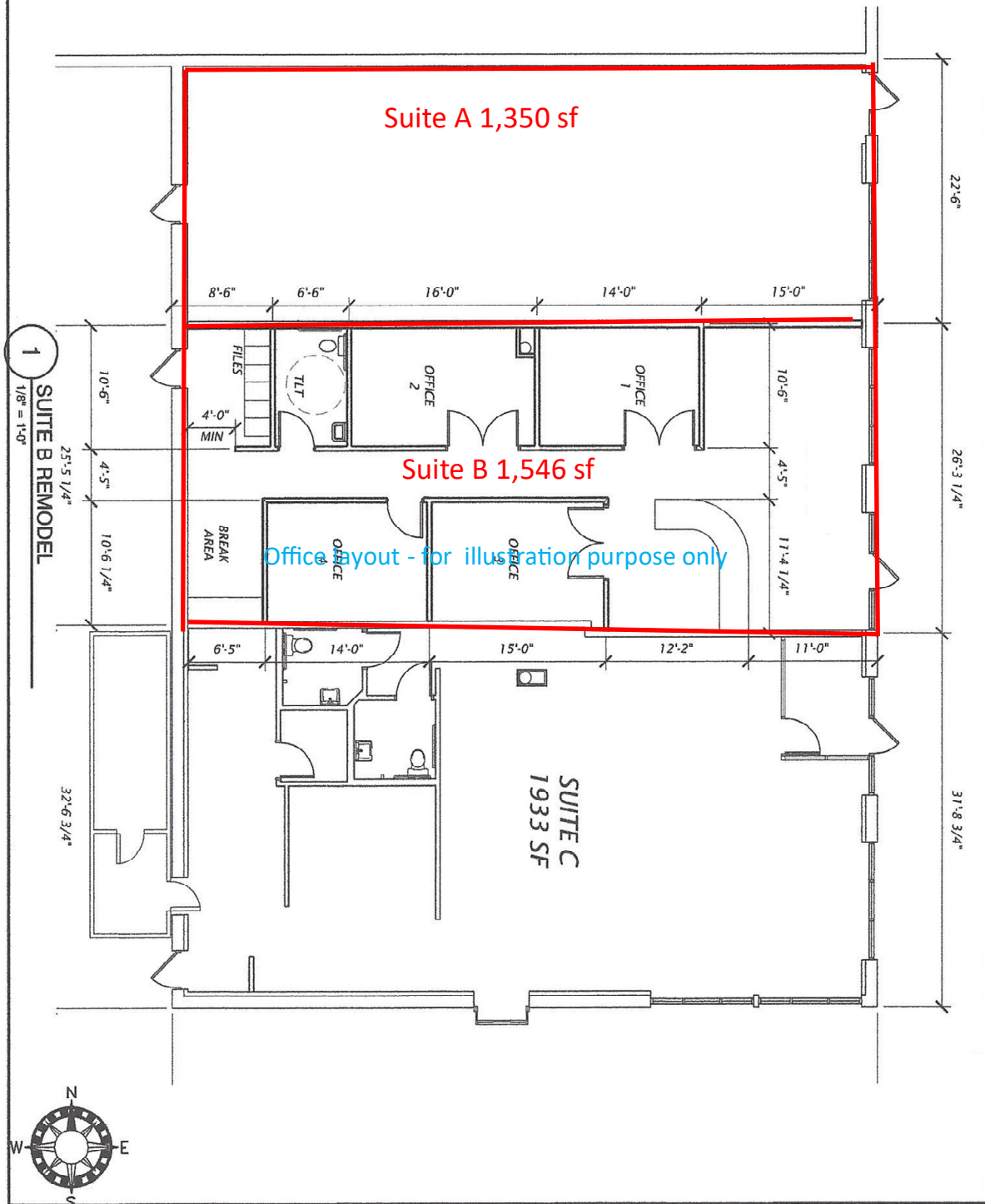
12 SITE

New housing development

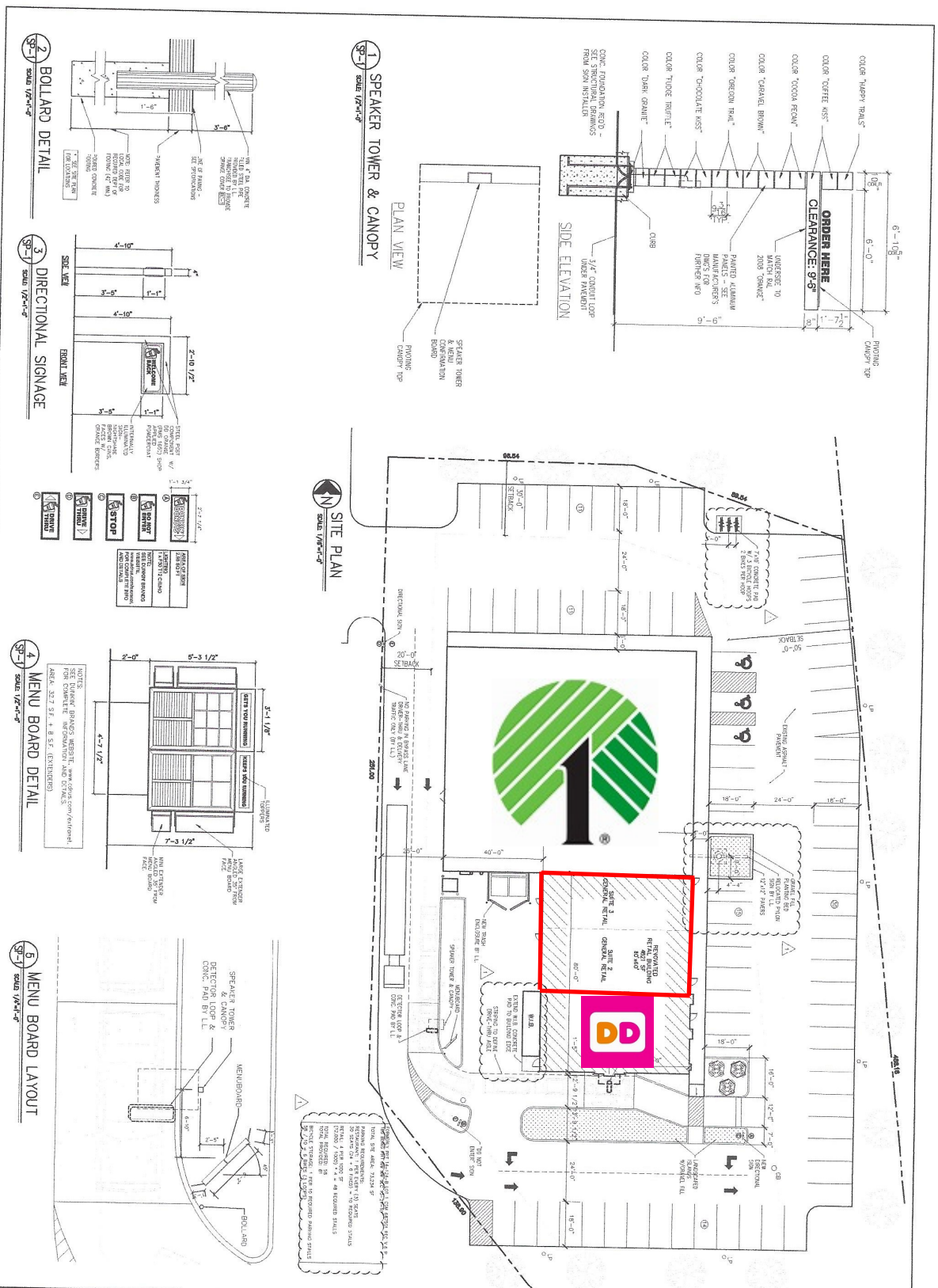
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44°49'43.33" N 91°32'40.30" V

2,896 Sq. Ft. Available



A1 Steve Creviston Architect 1500 Eau Claire, WI	4.25.20 SUITE B REMODEL REMODEL PLAN	STEVE CREVISTON ARCHITECT 57182 Norrish Road Eau Claire, WI 54701 PH: 715-838-8988 CELL: 715-577-1632 stevecreviston@hotmail.com
	Project Information PROPOSED SUITE B REMODEL WEST CLAIREMONT AVE EAU CLAIRE, WI	

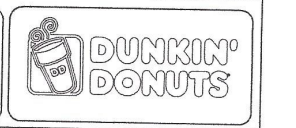


SP-1
1 of 2

SITE PLAN
DUNKIN' DONUTS
2834 N. CLAIREMONT AVENUE, SUITE 1
EAU CLAIRE, WI
PC # 352792

NO.	DESCRIPTION	DATE
1	ISSUE CHECKING	
2	HEALTH DEPARTMENT REVIEW	03.17.14
3	COMMUNITY DEV. SITE REVIEW	03.19.14
4	ISSUED FOR PERMIT	03.27.14

WARREN JOHNSON ARCHITECTS, INC.
19 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL. 847.269.9616
FAX 847.269.9641



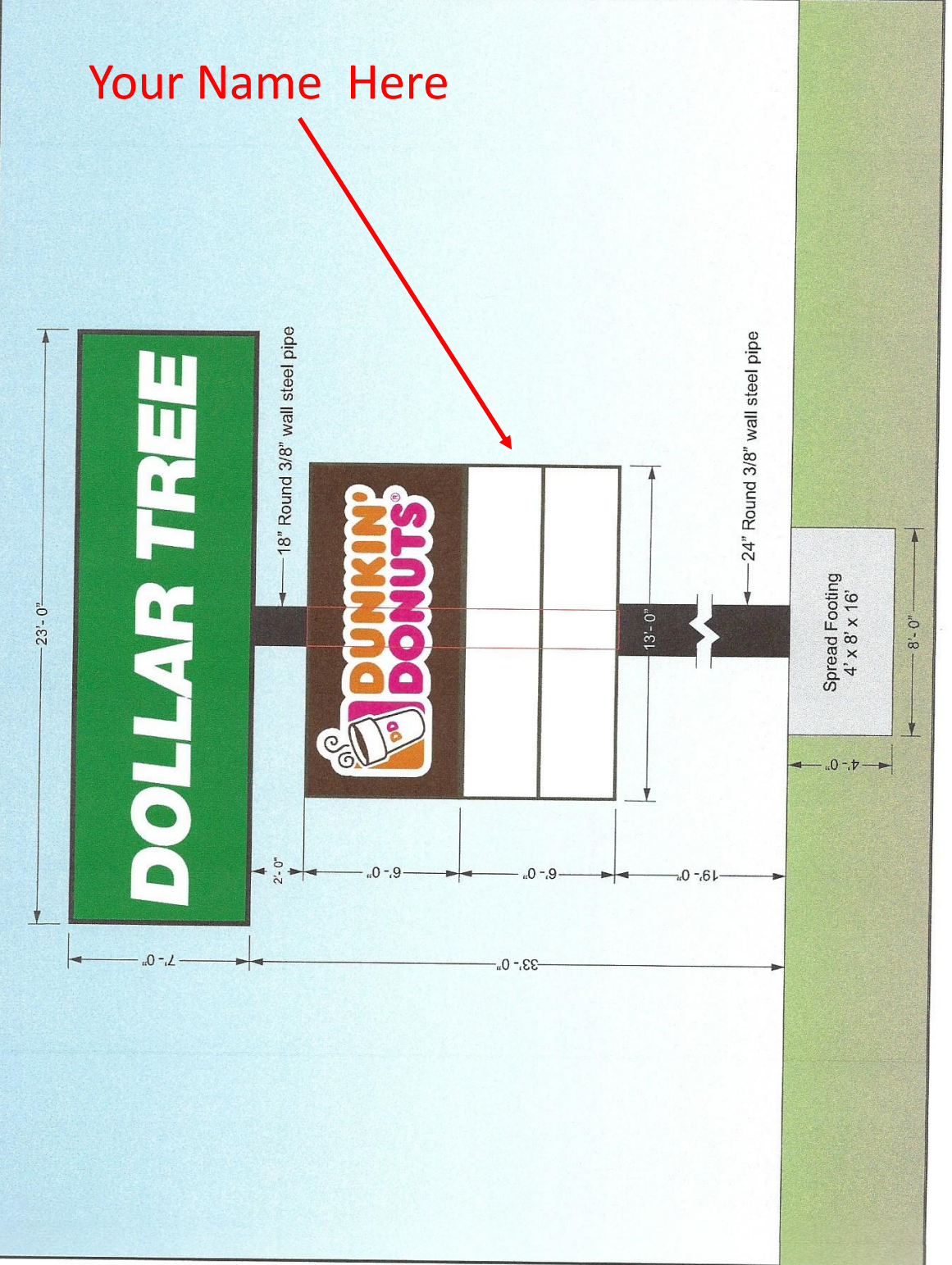
CLIENT INFORMATION
 Customer: Dunkin' Donuts
 Address: Eau Claire, WI
 Sales: Matt Snyder

PROJECT INFORMATION
 Sign Type: New & existing internally illuminated double face pylon signs
 Sign Size: As noted
 Mounting: New pole
 Lighting: T.B.D.
 Faces: T.B.D.
 Returns: N/A
 Retainers/Trim Cap: N/A
 Vinyl: T.B.D.
 Notes:

DRAWING INFORMATION
 File Name: Dunkin' Donuts & Dollar Tree Pylon
 Date: 5/20/14
 Revisions:
 Scale: No Scale
 Page: 1 of 1
 Designer: Tom Yuhus
 Customer/LL Approval:

signart
 SignArt Company
 Eau Claire, WI
 715-834-5127
 800-235-5178
 St. Paul, MN
 651-688-0563
 800-699-0563
 www.signartusa.com
 LISTED
 UL

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2021 Demographics*

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	2,756	16,111	39,796
Med. HH Income	\$49,124	\$38,146	\$41,425
Total Annual Consumer Spending (\$000's)	\$54,473	\$297,022	\$698,543
Employment	1,580	9,220	22,415

Traffic Counts**

Clairemont Avenue South of Folsom St. 20,700 vdp

*Catalist

** WI DOT

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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