

257 & 301 DIVISION ST, STEVENS POINT
257 Division Street, Stevens Point, WI 54481

- High-visibility Highway 51 location adjacent to UW–Stevens Point campus
- Two-building offering: 304 SF commercial kitchen with drive-thru plus a vacant 1,458 SF retail building
- Income + redevelopment potential with current NNN tenant and strong campus-



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Property Summary

Building SF:	1,760
Lot Size:	0.32 Acres
Parking:	6-10
Price:	\$549,900
Year Built:	1964
Zoning:	Commercial

Property Overview

2 properties with high visibility on HWY 51. Redevelopment opportunity close to campus. Adjacent to UWSP Campus. 304 SF commercial kitchen with drive thru. Current tenants have 1 year NNN lease at \$750/mo. Building 2 is a 1,458 SF retail building that is currently vacant. Endless opportunities being this close to campus.

Location Overview

Situated along high-traffic Highway 51 and directly adjacent to the UW-Stevens Point campus, this location offers exceptional visibility and consistent foot and vehicle traffic. The surrounding area is supported by a strong student population, nearby businesses, and ongoing demand for retail and food-service uses, making it an attractive opportunity for both investors and owner-users.

PROPERTY PHOTOS

257 & 301 DIVISION ST, STEVENS POINT

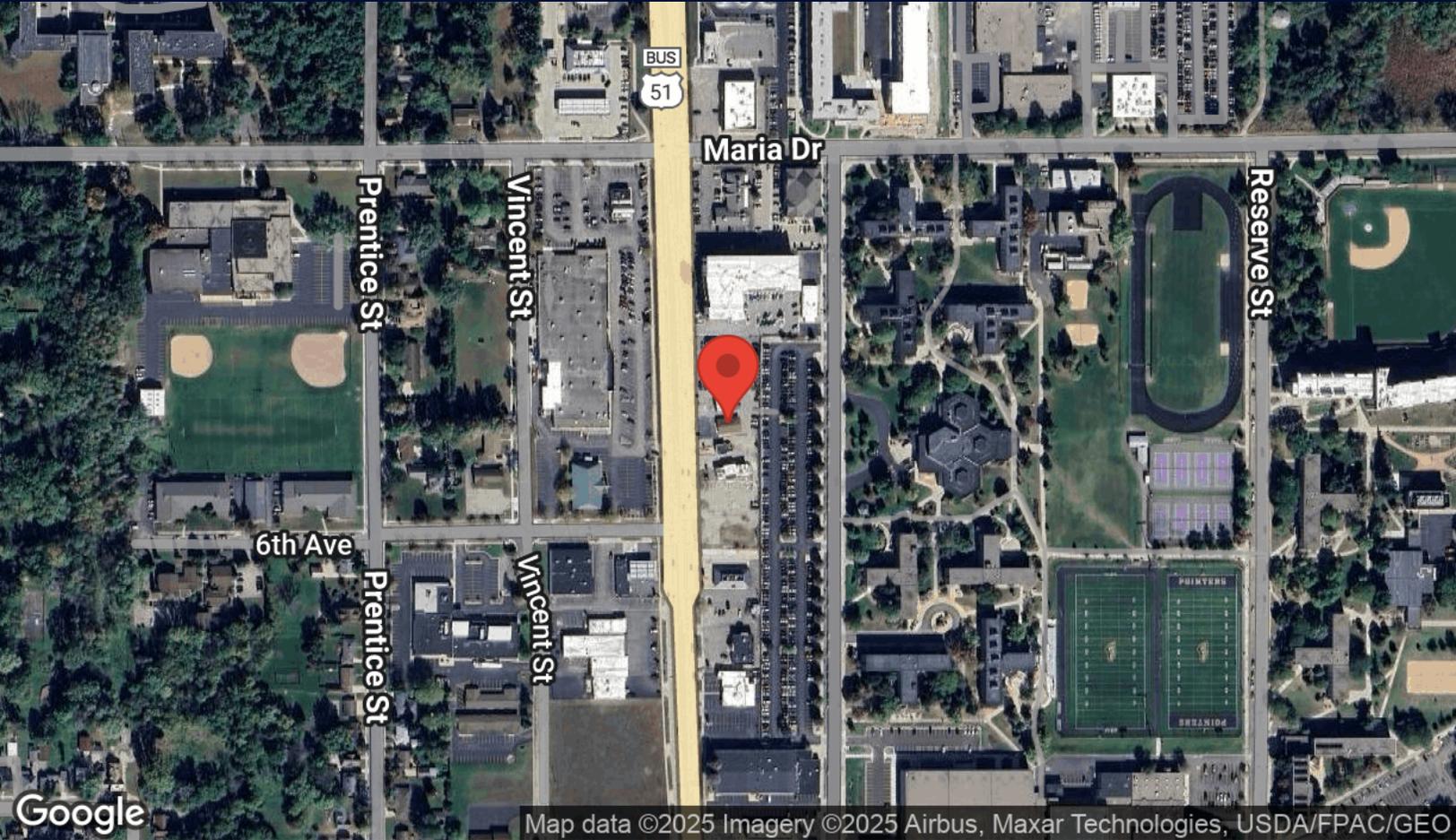
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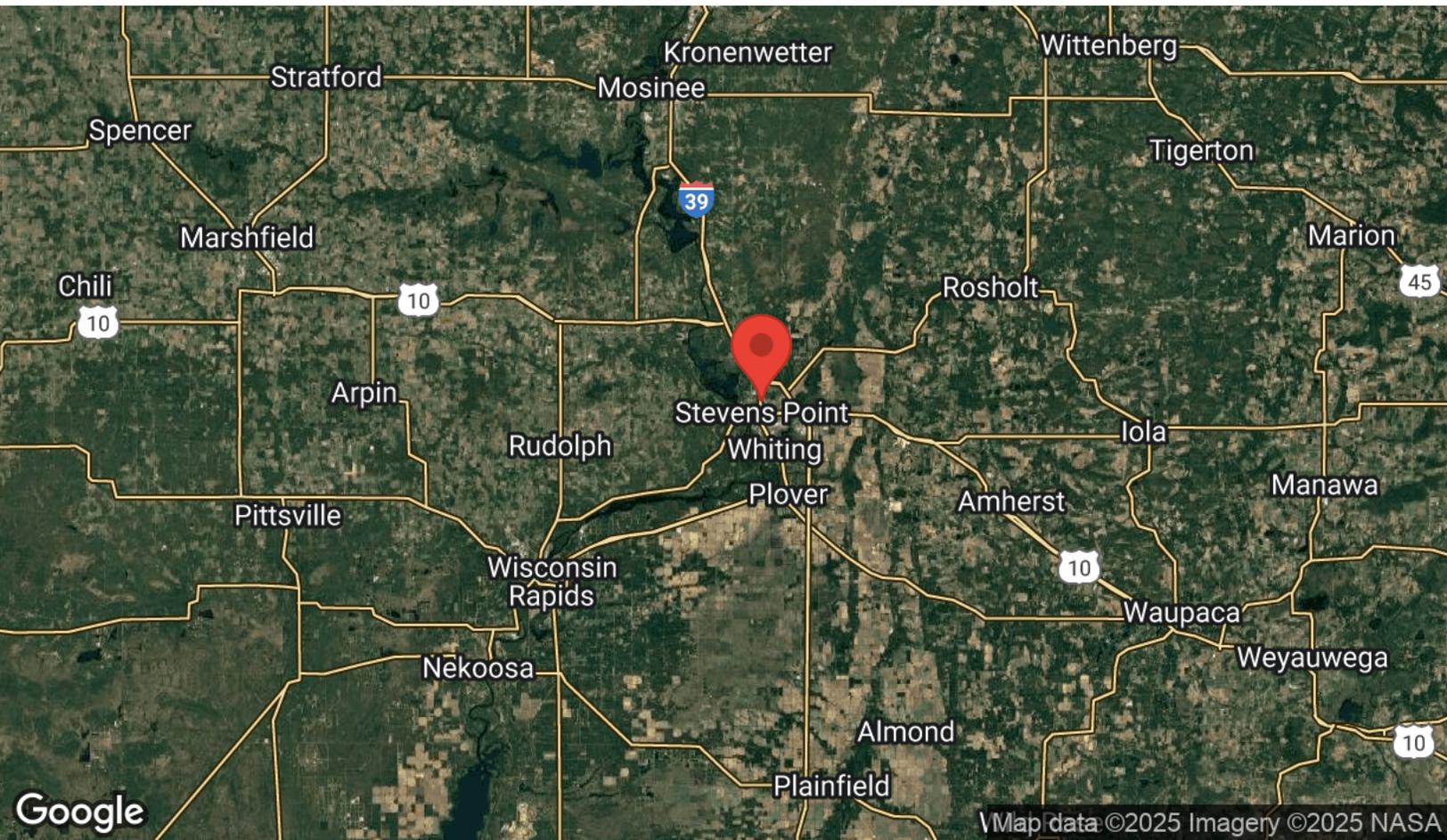
LOCATION MAPS

257 & 301 DIVISION ST, STEVENS POINT

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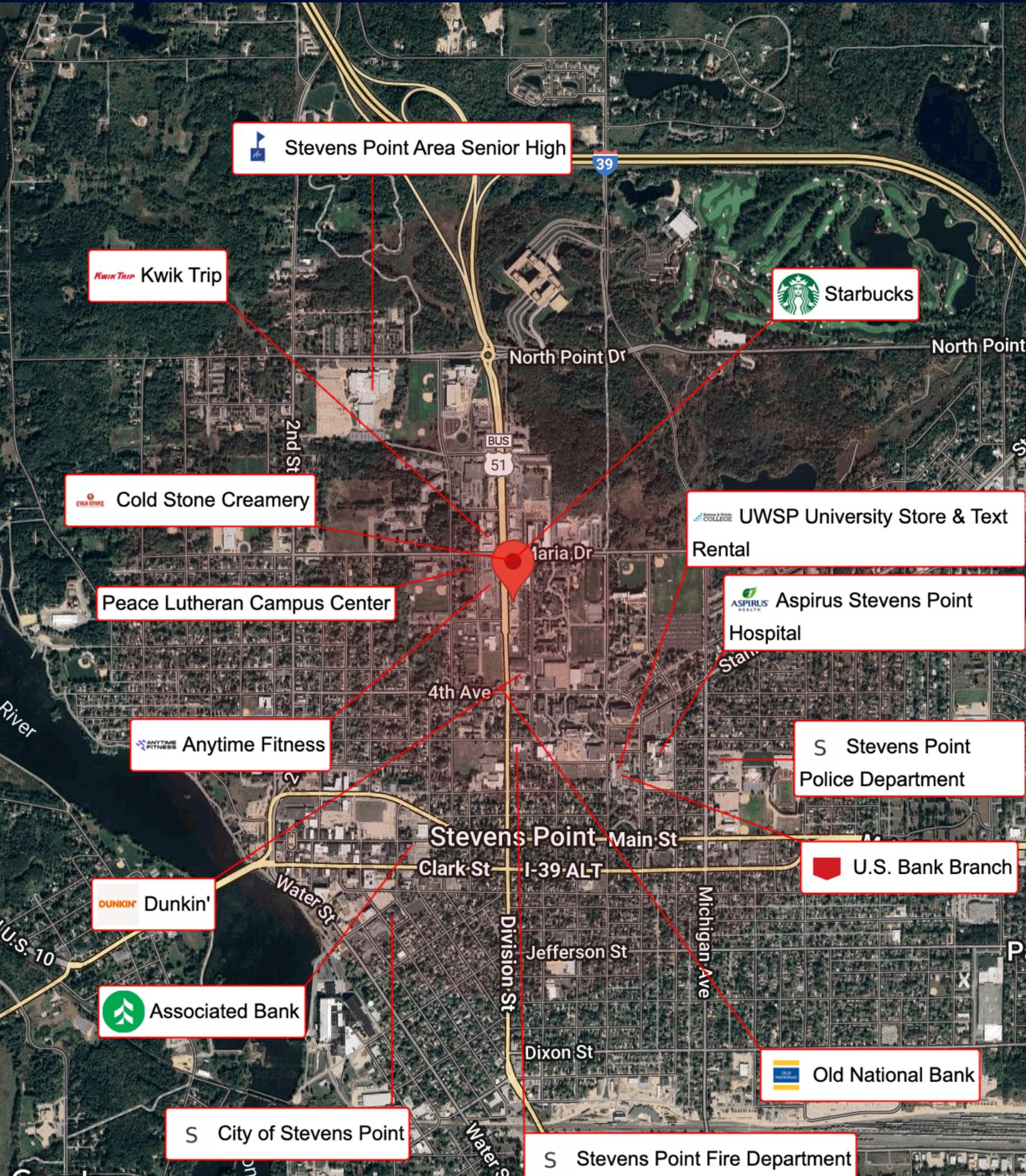


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BUSINESS MAP

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Stevens Point Area Senior High

Kwik Trip

Starbucks

Cold Stone Creamery

UWSP University Store & Text Rental

Peace Lutheran Campus Center

Aspirus Stevens Point Hospital

Anytime Fitness

S Stevens Point Police Department

Dunkin'

U.S. Bank Branch

Associated Bank

Old National Bank

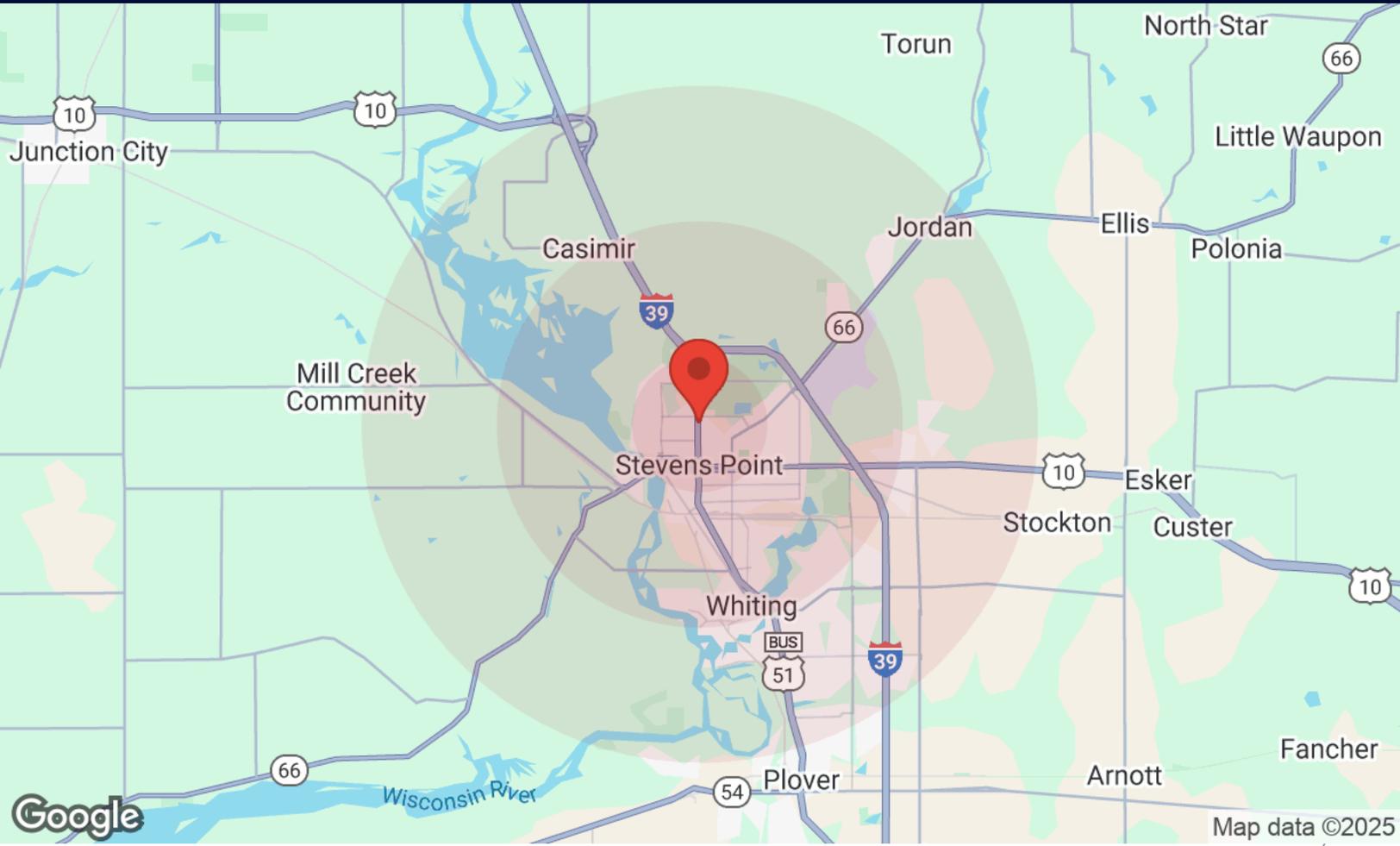
S City of Stevens Point

S Stevens Point Fire Department

DEMOGRAPHICS

257 & 301 DIVISION ST, STEVENS POINT

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Population	1 Mile	3 Miles	5 Miles
Male	8,185	15,942	22,435
Female	4,837	12,304	18,764
Total Population	13,022	28,246	41,200

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,550	3,772	5,780
Ages 15-24	5,748	8,339	10,110
Ages 25-54	3,739	9,083	13,569
Ages 55-64	808	2,576	4,399
Ages 65+	1,178	4,475	7,342

Income	1 Mile	3 Miles	5 Miles
Median	\$41,544	\$57,264	\$68,104
< \$15,000	570	1,113	1,298
\$15,000-\$24,999	822	1,338	1,481
\$25,000-\$34,999	648	1,145	1,406
\$35,000-\$49,999	1,008	1,819	2,477
\$50,000-\$74,999	582	1,936	2,905
\$75,000-\$99,999	455	1,619	2,313
\$100,000-\$149,999	465	1,619	2,944
\$150,000-\$199,999	206	733	1,292
> \$200,000	77	624	1,317

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,200	12,789	18,599
Occupied	4,833	11,948	17,433
Owner Occupied	1,951	6,214	10,126
Renter Occupied	2,882	5,734	7,307
Vacant	367	841	1,166



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove 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 (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 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 Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly 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 of 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.

All materials and information received or derived from RE/MAX Preferred its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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