



FOR LEASE

1419 Winchester Way

Altoona, WI 54720



ABOUT 1419 WINCHESTER WAY:

Excellent flex space opportunity along Hwy 12 in Altoona. Spaces ranging from 3,000-12,000 SF with overhead door access. Located in the strong and growing community of Altoona, this property offers great visibility, easy access and high traffic counts. Drive-thru available on east endcap. Many new development projects happening in close proximity. Contact us today to learn how you can take advantage of this great opportunity in Altoona!

Jamie Radabaugh

Director of Commercial Leasing
715.832.8707
jradabaugh@commonwealdc.com

Ryan Erickson

Leasing Specialist, WI/MN Broker
715.832.8707
rerickson@commonwealdc.com

PROPERTY FEATURES:

Size: 3,000-12,000 SF

Lease Rate: Call for Details

Neighboring Tenants: Achieve Wellness, F45 Fitness, Artesian Bottleless Water, Atmosphere Commercial Interiors, Ombibulous Brewing, CAPVEST, QC Kinetix and PPG

3506 Oakwood Mall Dr Ste B
Eau Claire, WI 54701
715.832.8707

www.commonwealdc.com

The above information has been obtained from various sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made by Commonweal Development Corporation regarding the information. This submission may be modified or withdrawn at any time by the property owner.



Google Maps, 2023

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population:	26,850	67,939	115,084
Average HH Income:	\$91,414	\$86,429	\$89,585
Median HH Income:	\$68,786	\$64,743	\$69,100
Daytime Population	21,212	41,625	77,233

ESRI, 2022-2023

TRAFFIC	VPD
Hwy 12	7,900

WI DOT, 2022

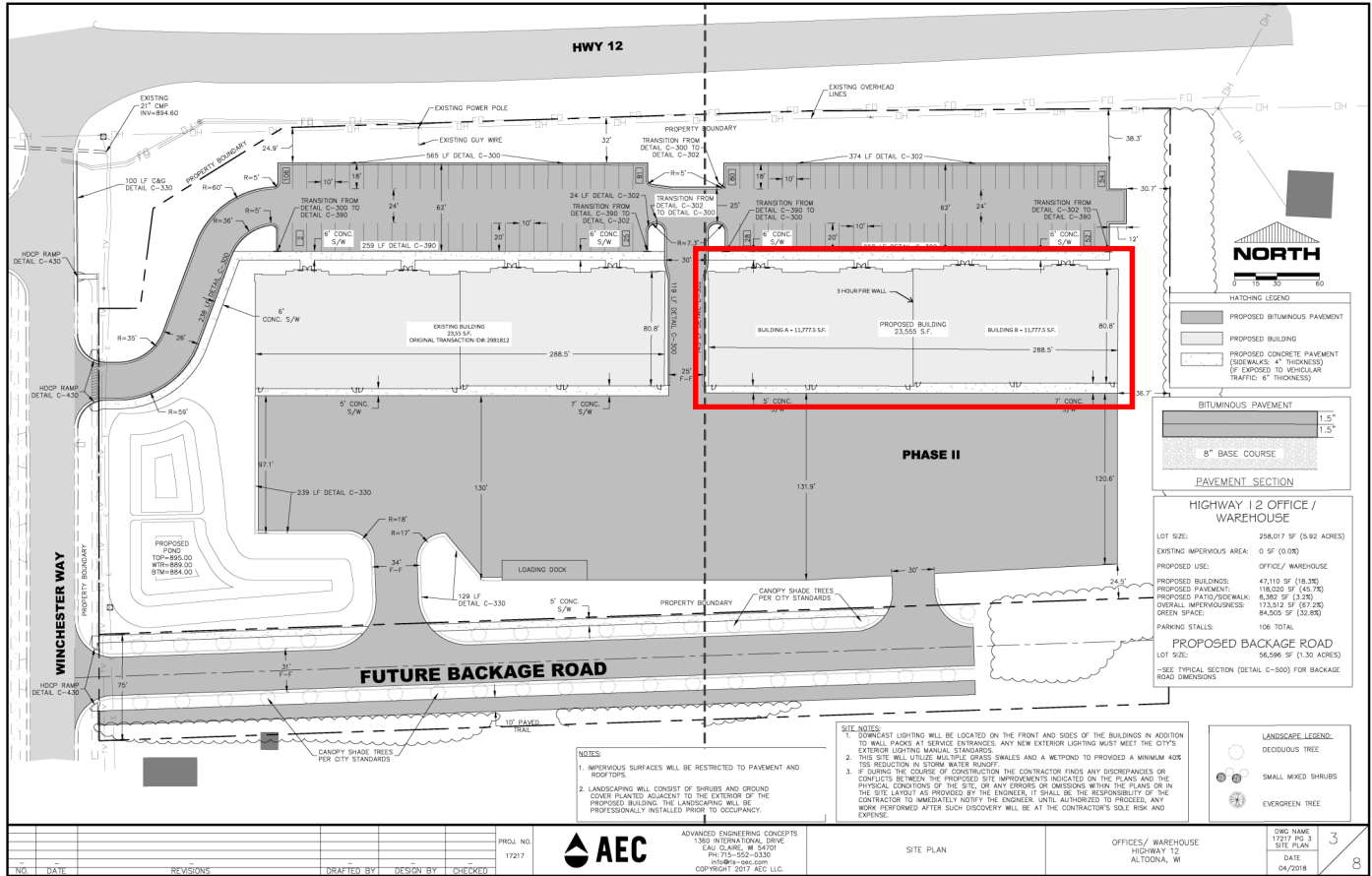
Jamie Radabaugh
 Director of Commercial Leasing
 715.832.8707
 jradabaugh@commonwealdc.com

Ryan Erickson
 Leasing Specialist, WI/MN Broker
 715.832.8707
 rerickson@commonwealdc.com

3506 Oakwood Mall Dr Ste B
 Eau Claire, WI 54701
 715.832.8707
www.commonwealdc.com

The above information has been obtained from various sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made by Commonwealth Development Corporation regarding the information. This submission may be modified or withdrawn at any time by the property owner.

Site Plan



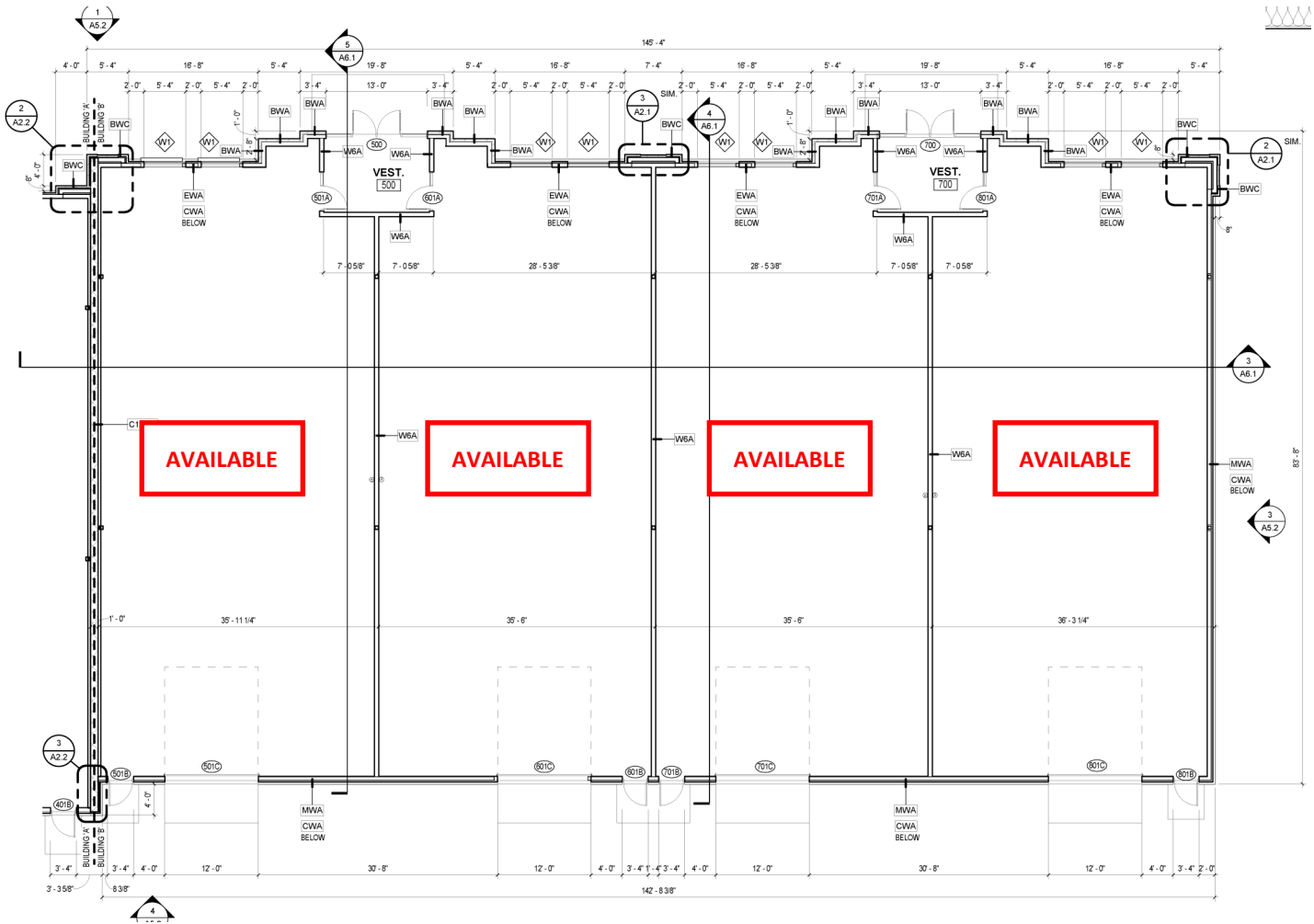
Jamie Radabaugh
 Director of Commercial Leasing
 715.832.8707
 jradabaugh@commonwealddc.com

Ryan Erickson
 Leasing Specialist, WI/MN Broker
 715.832.8707
 rerickson@commonwealddc.com

3506 Oakwood Mall Dr Ste B
 Eau Claire, WI 54701
 715.832.8707
 www.commonwealddc.com

The above information has been obtained from various sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made by Commonwealth Development Corporation regarding the information. This submission may be modified or withdrawn at any time by the property owner.

Floor Plan (Suites 1-4)



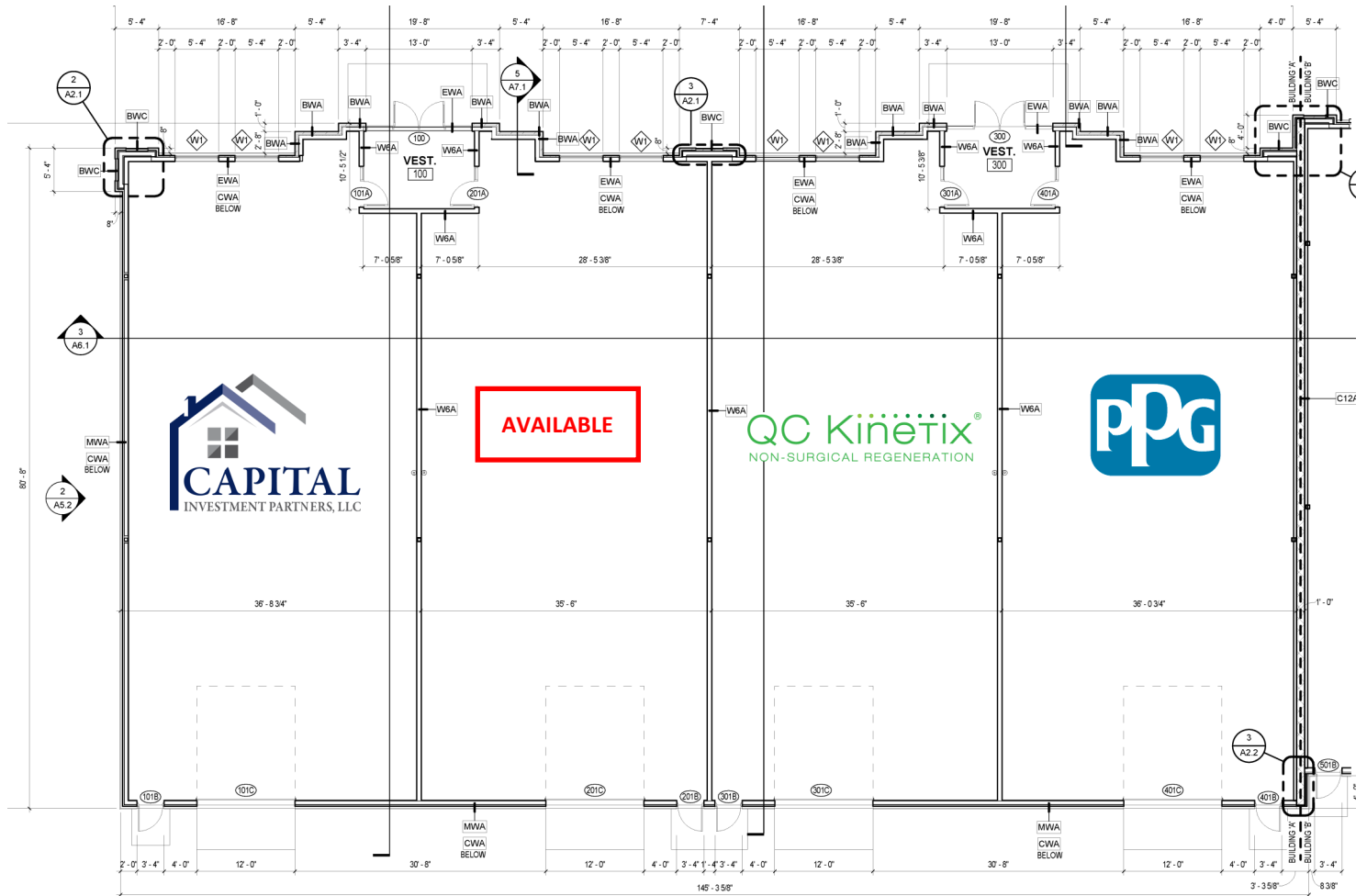
Jamie Radabaugh
 Director of Commercial Leasing
 715.832.8707
 jradabaugh@commonwealdc.com

Ryan Erickson
 Leasing Specialist, WI/MN Broker
 715.832.8707
 rerickson@commonwealdc.com

3506 Oakwood Mall Dr Ste B
 Eau Claire, WI 54701
 715.832.8707
www.commonwealdc.com

The above information has been obtained from various sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made by Commonwealth Development Corporation regarding the information. This submission may be modified or withdrawn at any time by the property owner.

Floor Plan (Suites 5-8)



Jamie Radabaugh
 Director of Commercial Leasing
 715.832.8707
 jradabaugh@commonwealdc.com

Ryan Erickson
 Leasing Specialist, WI/MN Broker
 715.832.8707
 rerickson@commonwealdc.com

3506 Oakwood Mall Dr Ste B
 Eau Claire, WI 54701
 715.832.8707
 www.commonwealdc.com

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Commonweal Development Corporation

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
 - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

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

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright 2007 by Wisconsin REALTORS® Association

Drafted by Attorney Debra Peterson Conrad

Commonweal Development Corporation, 3506 Oakwood Mall Dr Ste B Eau Claire, WI 54701
Ryan Erickson

Phone: 715-832-8707

Fax: 715-832-1180

BrokerDisclosure

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com