



UNIVERSITY OF WISCONSIN-
ROUNTREE COMMONS

UNIVERSITY OF WISCONSIN-PLATTEVILLE

COMBINED 22,000 CARS
PER DAY



PLATTEVILLE COMMONS
PLATTEVILLE, WI



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Confidentiality Agreement & Disclosures

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EXECUTIVE SUMMARY
PLATTEVILLE COMMONS



Offering Summary

Investment Highlights

Rent Roll & Cash Flow Projection

-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS

Offering Price:	\$1,425,000
Net Operating Income:	\$103,380
Cap Rate:	7.25%
Price/SF:	\$201

PROPERTY OVERVIEW

Address:	555 Ellen Street Platteville, WI
Property Size:	Approx 7,086 sq ft
Land Size:	0.85 Acres
Property Type:	Multi-Tenant (2 Tenants)
Anytime Fitness	5,661 SF
Nail World	1,425 SF
Ownership:	Fee Simple
Year Built:	2013
APN:	2771-02229-0000

Lee & Associates is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase Platteville Commons, a multi-tenant neighborhood retail center located at 555 Ellen Street in Platteville, Wisconsin (the "Property"). The subject property is located approximately 20 miles' northeast of downtown Dubuque, Iowa, with close proximity to the University of Wisconsin-Platteville (8600 students enrolled).

Built in 2013, the Property consists of a 7,086 square foot building that sits on approximately 0.85 acres. Platteville Commons is 100% leased long-term to AF Platteville, LLC dba Anytime Fitness, the world's fastest-growing health club franchise with over 3,000 locations worldwide; and Nail World, a full-service nail salon. AF Platteville, LLC is the largest Anytime Fitness franchisee in the country with 32 locations nationwide. Anytime Fitness has just under 7 years remaining on its 10-year lease term, and features (2) 5-year renewal options and 2% annual rent increases. Nail World has continued to operate successfully at this location and they are expected to exercise their upcoming 3-year option.

The subject property is strategically located just off the hard corner of WI State Highway 151 and State Road 80, offering visibility and signage to approximately 22,000+ vehicles per day. Platteville Commons offers attractive construction, plentiful parking, monument signage, and well maintained common areas. There are nearly 16,000 people within a 7-mile radius of the subject property with an average household income of over \$56,000.

The center is located in the community of Platteville, the largest city in Grant County, and the "Gateway to Southwest Wisconsin". It is home to the University of Wisconsin-Platteville, a four-year university with a 2016 enrollment of 8,600 students. The area has seen strong, steady growth and its proximity to the University has shaped its economy, with varied industries spanning healthcare, manufacturing, software development, logistics, education, and tourism. The area offers outstanding recreational opportunities for the outdoor enthusiast, with rolling hills, lush tree-filled valleys, plentiful streams and lakes, and a historical downtown with art galleries, museums, and area landmarks such as the largest "M" in the world, a tribute to the miners who founded the town.



-- INVESTMENT HIGHLIGHTS --**STRONG ANCHOR TENANT • LARGEST ANYTIME FITNESS FRANCHISEE IN THE COUNTRY (32 LOCATIONS)
• 100% LEASED NEIGHBORHOOD CENTER**

The subject property is 100% leased to two tenants, Nail World, a full-service nail salon, and Anytime Fitness. Anytime Fitness is the world's fastest-growing health club franchise with over 3,000 locations worldwide. The company is projected to have 5,000 locations by the year 2020.

SHADOW ANCHORED BY WALGREENS • THRIVING RETAIL TRADE AREA

The shopping center is located adjacent to a Walgreens store which is a key component in driving consistent traffic flow to the site and into the trade area. In addition, the subject property benefits from a strong retail synergy with neighboring retailers including DQ, Dollar General, Country Inn & Suites, Dunkin Donuts, Taco Bell, Super8, Berry Yo, Culver's, Napa Auto Parts, and more.

LOCATED ALONG MAJOR RETAIL ARTERY • EXCELLENT VISIBILITY & SIGNAGE TO WI STATE HWY 151 & STATE ROAD 80 (22,000 CPD)

The property is located just off WI State Highway 151 along Dubuque Road, which is one of the main retail arteries in Platteville. The property's visibility to Highway 151 and State Road 80 offers outstanding signage to 22,000+ cars per day.

HOME OF THE UNIVERSITY OF WISCONSIN-PLATTEVILLE (8,600 STUDENTS) • CLOSE PROXIMITY TO DOWNTOWN DUBUQUE, IOWA & OTHER MAJOR CITIES

Platteville is home to the University of Wisconsin-Platteville, a comprehensive, four-year public institution of higher education. UW-Platteville is the fastest growing school in the UW System, with current enrollment over 8,600 students and faculty/staff of over 750.

Known as the "Gateway of Southwest Wisconsin", Platteville is located just 20 minutes northeast of Dubuque, Iowa, an hour west of Madison, Wisconsin, and three and a half hours northwest of Chicago, Illinois.

PRIDE OF OWNERSHIP ASSET • NEWER CONSTRUCTION • MONUMENT SIGNAGE

Built in 2013, the center features attractive construction details and well maintained common areas, reflecting pride of ownership. The property also has a highly visible monument sign fronting Wisconsin State Highway 151.

ANCHOR TENANT ON A LONG TERM LEASE • RENT GROWTH • MINIMAL LANDLORD RESPONSIBILITIES

Anytime Fitness has nearly 7 years remaining on a 10-year lease as well as (2) remaining 5-year renewal options (exercised its first of 3 options in 2013). The lease features 2% annual rent increases through the Primary Term and Option Periods. Nail World has been performing well at this location, and features (1) 3-year renewal option with annual increases. Both leases are Absolute NNN leases, providing an investor with minimal landlord responsibilities.

DIVERSE ECONOMY • 12% GROWTH FROM 2000-2010 • LARGEST CITY IN GRANT COUNTY

Platteville has a diverse economy in the software/technology, healthcare, manufacturing, and education industries, with top employers such as UW Platteville, Heartland Health Care Nursing Home, Southwest Health Medical Center, Esterline Avista, HyPro, and Southwest Logistics. Its proximity to UW-Platteville has attributed to its 12% growth from 2000-2010, making it the largest city in Grant County with a population over 12,000.



Offering Summary

Investment Highlights

Rent Roll & Cash Flow Projection

-- RENT ROLL --

Ste #	Tenant Name Lease Dates & Term	Term (Months)	Size (Sq. Ft.) Bldg Share	Rent/SF/Year Annual Rent	Rent/SF/Mo Monthly Rent	Increase Date	New Rent/Yr	Lease Type	Operating Expense Reimbursements	Renewal Options	
100	AF Platteville, LLC Sept-2013 to Mar-2024 (Personal Guarantee)	126	5,661 79.89%	\$14.28 \$80,839.00	\$1.19 \$6,737.00	Mar-2018 Mar-2019 Mar-2020 Mar-2021 Mar-2022 Mar-2023	\$14.57 \$14.86 \$15.15 \$15.46 \$15.77 \$16.08	Net	Pays a full prorata share of all reimbursable expenses	(2) 5-year options	
200	Nail World Nov-2014 to Dec-2020 (Personal Guarantee)	38	1,425 20.11%	\$15.02 \$21,404.00	\$1.25 \$1,784.00	Jan-2018 Jan-2019 Jan-2020	\$15.86 \$16.34 \$16.83	Net	Pays a full prorata share of all reimbursable expenses	--	
Total Occupied SqFt			7,086								
Total Available SqFt			0								

-- CASH FLOW PROJECTION --

For the Years Ending	Year 1 Jun-2018	Year 2 Jun-2019	Year 3 Jun-2020	Year 4 Jun-2021	Year 5 Jun-2022	Year 6 Jun-2023	Year 7 Jun-2024	Year 8 Jun-2025	Year 9 Jun-2026	Year 10 Jun-2027	Year 11 Jun-2028
POTENTIAL GROSS REVENUE											
Base Rental Revenue	\$103,380	\$105,945	\$108,294	\$110,042	\$111,474	\$113,236	\$115,185	\$117,479	\$121,074	\$125,968	\$128,439
Absorption & Turnover Vacancy				(3,898)					(4,519)		
Scheduled Base Rental Revenue	103,380	105,945	108,294	106,144	111,474	113,236	115,185	117,479	116,555	125,968	128,439
Expense Reimbursement Revenue	36,903	38,009	39,150	39,005	41,533	42,782	44,065	45,386	45,219	48,151	49,594
Total Potential Gross Revenue	140,283	143,954	147,444	145,149	153,007	156,018	159,250	162,865	161,774	174,119	178,033
Effective Gross Revenue	140,283	143,954	147,444	145,149	153,007	156,018	159,250	162,865	161,774	174,119	178,033
OPERATING EXPENSES											
Utilities	1,424	1,467	1,511	1,556	1,603	1,651	1,700	1,751	1,804	1,858	1,914
Exterior Bldg. Maint.											
Parking Lot Repairs & Maint.											
Landscaping & Grounds	13,398	13,800	14,214	14,640	15,080	15,532	15,998	16,478	16,972	17,481	18,006
Safety Services	140	144	149	153	158	162	167	172	177	183	188
Insurance	1,886	1,943	2,001	2,061	2,123	2,186	2,252	2,320	2,389	2,461	2,535
Property Taxes	16,907	17,414	17,937	18,475	19,029	19,600	20,188	20,793	21,417	22,060	22,722
Property Management Fee	3,148	3,242	3,340	3,440	3,543	3,649	3,759	3,872	3,988	4,107	4,231
Total Operating Expenses	36,903	38,010	39,152	40,325	41,536	42,780	44,064	45,386	46,747	48,150	49,596
Net Operating Income	103,380	105,944	108,292	104,824	111,471	113,238	115,186	117,479	115,027	125,969	128,437

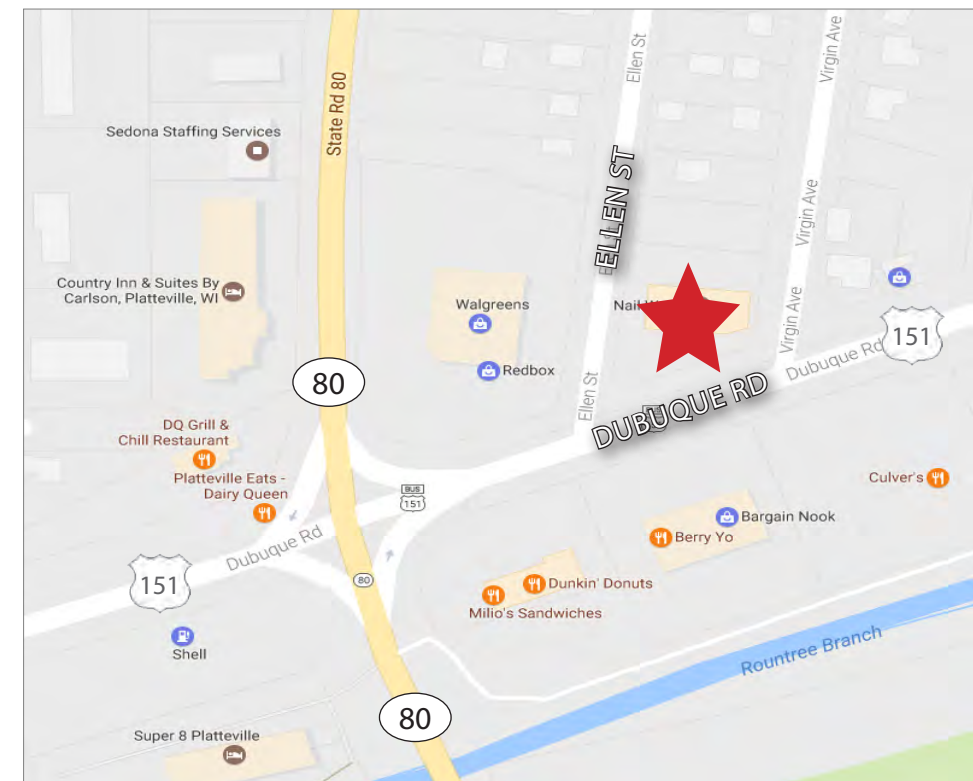
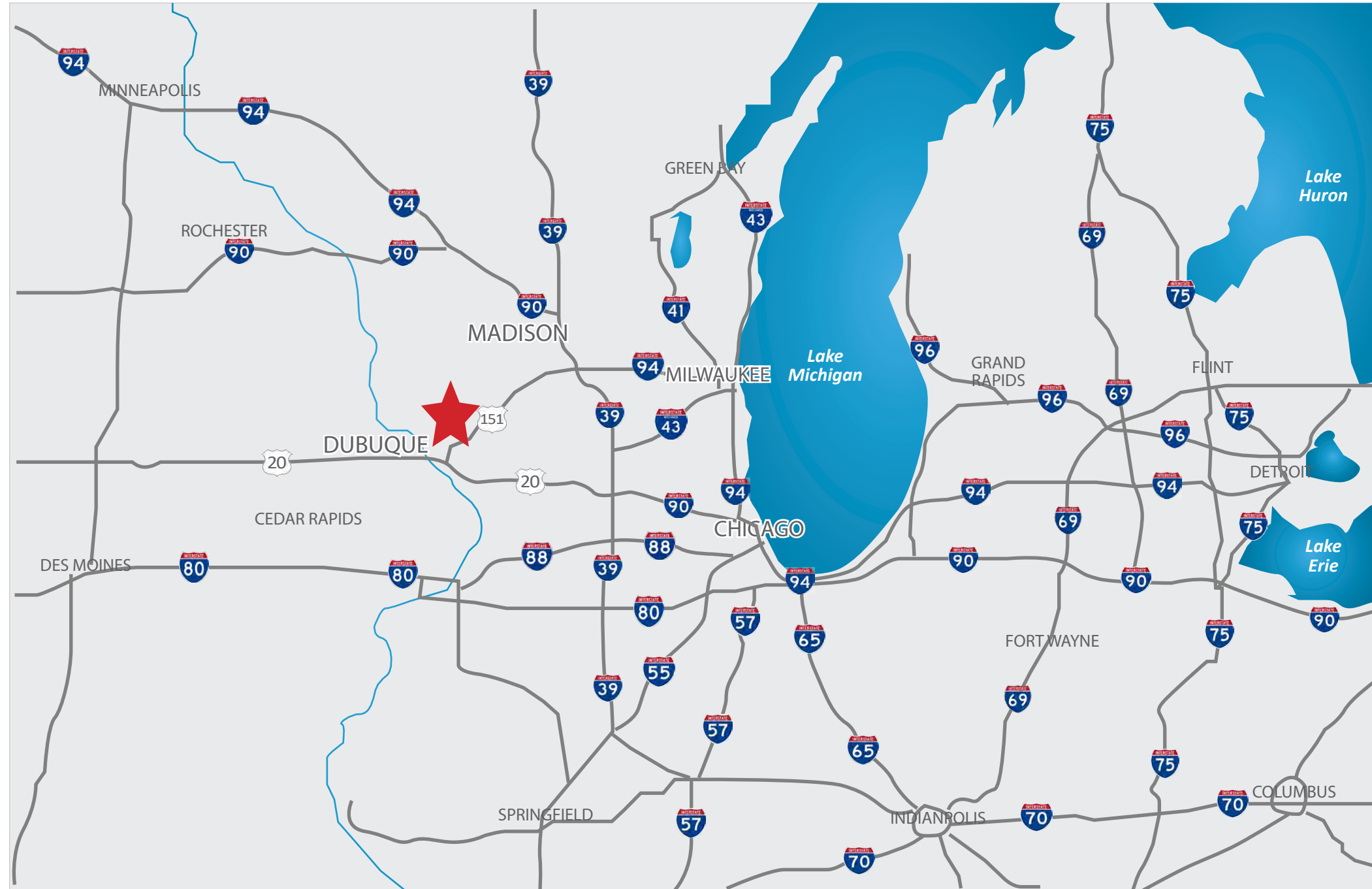




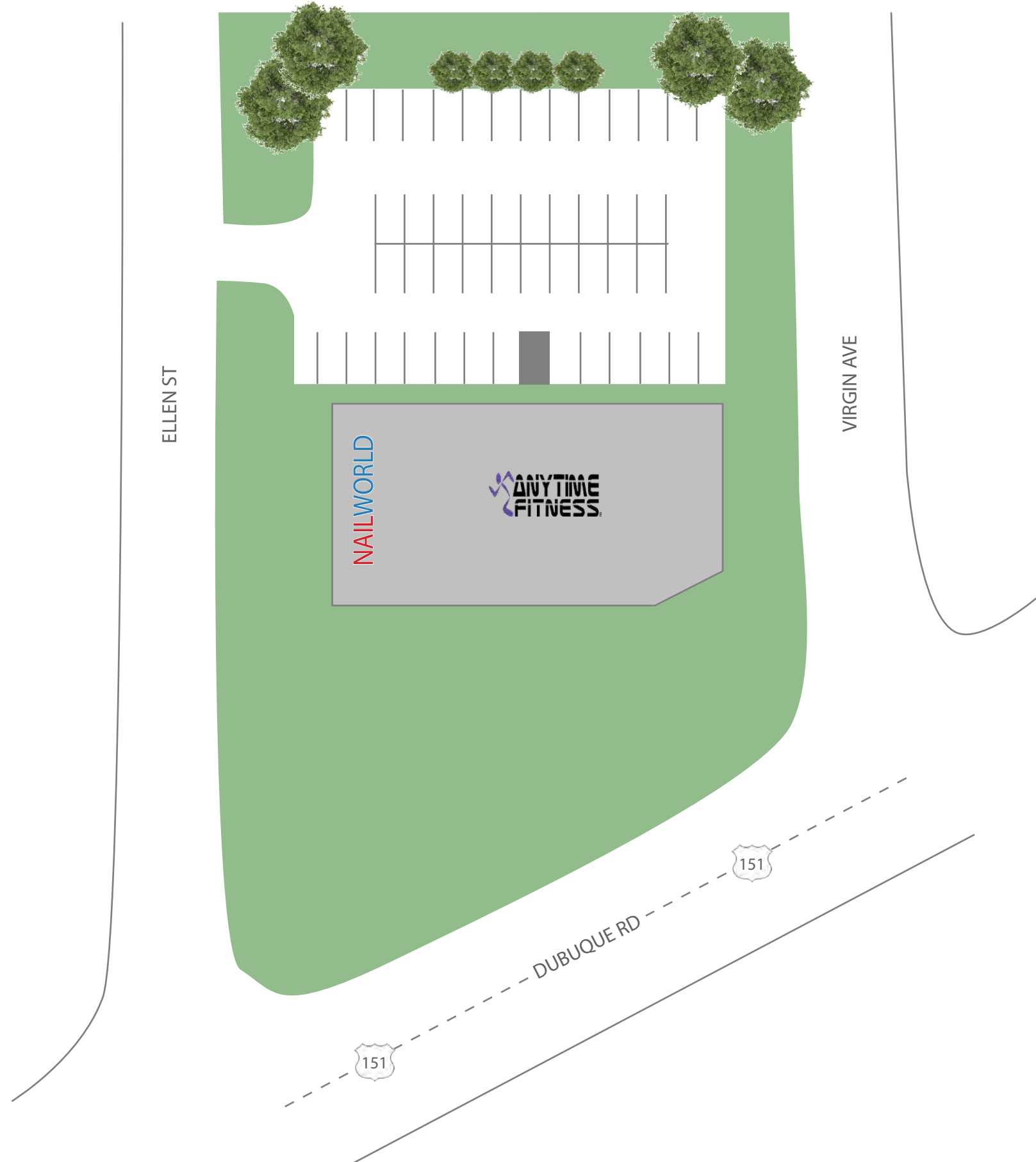
PROPERTY INFORMATION
PLATTEVILLE COMMONS



-- LOCATION MAPS --



-- SITE PLAN --





FRONT OF PROPERTY

-- PROPERTY PHOTOS --



FROM DRIVEWAY/ENTRANCE



-- NEIGHBORING TENANTS --



WALGREENS

-- NEIGHBORING TENANTS --



COUNTRY INN & SUITES

-- NEIGHBORING TENANTS --



CULVER'S ACROSS HWY 151



RETAIL CENTER ACROSS HWY 151



DUNKIN DONUTS | MILIO'S



DQ GRILL ACROSS ELLEN ST



-- OVERHEAD VIEW --

HY PRO



Location Maps

Site Plan

Property Photos

Neighboring Tenants

Aerials



Location Maps

Site Plan

Property Photos

Neighboring Tenants

Aerials

-- LOOKING EAST --

HY PRO

DOLLAR GENERAL

FASTENAL

NAPA

China Buffet



AVE

DUBUQUE RD

girl scouts

HODAN COMMUNITY SERVICES

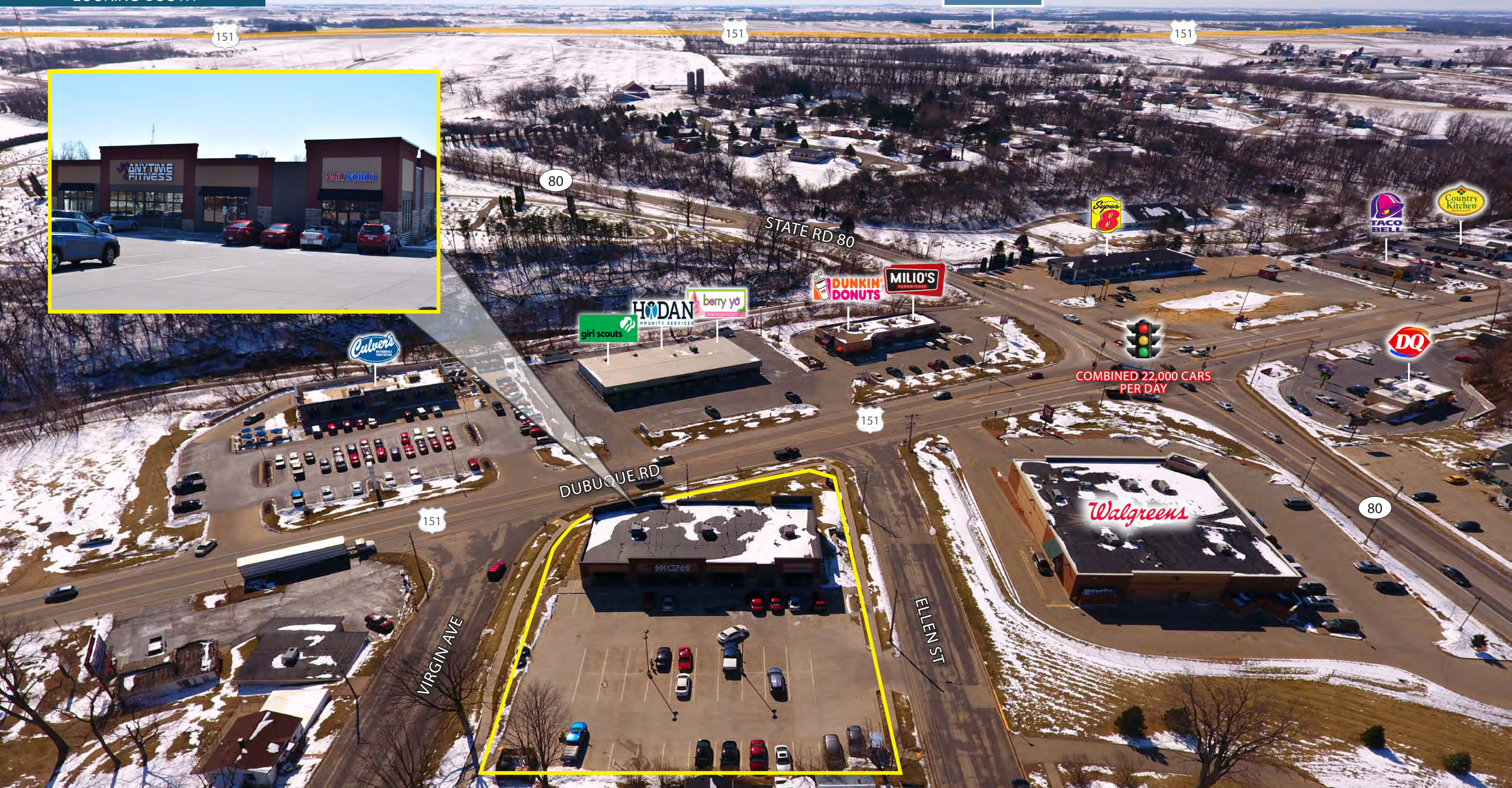
berry yo

ELLEN ST

151



-- LOOKING SOUTH --



-- LOOKING WEST --





TENANT OVERVIEWS
PLATTEVILLE COMMONS



Anytime Fitness

Nail World

-- LEASE ABSTRACT --

LEASE INFORMATION	
Tenant:	AF Platteville, LLC dba Anytime Fitness
Lease Guarantor:	Andrew Gundlach (Personal - 32 locations)
Size:	5,661 Sq. Ft.
% of Total Leaseable SF:	79.89%
Rent Commencement:	September 2, 2013
Lease Expiration:	March 1, 2024
Base Lease Term:	10 Years, 6 Months
Base Term Remaining:	6+ Years
Renewal Options:	(2) 5-Year Options
Annual Rent:	\$80,839.08
Rental Increases:	2% Annual Increases in Options
Admin Fees:	10% of Expenses

LEASE RESPONSIBILITIES	
Property Taxes:	Tenant pays prorata share
Insurance:	Tenant pays prorata share (included in CAMs)
Utilities:	Tenant
Common Area Expenses:	Tenant pays prorata share
Roof & Structure:	Landlord
HVAC:	Tenant
Parking Lot:	Tenant (included in CAMs)

-- LEASE SUMMARY --

PRIMARY TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR	INCREASE
	3/2/2017	3/1/2018	\$80,839.08	\$6,736.59	\$14.28	--
	3/2/2018	3/1/2019	\$82,455.86	\$6,871.32	\$14.57	2%
	3/2/2019	3/1/2020	\$84,104.98	\$7,008.75	\$14.86	2%
	3/2/2020	3/1/2021	\$85,787.08	\$7,148.92	\$15.15	2%
	3/2/2021	3/1/2022	\$87,502.82	\$7,291.90	\$15.46	2%
	3/2/2022	3/1/2023	\$89,252.88	\$7,437.74	\$15.77	2%
	3/2/2023	3/1/2024	\$91,037.93	\$7,586.49	\$16.08	2%

OPTION PERIODS - (2) 5-YEAR OPTIONS						
Option 1	3/2/2024	3/2/2025	\$93,313.88	\$7,776.16	\$16.48	2%
	3/2/2025	3/2/2026	\$95,646.73	\$7,970.56	\$16.90	2%
	3/2/2026	3/2/2027	\$98,037.90	\$8,169.82	\$17.32	2%
	3/2/2027	3/2/2028	\$100,488.84	\$8,374.07	\$17.75	2%
	3/2/2028	3/2/2029	\$103,001.07	\$8,583.42	\$18.19	2%
Option 2	3/2/2029	3/2/2030	\$105,576.09	\$8,798.01	\$18.65	2%
	3/2/2030	3/2/2031	\$108,215.50	\$9,017.96	\$19.12	2%
	3/2/2031	3/2/2032	\$110,920.88	\$9,243.41	\$19.59	2%
	3/2/2032	3/2/2033	\$113,693.90	\$9,474.49	\$20.08	2%
	3/2/2033	3/2/2034	\$116,536.25	\$9,711.35	\$20.59	2%

-- TENANT INFORMATION --



Anytime Fitness is a 24-hour health and fitness club franchise. The company hit 3,000 gyms worldwide in 2015, a hefty milestone made even more remarkable because the fitness franchise got there in 13 years, after opening its first gym in 2002. With 2 million members worldwide, Anytime Fitness is the world's fastest-growing health club franchise, with plans to grow to 5,000 locations by 2021. Anytime Fitness has won many awards and accolades including:

- #1 Franchise to Watch (2016) ~ Franchise Times
- #9 Best Franchise to Buy in 2015 ~ Forbes
- #6 Great Franchise Bets ~ CNN Money
- #1 Top Global Franchise ~ Entrepreneur
- #14 America's Most Promising Companies (2013) ~ Forbes
- #1 Best Company to Work For in Minnesota (Large Companies) ~ Minnesota Business

Franchise operator, AF Platteville, LLC, is the #1 Anytime Fitness franchise in the world, with 32 locations across the country.

Anytime Fitness

Nail World

-- LEASE ABSTRACT --

LEASE INFORMATION	
Tenant:	dba Nail World
Lease Guarantor:	Christy Thai & Thinh Nguyen (Personal)
Size:	1,425 Sq. Ft.
% of Total Leaseable SF:	20.11%
Rent Commencement:	Janury 1, 2015
Lease Expiration:	December 31, 2020
Base Lease Term:	3 Years
Base Term Remaining:	3+ Years (Exercised Renewal Option)
Renewal Options:	None
Annual Rent:	\$21,403.56
Rental Increases:	Varied - See rent schedule
Admin/Mgmt Fees:	15% of Expenses

LEASE RESPONSIBILITIES	
Property Taxes:	Tenant pays prorata share (included in CAMs)
Insurance:	Tenant pays prorata share (included in CAMs)
Utilities:	Tenant
Common Area Expenses:	Tenant pays prorata share
Roof & Structure:	Landlord
HVAC:	Tenant
Parking Lot:	Tenant (included in Op Exp)

-- LEASE SUMMARY --

PRIMARY TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR	INCREASE
	1/1/2017	12/31/2017	\$21,403.56	\$1,783.63	\$15.02	6%
Option (exercised)	1/1/2018	12/31/2018	\$22,600.56	\$1,883.38	\$15.86	5.6%
	1/1/2019	12/31/2019	\$23,278.56	\$1,939.88	\$16.34	3%
	1/1/2020	12/31/2020	\$23,976.84	\$1,998.07	\$16.83	3%

-- TENANT INFORMATION --

NAILWORLD NailWorld is a nail salon that provides various services including manicures, nail art, pedicures, and waxing. Guests can enjoy spa treatments while sitting in comfortable massage chairs, leaving them relaxed. NailWorld offers a quick and economical way to pamper yourself.





AREA OVERVIEW
PLATTEVILLE COMMONS



Platteville Overview

Dubuque IA Overview

Demographics

-- PLATTEVILLE OVERVIEW --

PLATTEVILLE is the largest city in Grant County in southwestern Wisconsin, with a population just over 12,000 residents. Platteville is known as the “Gateway of Southwest Wisconsin”, and is located just 20 mins northeast of Dubuque, Iowa, an hour and a half west of Madison, Wisconsin, and three and a half hours northwest of Chicago, Illinois.

Surrounded by rolling topography, the area around Platteville hosts some of the most breathtaking sights in the state. Besides being home to a University of Wisconsin campus, Platteville also offers a variety of things to see and do.

Diverse Economy - Strong Wine & Brewery Industry

Platteville has a diverse economy and offers the infrastructure and services to support any manufacturing or industrial business. Its availability of commercial properties, direct access to Highway 151, and economic incentives have drawn major employers such as Esterline Avista (software), HyPro (precision manufacturing), and Southwest Logistics, Inc. (trucking).

The healthcare industry has also become a large factor in Platteville’s economy. The area’s hospital, **Southwest Health**, offers state-of-the-art medical equipment and health technology, as well as expanded treatments and programs to provide better patient comfort and privacy. The hospital’s impact on the community has been remarkable, seeing a 20% growth in patient volume since its relocation near Highway 151 in 2004. Heartland Health Care (nursing home).

Wisconsin is a legend in the brewing industry, and the Platteville region does not disappoint in its offerings of exceptional wines, brews, and artisan cheeses. Area favorites include the Bauer-Kearns Winery, featuring a fish pond, 20 acres of woods, and a large gift shop; Spurgeon Vineyards, home to award-winning wines from estate-grown grapes spanning 16 acres of vineyards; Potosi Brewing Company, established in 1852, with a one-of-a-kind museum, restaurant and gift shop.

Recreational Opportunities & Area Attractions Strengthen Tourism

Platteville is an outdoor enthusiast’s dream. Its rolling hills and tree-filled valley offer year round hunting opportunities, and the Platte and Grant Rivers offer ample fishing sites. There are extensive hiking/biking/snowmobiling/cross-country ski trails, state parks, and the Chestnut Mountain Resort & Sundown Mountain Resort offer spectacular skiing and terrain parks.

Thousands of tourists flock to Platteville each year to visit area attractions including the Mining & Rollo Jamison Museum, the Mitchell Rountree Stone Cottage built in 1937, Rountree Hall, the site of the original Platteville Academy, and art galleries that showcase Platteville’s rich mining history **the world’s largest “M”, located on Platte Mound** just five miles from the University of Wisconsin-Platteville, which is the official symbol for the “Miners” of the original Wisconsin Mining School. Constructed in 1937, the “M” is constructed of rock and limestone and can be seen from high points in Iowa, Illinois and Wisconsin.

In addition, there are numerous events throughout the year that draw visitors to Platteville, such as the Southwest Music Festival, numerous holiday events, and Dairy Days which has grown to be the largest single event staged annually in Platteville.

The city’s historic downtown shopping district makes for a great way to leisurely spend a day shopping and dining with Platteville’s friendly residents and business owners.



HISTORIC DOWNTOWN PLATTEVILLE



SOUTHWEST HEALTH MEDICAL CENTER



The “M” ON PLATTE MOUND

Home to the University of Wisconsin-Platteville

Platteville is home to the University of Wisconsin-Platteville, a comprehensive, four-year public institution of higher education. UW-Platteville is the fastest growing school in the UW System, with current enrollment over 8,600 “Pioneers.”

The UW-Platteville campus is accessible and conveniently located within walking distance to nearly all of the city of Platteville’s amenities. The beautiful campus contains academic and student services buildings, activity and involvement centers, residence and dining halls and plenty of green space, including a park and disc golf course. UW-Platteville is considered one of the safest campuses in the nation.

Small classes, taught by professors, include practical demonstration, undergraduate research and real-world experiences to prepare students for the careers of tomorrow. UW-Platteville is known as a leader in science, technology and engineering fields, with unique initiatives in Microsystems and Nanotechnology, forensic investigation, and renewable energy.

UW-Platteville is also among the most affordable institutions in the state, offering scholarships, student employment opportunities and a textbook rental system. Our students come from Wisconsin, across the United States and around the world. As a result of its location in Platteville, the area has seen double-digit growth in the past decade, and the University continues to be a major draw for new residents to the area.



-- DUBUQUE, IA OVERVIEW --



DUBUQUE is Iowa's oldest city and is among the oldest settlements west of the Mississippi River. The first permanent settler to the area was French-Canadian fur trader Julien Dubuque. Julien Dubuque developed close relationships with the Mesquakie (Fox) Indians that occupied the region, and worked to mine the area's abundant lead mines. He was eventually given control of the mines, which he named the Mines of Spain, and successfully operated them until his death in 1810. On June 1, 1833, the land Julien Dubuque had worked so hard to develop was opened up for settlement by the United States Government under the Black Hawk Purchase Treaty and came to be known as the city of Dubuque when it was chartered in 1837.

Dubuque's location to the Mississippi and its abundant land and resources, attracted large numbers of immigrants, particularly Irish and Germans, from overcrowded cities on the east coast. The Black Hawk Purchase Treaty allowed miners the first opportunity to settle along the banks west of the Mississippi and those that moved westward referred to Dubuque as the "Key City"—the place in which the door to their dreams of a better life was opened. Settlers to this vibrant river city were known for mining and fur-trading, but later flourished in the industries of button making, boat building, logging, mill working, meat packing, and other heavy industries. Since then, the community has had a long-standing manufacturing sector and a growing service sector. Dubuque is now the major retail, medical, education and employment center for the tri-state area.

In the late 1990s, the Dubuque County Historical Society created the America's River project with a goal of raising \$25 million to redevelop the riverfront. Soon the \$25 million America's River project, with the help of a \$40 million state Vision Iowa grant, became a \$188 million revitalization reality, one of the most successful in the state. The goal for the project was to transform 90 acres of underutilized, industrial, brownfield property north of the historic Ice Harbor into a campus capturing the historical, environmental, educational and recreational majesty of the Mississippi River. The first phase of the project had five anchor components: the Mississippi Riverwalk, the National Mississippi River Museum and Aquarium, the Grand River Center, the Grand Harbor Resort, and the Star Brewery.

The area now known as the Port of Dubuque continues to evolve as America's River Phase II is underway and it has become a stunning gateway for the city and to the state of Iowa.

Dubuque has long been a historical and cultural center with its numerous historic sites, architectural Historic Districts with well-preserved buildings and homes, a revitalized main street, history and art museums, live theaters, ballet troupes, a symphony, three private colleges, two seminaries, a Bible college, libraries and a local history research center, recreational and sports venues, beautiful parks, a state park and nature interpretive center, miles of hiking and biking trails, and the great Mississippi River. Dubuque is poised to continue in the tradition of the first pioneers who settled among its bluffs. Recent recognitions include being named one of the 100 Best Communities for Young People, the Most Livable Small City, and an Iowa Great Place, as well as having been named an All-America City. Dubuque, Iowa is truly a "Masterpiece on the Mississippi."

Sources: www.cityofdubuque.org



-- DEMOGRAPHICS --

	3 Miles	5 Miles	7 Miles	
POPULATION	2016 Estimated Population	13,695	14,725	16,136
	2021 Projected Population	14,166	15,222	16,659
	2010 Census Population	12,374	13,742	15,150
	2000 Census Population	10,921	12,239	13,558
	Projected Annual Growth 2016 to 2021	0.7%	0.7%	0.6%
	Historical Annual Growth 2000 to 2016	1.6%	1.3%	1.2%
	2016 Median Age	25.8	26.3	27.4
HOUSEHOLDS	2016 Estimated Households	4,156	4,522	5,037
	2021 Projected Households	4,342	4,719	5,248
	2010 Census Households	4,063	4,559	5,058
	2000 Census Households	3,639	4,106	4,561
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.8%
	Historical Annual Growth 2000 to 2016	0.9%	0.6%	0.7%
RACE & ETHNICITY	2016 Estimated White	93.9%	94.1%	94.3%
	2016 Estimated Black or African American	2.2%	2.1%	2.0%
	2016 Estimated Asian or Pacific Islander	2.1%	2.0%	1.9%
	2016 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2016 Estimated Other Races	1.6%	1.6%	1.6%
	2016 Estimated Hispanic	1.9%	1.9%	1.8%
INCOME	2016 Estimated Average Household Income	\$53,263	\$54,601	\$56,379
	2016 Estimated Median Household Income	\$44,452	\$45,628	\$47,038
	2016 Estimated Per Capita Income	\$17,376	\$17,900	\$18,640
BUSINESS	2016 Estimated Total Businesses	684	710	764
	2016 Estimated Total Employees	8,179	8,276	8,484
	2016 Estimated Employee Population per Business	12.0	11.7	11.1
	2016 Estimated Residential Population per Business	20.0	20.7	21.1



Platteville is the **largest city in Grant County** and the **“Gateway to Southwestern Wisconsin”**.

Platteville’s population **increased 12%** from 2000-2010.

Median age is 27.4 compared to the U.S. median of 37.5 years. This young demographic provides employers a significant source of active, well-educated workers.



Platteville is home to the **University of Wisconsin-Platteville** with an enrollment of 8,600 students.



Exclusively Listed By:



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