Crossroads Commons - Plover/Stevens Point, WI



- Retailers include Kohl's, Lowe's, Wal-Mart Supercenter, Ashley's, Furniture & Appliance Mart, Best Buy, M&I Bank, PETCO, MC Sports, Michaels Arts & Crafts, Golden Corral, McDonalds, Chilis, Hudson's Classic Grill, Starbucks, US Cellular, Cousins, Cash Store, H&R Block, CitiFinancial, Charcoal Grill, Game Stop and GNC.
- 110+ acre master planned 750,000(+) SF center servicing greater Plover/Stevens Point, Central Wisconsin trade area.
- Exceptional access and visibility from Interstate 39/U.S.
 Hwy. 51 and County Highway HH.
- Across County Hwy. HH from the new TravelGuard, Inc.'s 130,000 SF corporate headquarters.

For Additional Information Contact:

Owner/Developer: TOLD Development Company Brian Adamson 262.797.4104 badamson@toldwi.com

- Ministry Health's 110,000 SF administrative office building approved for construction 8 blocks away.
- Steady daytime population within adjacent 325 acre
 Portage County Business Park, including Aspirus Clinic
- Demographics: 2008 Estimates

<u>5 mile</u> <u>10 mile</u> <u>25 mile</u> Population: 44,068 53,576 153,318

5 mile 10 mile 25 mile
Average HH Income: \$63,348 \$64,163 \$61,443

Average HH Income: \$63,348 \$64,163 \$
Sourse: Claritas, Inc.

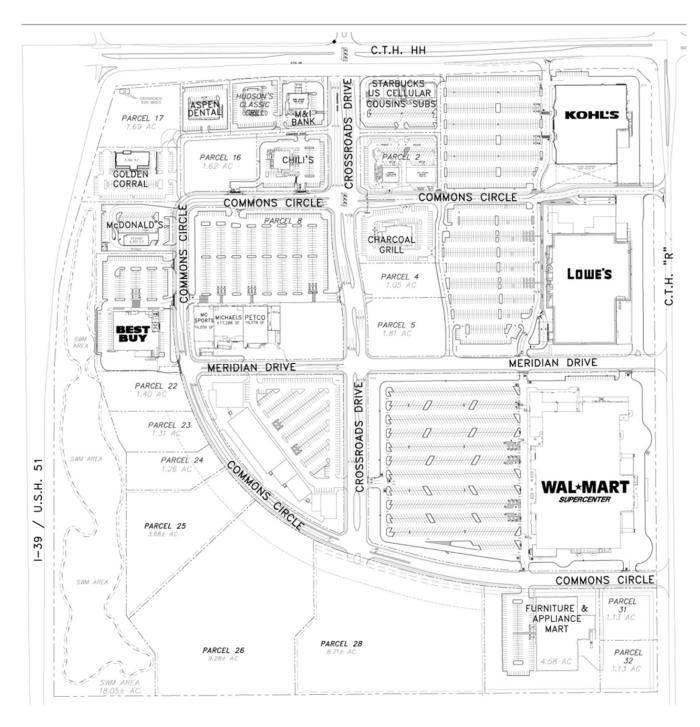
■ Projected Vehicle Trips at Completion

Weekday Average Trips: 28,096 Weekend Average Trips: +35,950

Source: EarthTech, Inc.



Crossroads Commons - Plover/ Stevens Point, WI



Available for Lease, Build-to-Suit, Ground Lease or Sale

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Crossroads Commons - Plover/ Stevens Point, WI

Site Pricing Schedule (1)

Parcel #	Acreage Size	SQ.FT.	Price/SF	<u>Price</u>
2	2.01			Available for lease or ground lease
3	1.95			Charcoal Grill
4	1.05	45,655		Available for lease or ground lease
5	1.81	78,926		Available for lease or ground lease
6	1.00			M&I Bank
7	1.59			Chilis Restaurant
8	4.0			Space available for lease on easterly lot
9 - 12	5.95	174,240		Space available for lease
13	1.06	259,182		Hudson's Classic Grill
15	1.03			Aspen Dental
16	1.63	71,003		Available for lease or ground lease
17	1.69	73,616		Available for lease or ground lease
18	1.88			Golden Corral
20	1.52			McDonald's
21	3.48			Best Buy
22	1.40	60,984		Available for lease or ground lease
23	1.31	57,064		Available for lease or ground lease
24	1.26	54,886		Available for lease or ground lease
25	1.56	67,954	\$8.00	\$543,632
26	2.79	121,532	\$7.00	\$850,724
27	9.13	387,248	\$6.50	\$2,517,112
28	3.45	150,282	\$6.50	\$976,833
29	4.76	207,345	\$6.50	\$1,347,742
30	4.58			Furniture & ApplianceMart
31	1.13	49,319	\$4.50	\$221,935
32	1.13	49,385	\$4.50	\$222,232

⁽¹⁾ Site boundaries are flexible and subject to modification to suit specific client requirements. Site Pricing as of 1/1/09. Pricing and availability is subject to change at any time without notice.

Land Available for Build-to-Suit, Ground Lease or Sale

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