



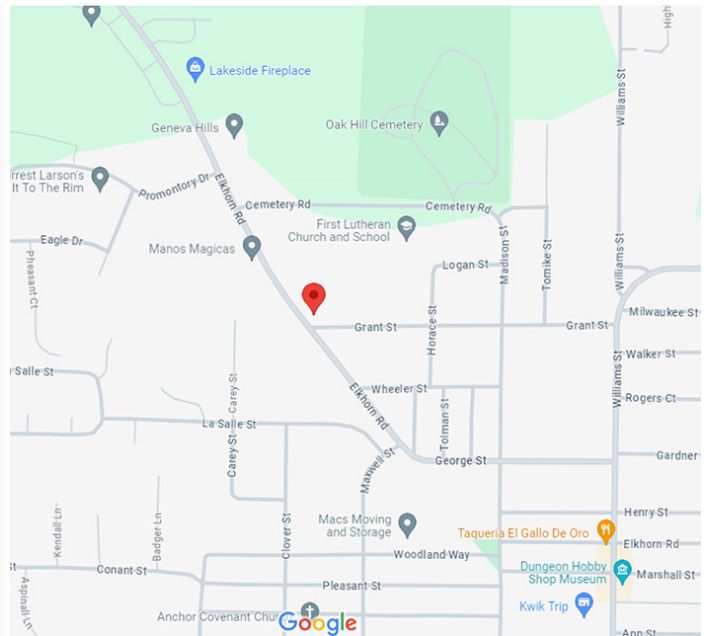
# FOR SALE OR LEASE

Freestanding Fuel Station with Convenience Store  
Lake Geneva, Wisconsin

1231 Grant Street, Lake Geneva, Wisconsin



- 3,400 sq. ft. building with tunnel car wash
- 0.71 acre corner parcel
- Three pump islands with two pumps each
- Three fuel storage tanks (2) 4,000 gallon and (1) 15,000 gallon tank
- Built in 2006 and remodeled in 2023
- Daily traffic counts of 10,019 vehicles daily
- Average household income of \$91,00 in a five-mile radius



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*



## FOR SALE OR LEASE

### Freestanding Fuel Station with Convenience Store Lake Geneva, Wisconsin

- Location:** 1231 Grant Street, Lake Geneva, Wisconsin
- Lot Size:** 0.71 acre corner parcel of Elkhorn Road and Grant Street (see attached plat).
- Building Description:** 3,400 square foot building with convenience store and tunnel car wash. The building was built in 2006, and remodelled in 2023. There are three pump islands with two pumps each.
- Fuel Storage:** Two (2) 4,000 gallon tanks and one (1) 15,000 gallon tank.
- Real Estate Taxes:** The current taxes are \$20,914.24
- Note Regarding Store Sales:** The owners of this property purchased it with a triple-net lease in place, and did not operate the station or convenience store. As a result, they don't have any convenience store or fuels sales numbers for this location.
- Building Maintenance Insurance:** As a triple-net lease, the tenant will be responsible for all building maintenance and repairs including roof and structure. Tenant will also be responsible for all fuel tank storage insurance and building structure and liability insurance.
- Rental Rate:** Subject to Offer
- Asking Price:** Subject to Offer
- Comment:** This property is a rare opportunity to operate in an area with very few fuel stations. This is the last station on the way to nearby Lake Como, and it is the only station on this side of Lake Geneva for returning travelers heading back to Illinois.

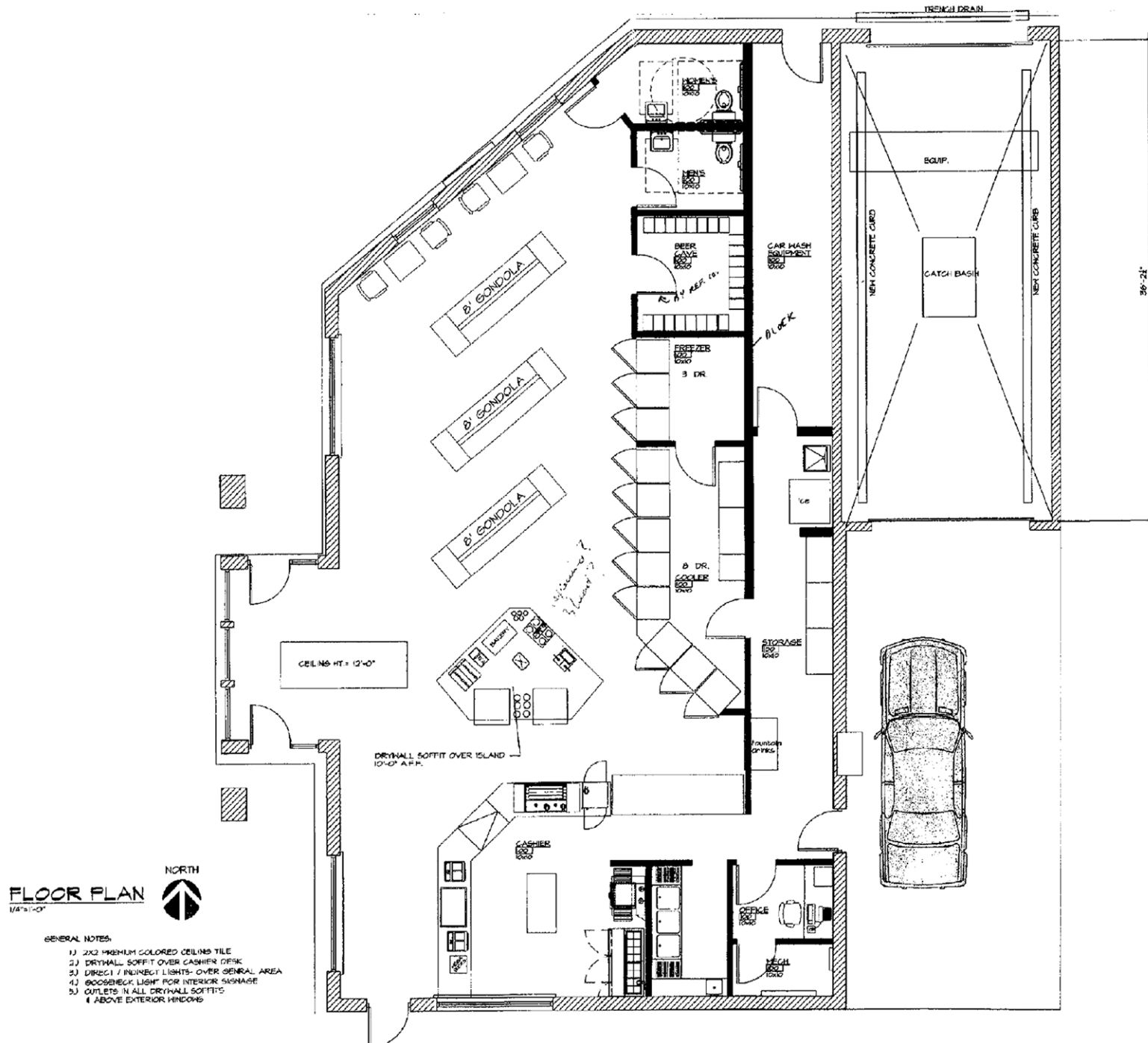
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**FLOOR PLAN**  
1/4" = 1'-0"

NORTH  
↑

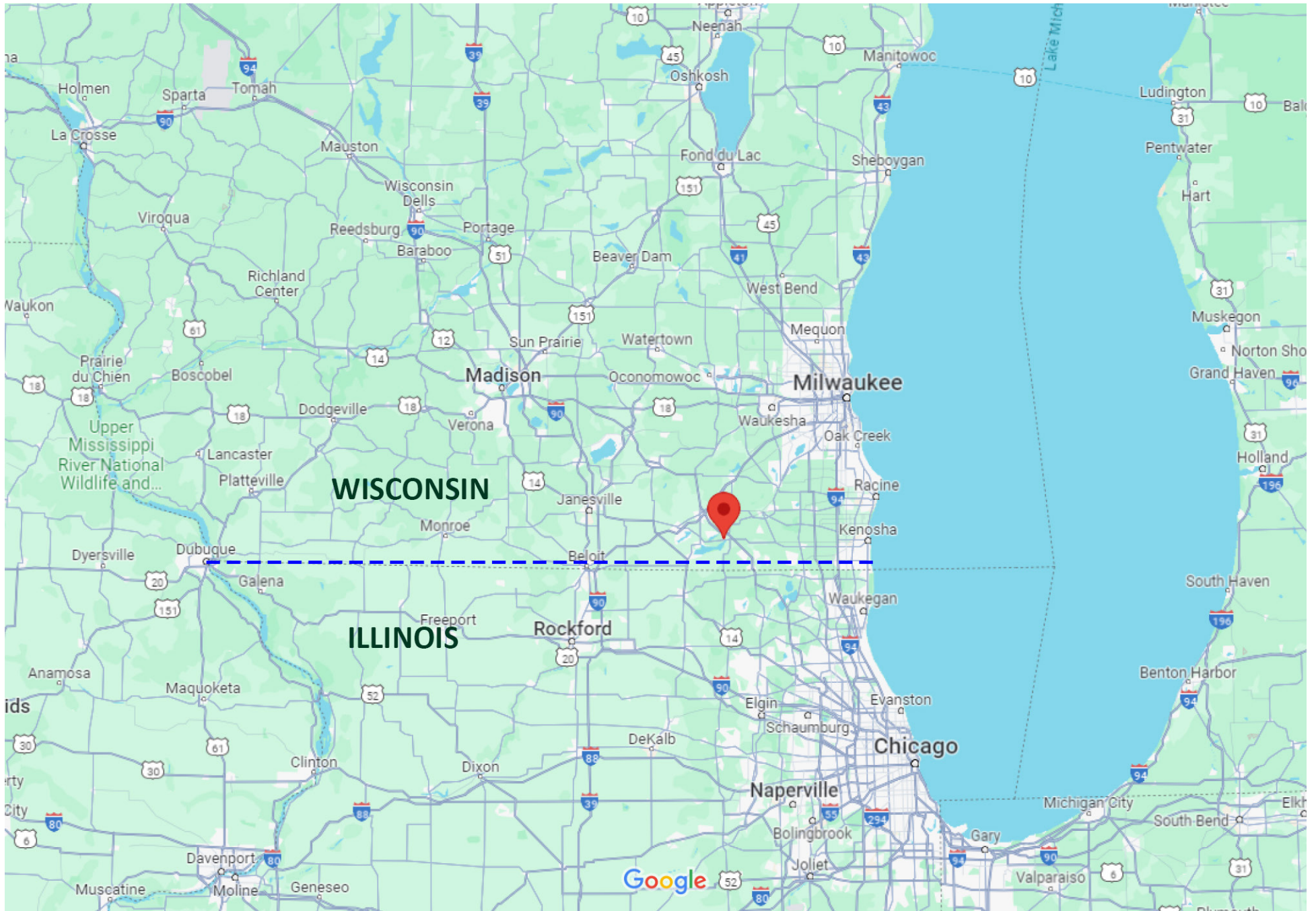
- GENERAL NOTES:
- 1) 2X2 PREMIUM COLORED CEILING TILE
  - 2) DRY-HALL SOFFIT OVER CASHIER DESK
  - 3) DIRECT / INDIRECT LIGHTS - OVER GENERAL AREA
  - 4) BOOSHECK LIGHT FOR INTERIOR SIGNAGE
  - 5) OUTLETS IN ALL DRY-HALL SOFFITS
  - 6 ABOVE EXTERIOR WINDOWS

# KETTERHAGEN CAR WASH









DEMOGRAPHICS			
POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	4,234	14,298	21,626
2028 Population (estimated)	4,312	14,884	22,720
Median Age	43.8	43.5	46.8
Bachelor's Degree	37%	31%	35%
2023 Households	1,773	5,880	8,998
2028 Households (estimated)	1,807	6,124	9,469
Average Household Income	\$76,399	\$79,026	\$91,782

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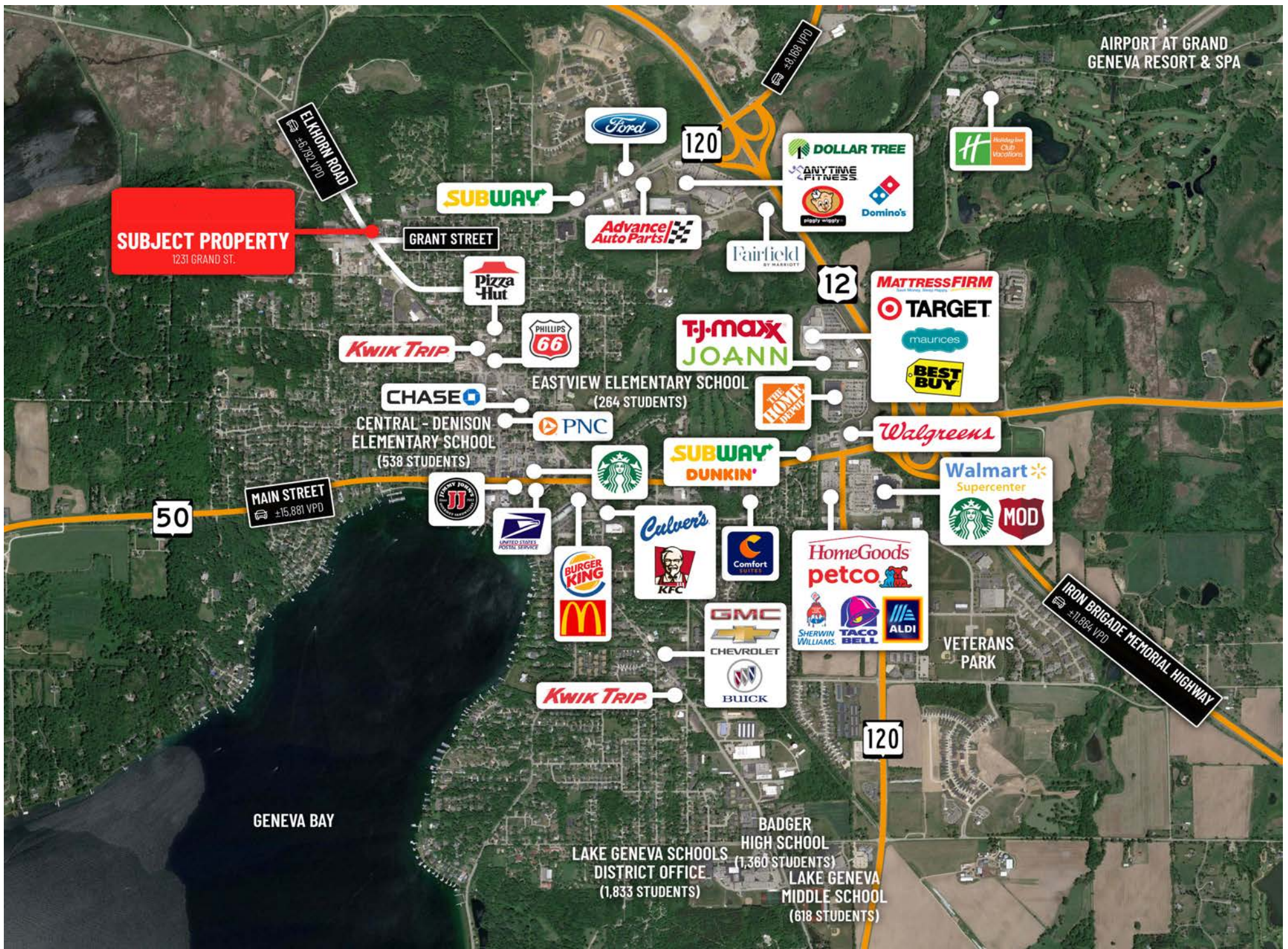
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AIRPORT AT GRAND  
GENEVA RESORT & SPA

**SUBJECT PROPERTY**  
1231 GRAND ST.



GENEVA BAY

LAKE GENEVA SCHOOLS  
DISTRICT OFFICE  
(1,833 STUDENTS)

BADGER  
HIGH SCHOOL  
(1,360 STUDENTS)

LAKE GENEVA  
MIDDLE SCHOOL  
(618 STUDENTS)



