



FORMER BAY AREA MEDICAL CENTER AVAILABLE FOR SALE

3100 Shore Drive | Marinette, WI 54143

Jack Price

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Mike Keane

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Property Overview

OVERVIEW

3100 Shore Drive | Marinette, WI 54143

ECONOMICS

SALE PRICE: Contact Broker for Details

USE RESTRICTIONS: List available upon request

SQUARE FOOTAGE

300,395 SF

BUILDING OVERVIEW

YEAR BUILT Original Hospital was built in 1939 with additions in 1964, 1967, 1970, 1990, 2000, and 2004. Most of the square footage is from 1990 or newer.

SITE INFORMATION

| | |
|-------------------|----------------------------|
| LOT SIZE | 20.28 Acres |
| ZONING | I-1 Institutional District |
| PARKING | 700 Stalls (Approximately) |
| TOPOGRAPHY | Level |

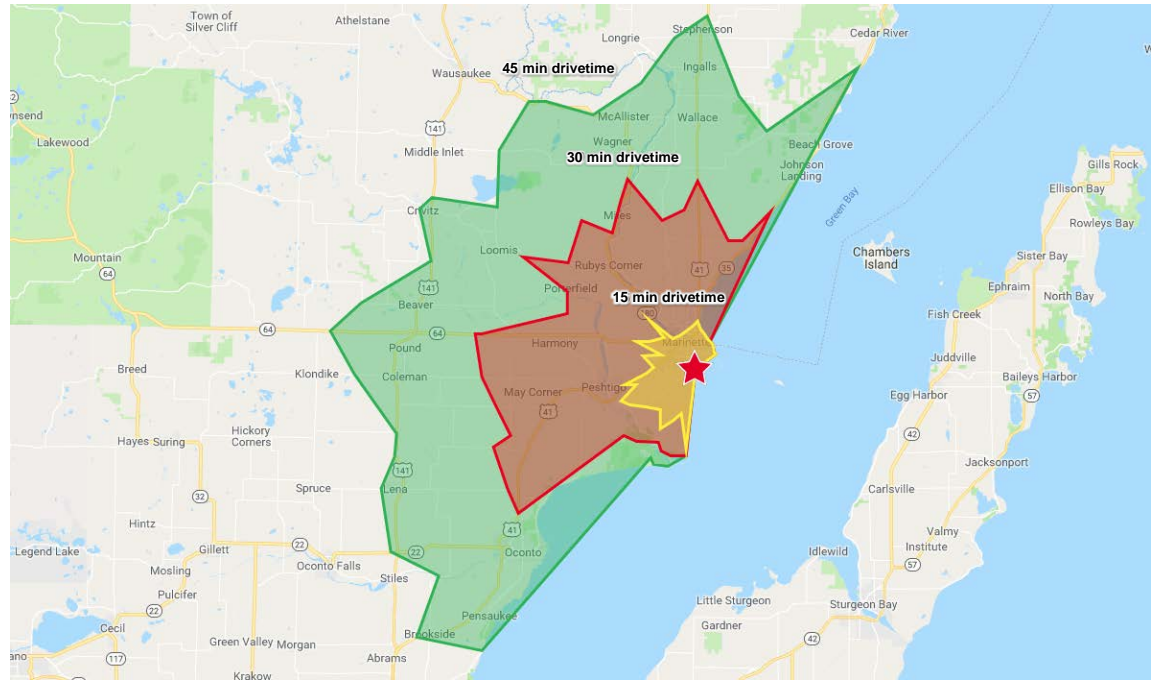
HIGHLIGHTS

Building and mechanicals maintained at high medical standards; inside & out

Secluded & serene setting along Lake Michigan

Within close proximity to shopping, parks, Marinette High School, the new Marinette Community REC Center, UW Green Bay - Marinette Campus, Northeast Wisconsin Technical College, and the new Aurora Bay Area Medical Center

Ample parking and excess acreage



DEMOGRAPHICS

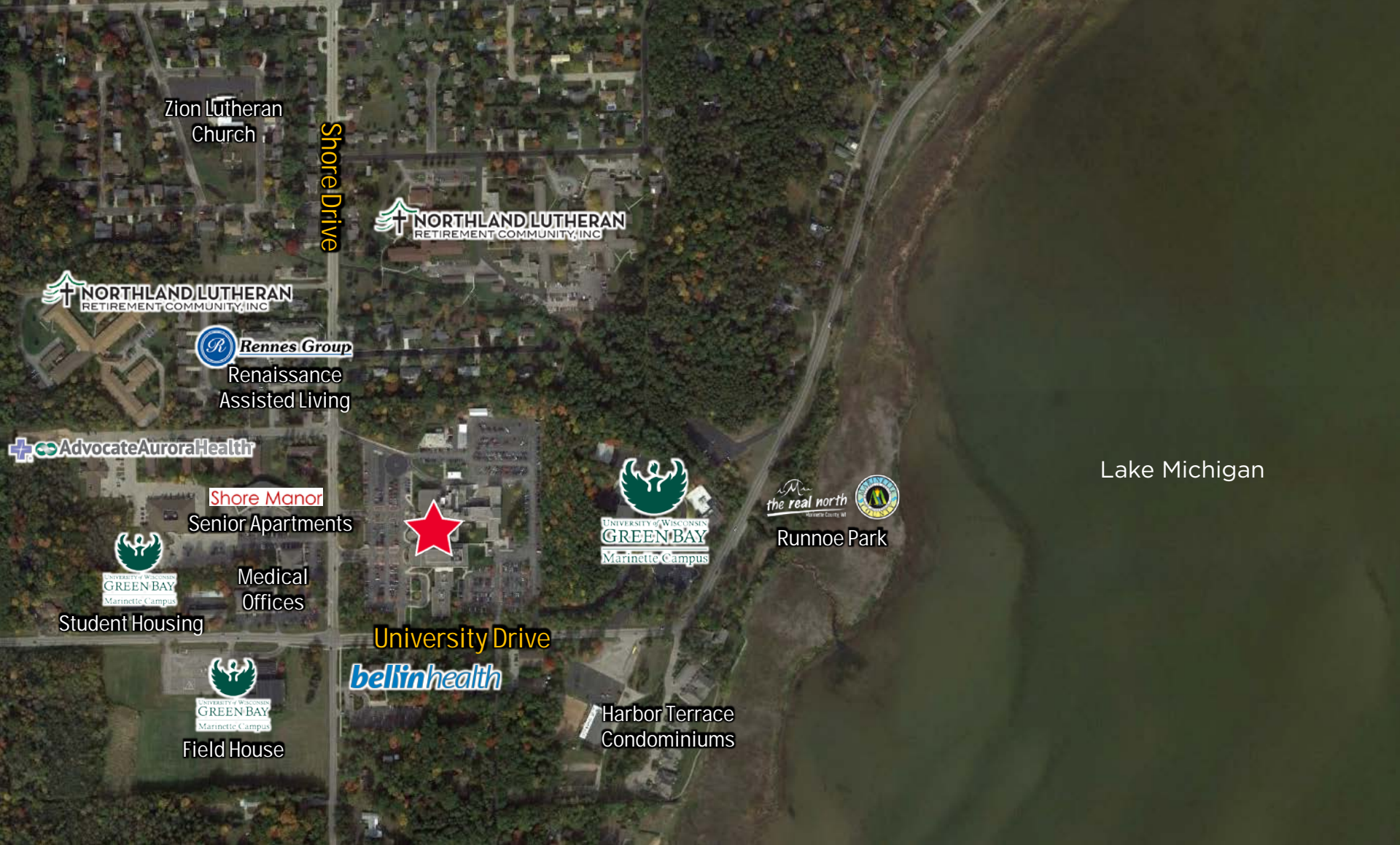
| POPULATION | 15 Minute Drivetime | 30 Minute Drivetime | 45 Minute Drivetime |
|-----------------------------|----------------------------|----------------------------|----------------------------|
| ESTIMATED POPULATION (2019) | 15,218 | 31,676 | 49,123 |
| MEDIAN AGE | 43.6 | 45.1 | 45.4 |

HOUSEHOLDS

| | | | |
|------------------------------------|----------|----------|----------|
| ESTIMATED HOUSEHOLDS (2019) | 7,386 | 15,066 | 22,932 |
| ESTIMATED AVERAGE HOUSEHOLD INCOME | \$63,006 | \$66,319 | \$66,579 |

TRAFFIC COUNTS

| | VPD |
|------------------|------------|
| SHORE DRIVE | 4,100 |
| UNIVERSITY DRIVE | 4,600 |
| CLEVELAND AVENUE | 6,400 |
| HIGHWAY 41 | 17,800 |



Zion Lutheran Church

Shore Drive

NORTHLAND LUTHERAN RETIREMENT COMMUNITY, INC

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Rennes Group Renaissance Assisted Living

Advocate Aurora Health

Shore Manor Senior Apartments

UNIVERSITY OF WISCONSIN GREEN BAY Marinette Campus

Medical Offices

Student Housing

University Drive

bellinhealth

UNIVERSITY OF WISCONSIN GREEN BAY Marinette Campus Field House

Harbor Terrace Condominiums

UNIVERSITY OF WISCONSIN GREEN BAY Marinette Campus

the real north Runnoe Park

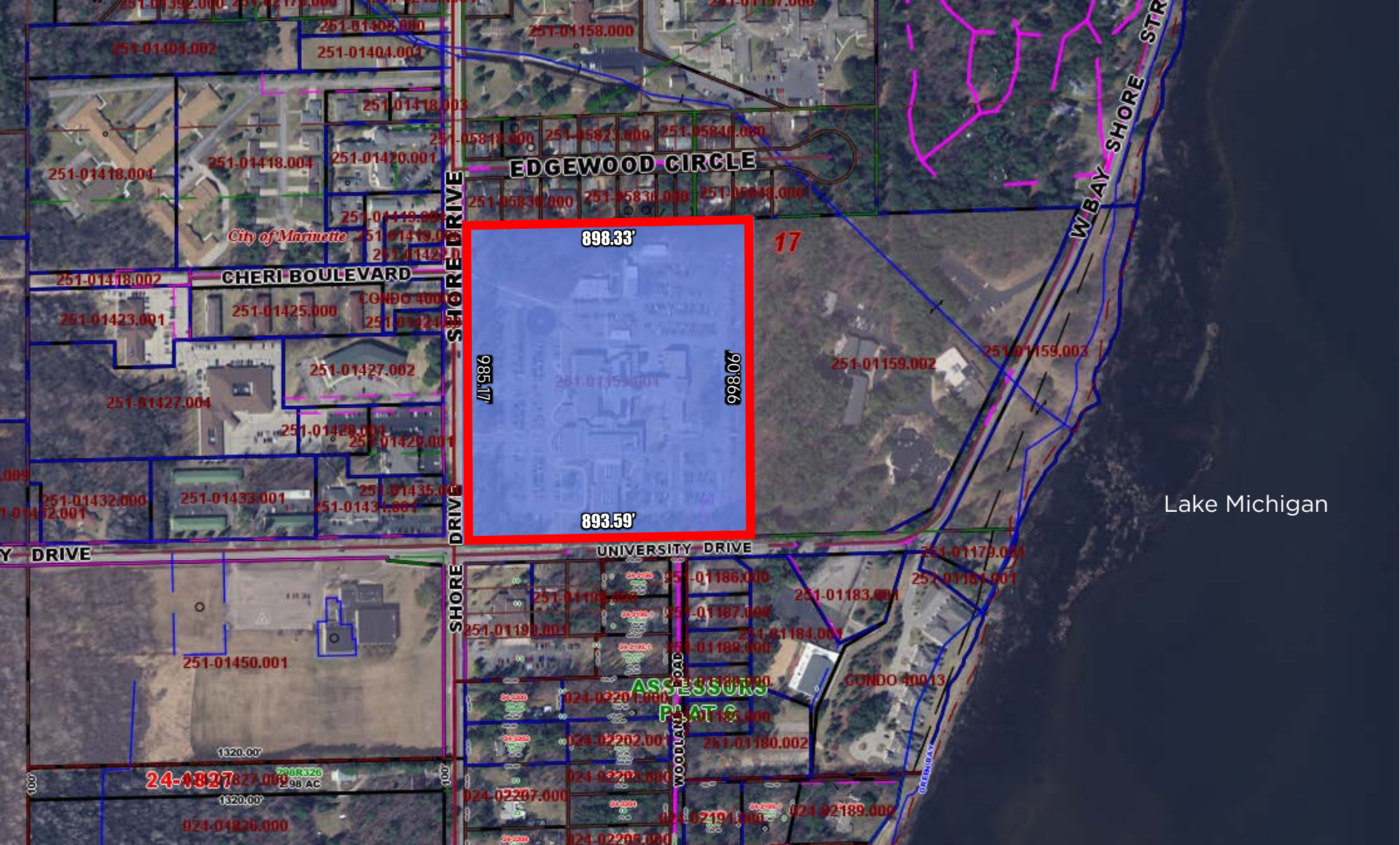
Lake Michigan

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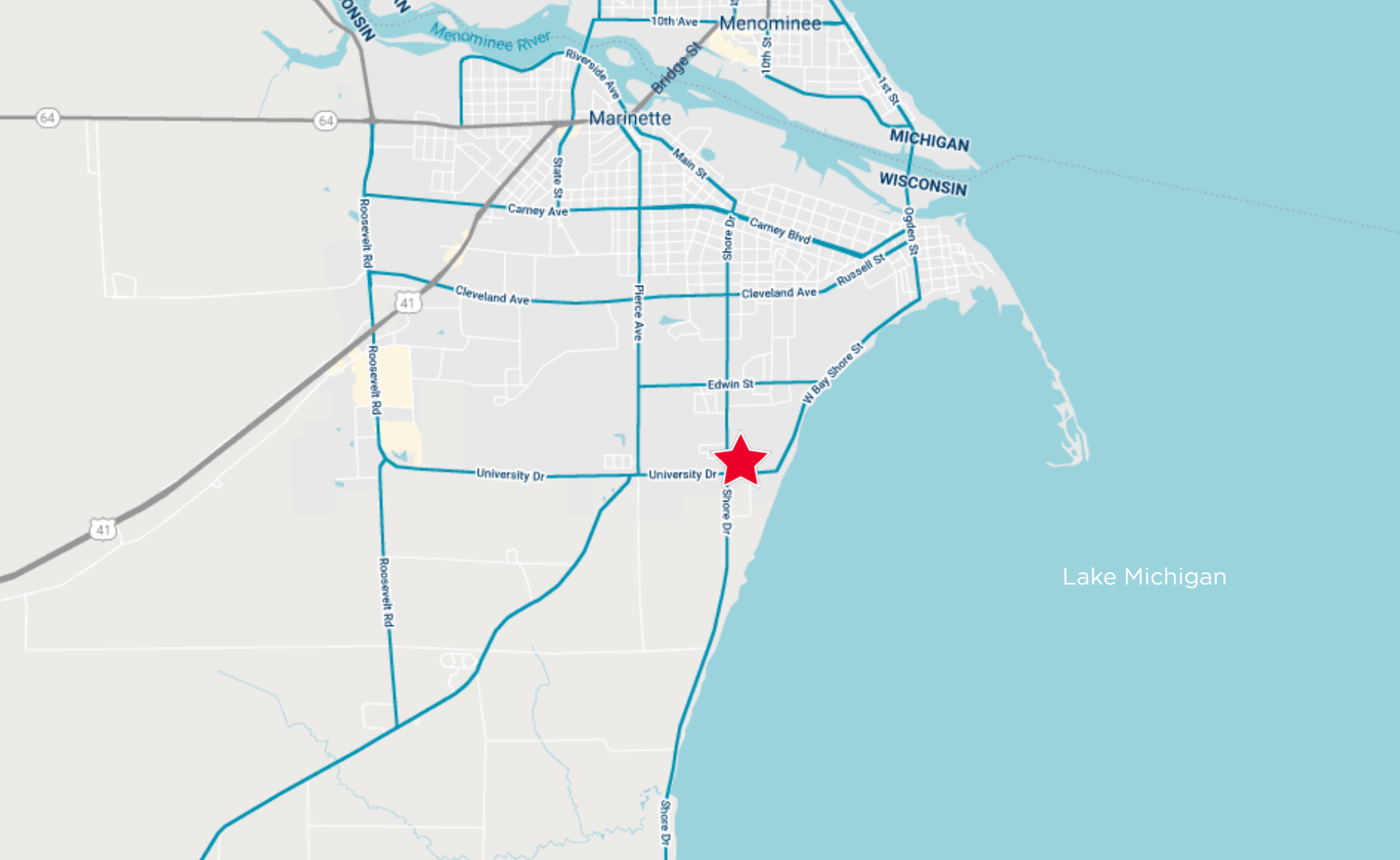


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Marinette Market Overview

Marinette County is located in the northeast corner of Wisconsin on the Bay of Green Bay and the Menominee River. Travel time to the largest metropolitan market, the City of Green Bay, WI is approximately 1 hour. Marinette has a deep-water port on the Menominee River and enjoys a well-established rail system. Marinette County boasts a diversified economy including an established business and industrial community. The largest industries consist of: manufacturing (shipbuilding & defense contractors), healthcare, logistics, forestry and wood products, and tourism. **Recently, Governor Tony Evers committed \$31 million in state funding to Marinette Marine for a shipyard expansion.** This expansion will help Marinette Marine keep the workforce, (1,500 employees with an addition of 400 full-time positions) and provides confidence as competition for a \$10 billion federal shipbuilding contract they are hoping to be awarded.



The twin cities of Marinette, Wisconsin and Menominee, Michigan were among the final ten (narrowed down from over 12,000 nominated towns nationwide) in the running to appear on the show Small Business Revolution. In February, 2019 the two cities learned that they didn't make the cut to win the ultimate prize, but many in the community felt proud for making it thorough to that stage, and had great optimism that the unification of the two cities would create positive momentum, and economic benefit moving forward.

The City of Marinette is the largest municipality (urban center) in Marinette County, with a population of 10,607 people (2018 estimated population). Menomonee, MI, across the Menominee River, has a population of 8,148 (2018 estimated population), creating a total market population of roughly 19,000 people between the two municipalities. A statistical market size of 29,116 includes the population within 10 miles.

Redevelopment / Adaptive Reuse

Advocate Aurora recently opened a new hospital 1-mile west at 3003 University Drive, making this campus obsolete for future use as a hospital. This unique property presents many opportunities to a potential investor/developer to redevelop this quality, well-maintained site into a more appropriate use for the market. Potential redevelopment opportunities for the property include, but are not limited to:

- **Senior Housing**
- **Office**
- **Institutional/Educational**
- **Municipal Uses**

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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 customer

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 provide 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 (1) 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 you 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

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 THE 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.