

HIGH TRAFFIC END CAP AVAILABLE FOR LEASE



TRANSWESTERN

REAL ESTATE
SERVICES

1300 WEST LINCOLN AVENUE

MILWAUKEE, WI 53215



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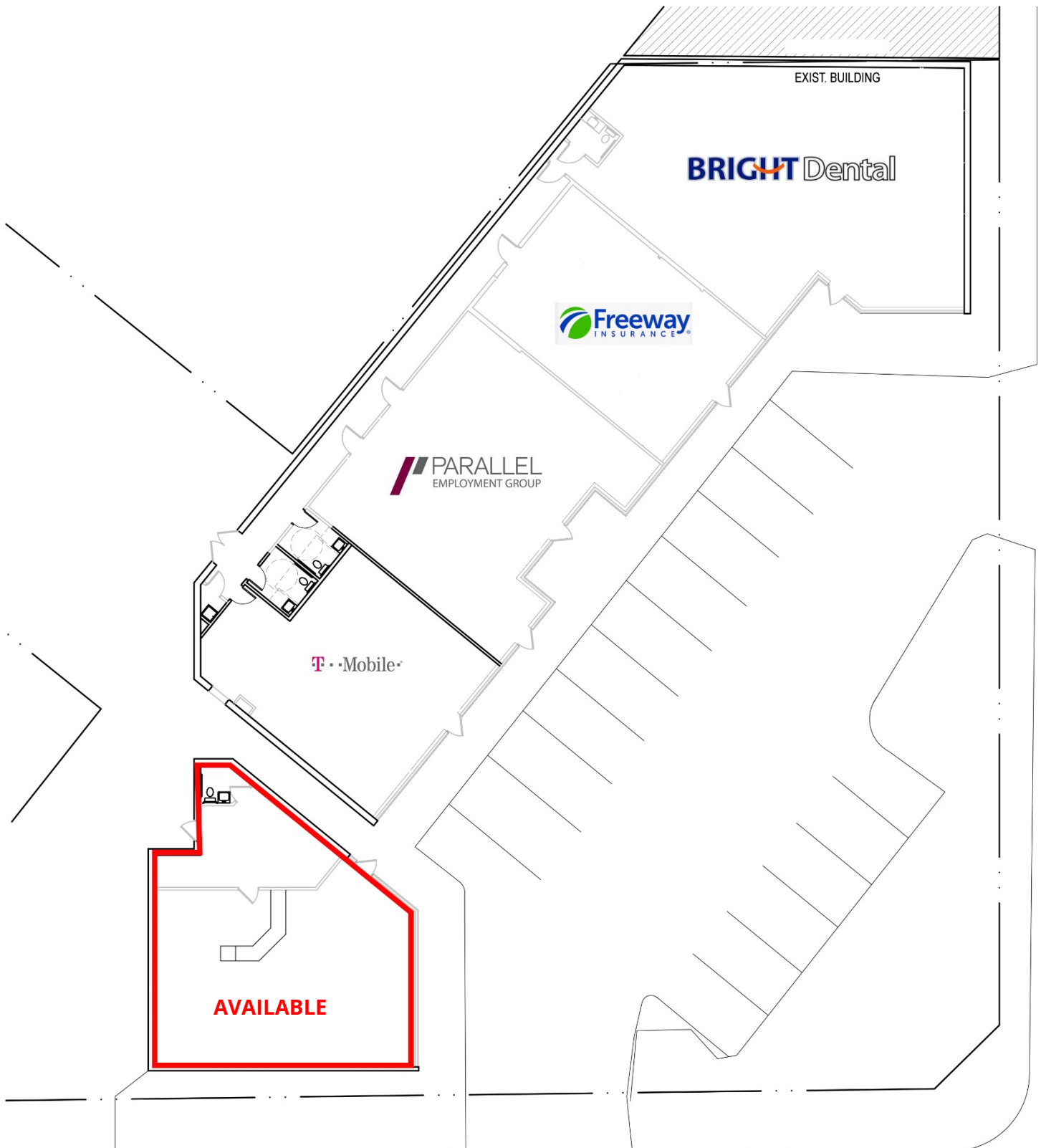
GENERAL INFORMATION

1300 West Lincoln Ave is a 8,350 SF neighborhood center in the heart of Lincoln Avenue's bustling retail & entertainment corridor. The center offers the best onsite parking in the area and great visibility and accessibility from S. 13th Street, W. Lincoln Avenue and Windlake Ave. The center provides strong traffic counts and is situated along the MCTS bus line within one of Milwaukee's most densely populated areas.

Available Retail Space	AVAILABLE FOR THE FIRST TIME IN NEARLY 30 YEARS! This prominent endcap in a rock-solid neighborhood center offers truly unmatched visibility (see pictures for available signs) and customer convenience in a thriving populous marketplace
Year Built/Renovated	1988/2015 and ongoing
Available SF	1,673 SF
Total Center SF	8,350 SF
Lease Rate (NNN)	\$27.00/SF
Additional Expenses (CAM, RET & INS)	Est. \$8.97 SF
Minimum Lease Term	60 Months
Tenant Improvements	Negotiable
Utilities	Water: Included Gas/Electric: Separately metered paid by Tenant
Zoning	Commercial - LB2
Parking	36 onsite spaces (4.4 spaces per 1,000 SF)
Traffic Counts	Lincoln Ave: 14,000 13 th Street: 4,900 Windlake Ave 9,600
Demographics	1 Mile: 42,614 people - Average HHI - \$31,500 3 Mile: 191,231 people - Average HHI - \$41,000
Co-tenants	T-Mobile Parallel Staffing Freeway Insurance Bright Dental

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness. Prospective lessees must verify any information important to their business requirements.

SITE PLAN



SURVEY

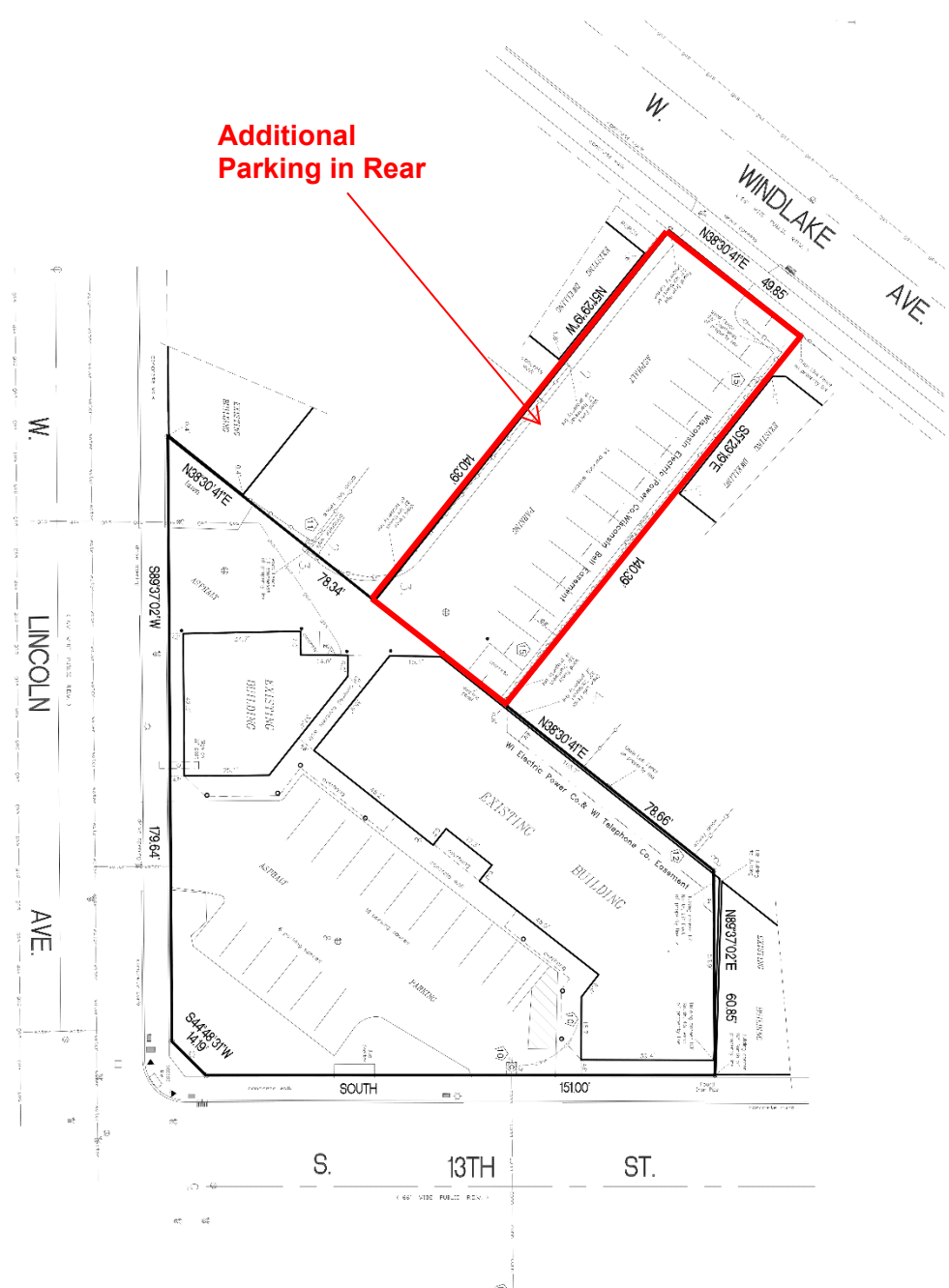


PHOTO GALLERY



PHOTO GALLERY



Entry to Southeast



Entry to Southwest

PHOTO GALLERY

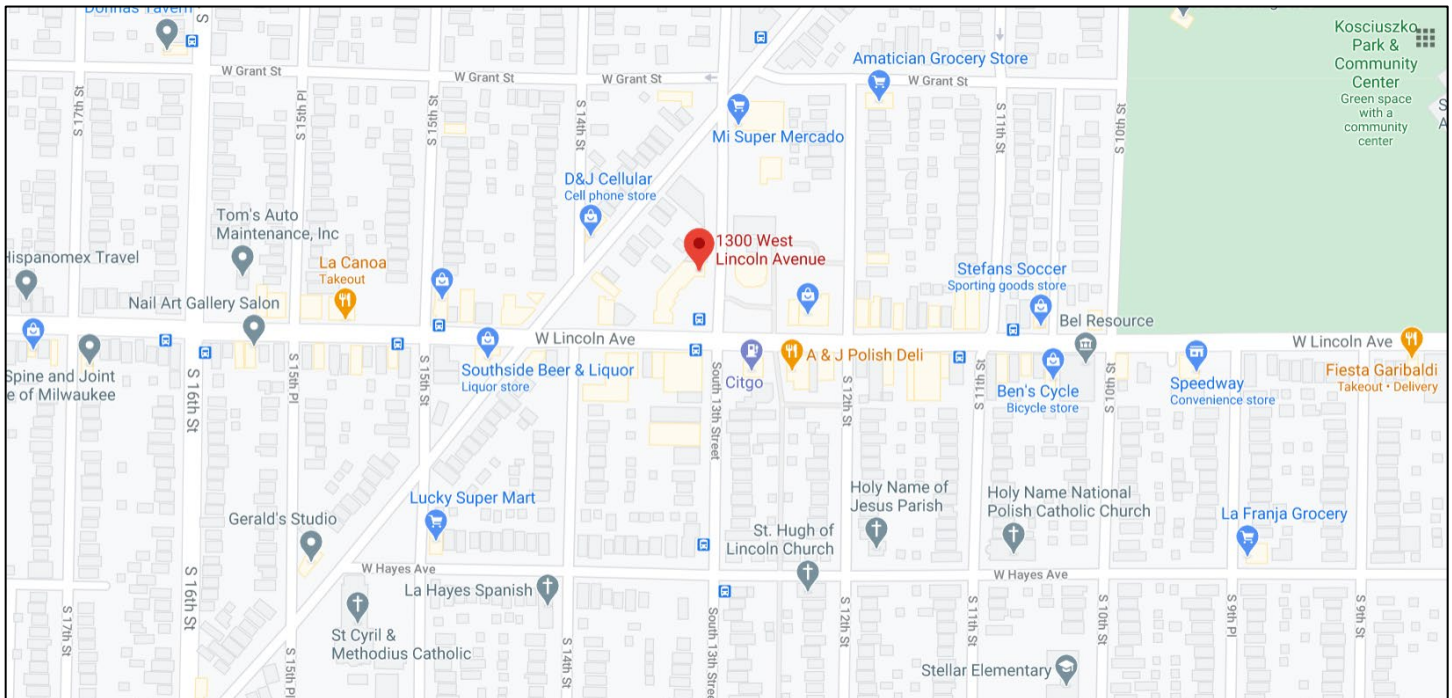
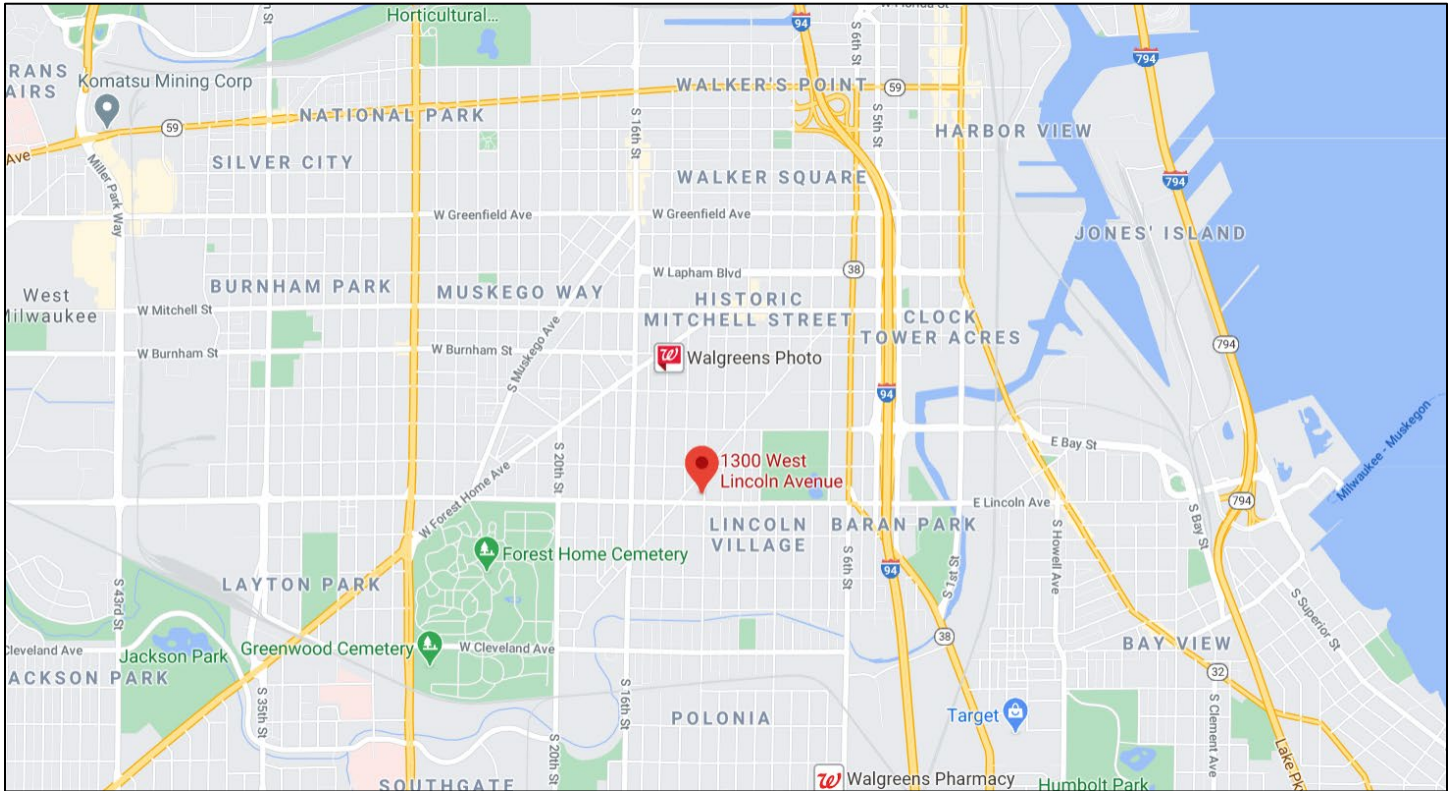


Southeast Corner to Northeast Corner



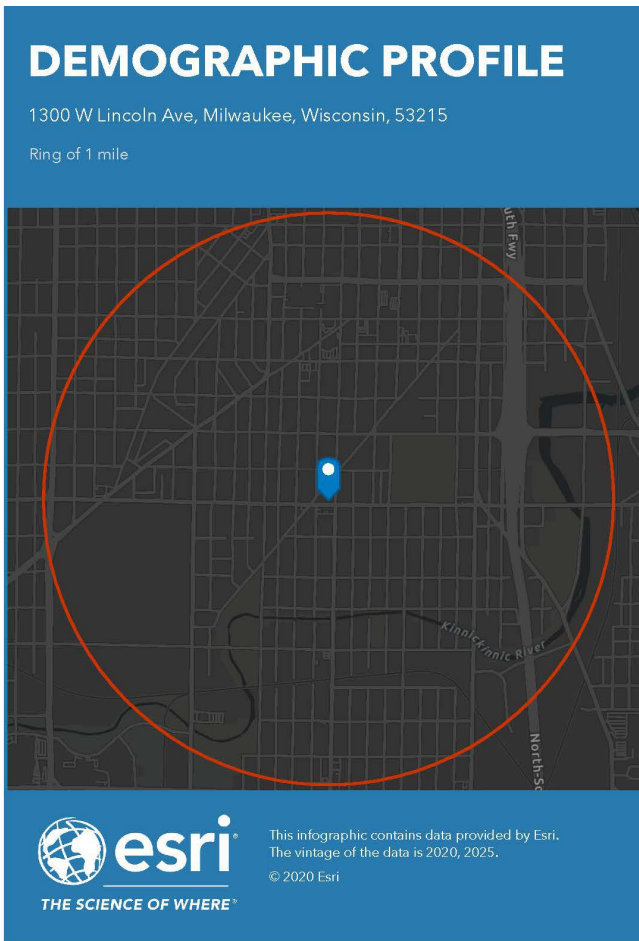
Storeroom

LOCATION MAPS

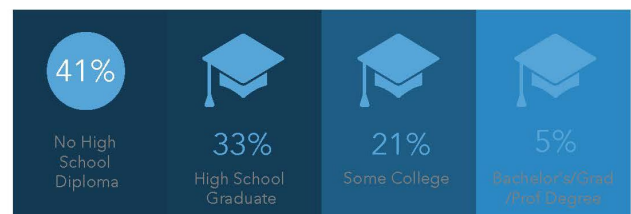


1300 WEST LINCOLN AVENUE
MILWAUKEE, WI

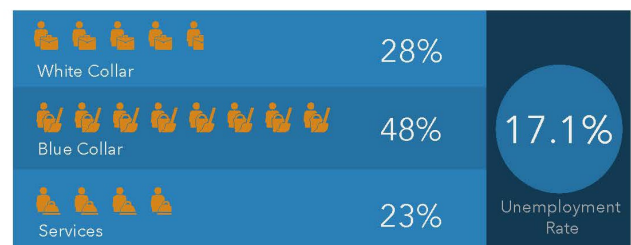
DEMOGRAPHICS – 1 MILE



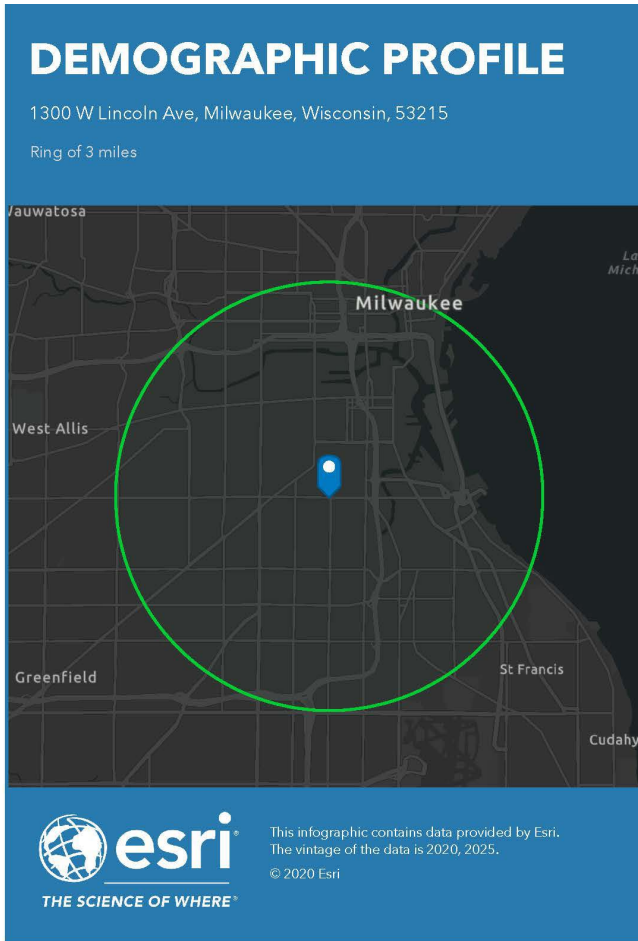
EDUCATION



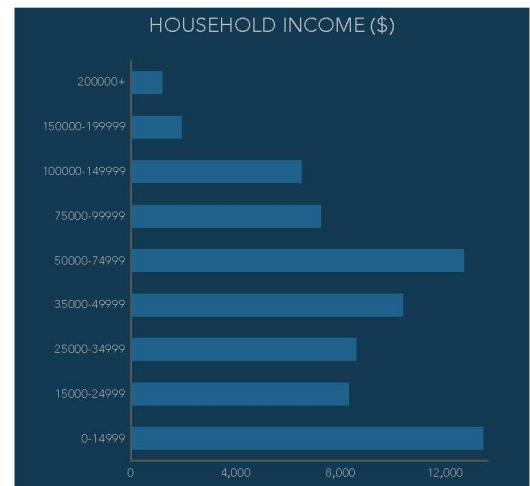
EMPLOYMENT



DEMOGRAPHICS – 3 MILES



INCOME



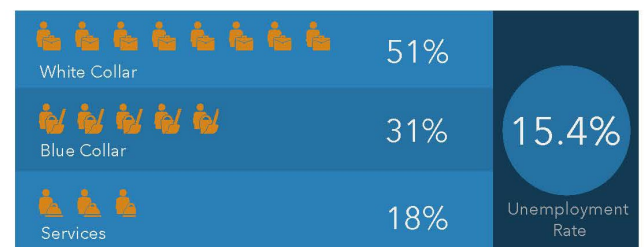
KEY FACTS



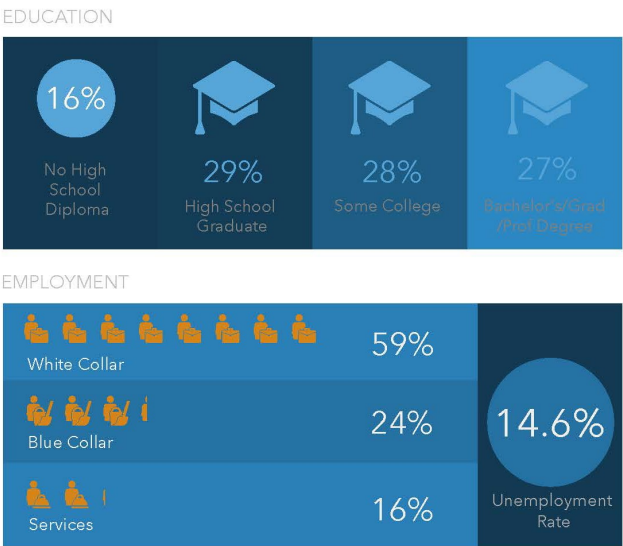
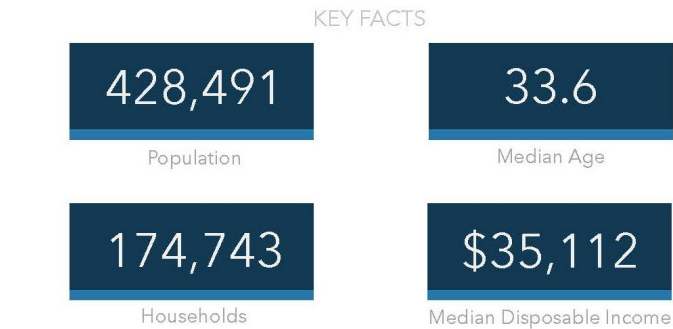
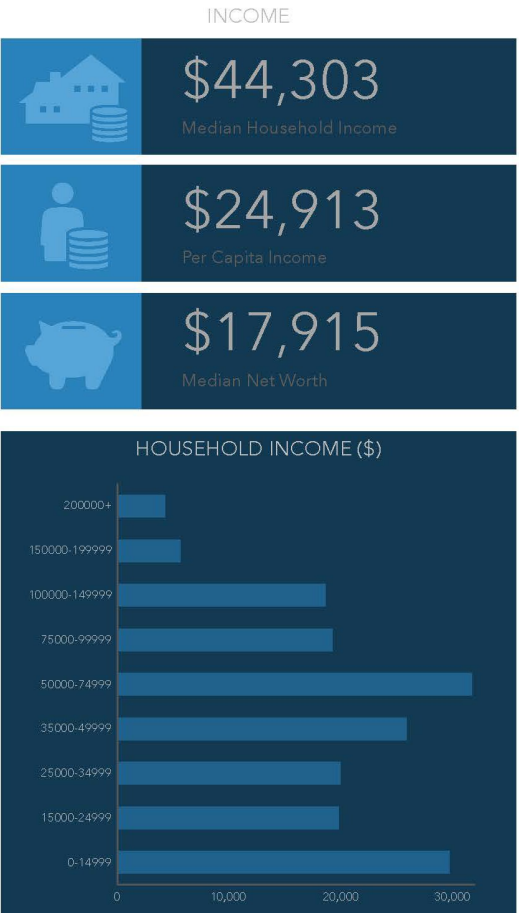
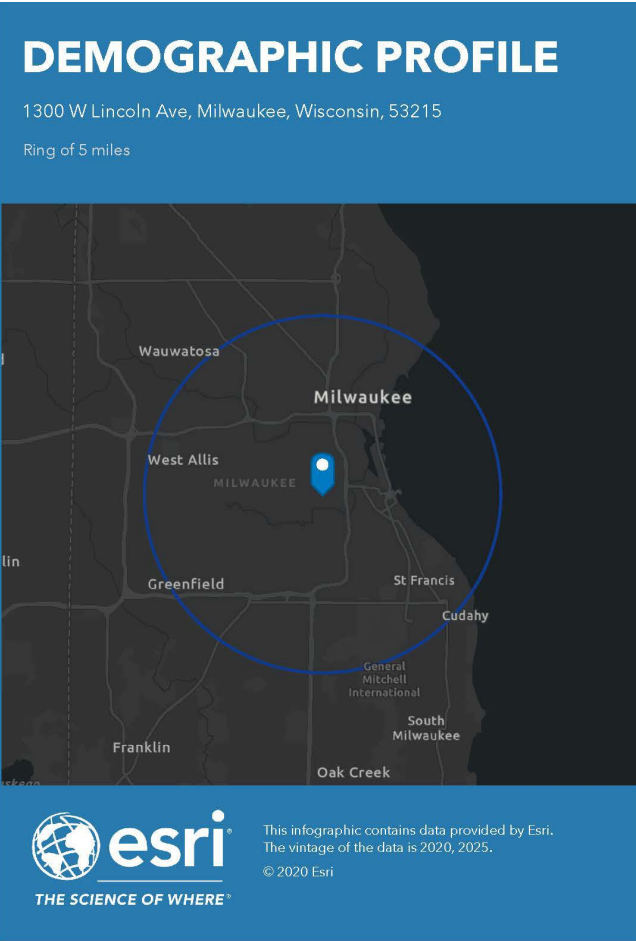
EDUCATION



EMPLOYMENT



DEMOGRAPHICS – 5 MILES



BUSINESS SUMMARY



Business Summary

1300 W Lincoln Ave, Milwaukee, Wisconsin, 53215
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.00318
Longitude: -87.92894

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		598		6,929		13,334						
Total Employees:		5,001		128,459		224,329						
Total Residential Population:		42,614		191,231		428,491						
Employee/Residential Population Ratio (per 100 Residents)		12		67		52						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	7	1.2%	22	0.4%	54	0.8%	489	0.4%	141	1.1%	1,164	0.5%
Construction	16	2.7%	142	2.8%	205	3.0%	2,024	1.6%	471	3.5%	3,845	1.7%
Manufacturing	17	2.8%	356	7.1%	268	3.9%	12,285	9.6%	485	3.6%	22,259	9.9%
Transportation	15	2.5%	86	1.7%	147	2.1%	2,306	1.8%	342	2.6%	12,645	5.6%
Communication	15	2.5%	53	1.1%	77	1.1%	936	0.7%	137	1.0%	1,819	0.8%
Utility	1	0.2%	3	0.1%	24	0.3%	2,211	1.7%	28	0.2%	2,480	1.1%
Wholesale Trade	7	1.2%	36	0.7%	159	2.3%	2,564	2.0%	306	2.3%	4,639	2.1%
Retail Trade Summary	188	31.4%	1,222	24.4%	1,480	21.4%	19,574	15.2%	2,879	21.6%	37,022	16.5%
Home Improvement	2	0.3%	8	0.2%	36	0.5%	527	0.4%	78	0.6%	919	0.4%
General Merchandise Stores	6	1.0%	64	1.3%	41	0.6%	1,586	1.2%	72	0.5%	1,898	0.8%
Food Stores	30	5.0%	194	3.9%	155	2.2%	2,652	2.1%	328	2.5%	5,434	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	21	3.5%	105	2.1%	131	1.9%	1,205	0.9%	279	2.1%	2,963	1.3%
Apparel & Accessory Stores	14	2.3%	37	0.7%	74	1.1%	366	0.3%	125	0.9%	661	0.3%
Furniture & Home Furnishings	9	1.5%	34	0.7%	77	1.1%	788	0.6%	159	1.2%	1,475	0.7%
Eating & Drinking Places	55	9.2%	502	10.0%	615	8.9%	9,368	7.3%	1,128	8.5%	17,577	7.8%
Miscellaneous Retail	50	8.4%	278	5.6%	350	5.1%	3,082	2.4%	709	5.3%	6,095	2.7%
Finance, Insurance, Real Estate Summary	33	5.5%	240	4.8%	715	10.3%	18,968	14.8%	1,283	9.6%	25,709	11.5%
Banks, Savings & Lending Institutions	10	1.7%	82	1.6%	111	1.6%	4,516	3.5%	188	1.4%	5,259	2.3%
Securities Brokers	5	0.8%	18	0.4%	143	2.1%	4,322	3.4%	202	1.5%	4,942	2.2%
Insurance Carriers & Agents	4	0.7%	11	0.2%	91	1.3%	3,806	3.0%	171	1.3%	6,675	3.0%
Real Estate, Holding, Other Investment Offices	14	2.3%	129	2.6%	371	5.4%	6,324	4.9%	723	5.4%	8,833	3.9%
Services Summary	248	41.5%	2,494	49.9%	2,863	41.3%	58,822	45.8%	5,551	41.6%	99,580	44.4%
Hotels & Lodging	1	0.2%	2	0.0%	53	0.8%	2,421	1.9%	88	0.7%	3,254	1.5%
Automotive Services	24	4.0%	60	1.2%	162	2.3%	860	0.7%	331	2.5%	1,904	0.8%
Motion Pictures & Amusements	14	2.3%	51	1.0%	200	2.9%	5,724	4.5%	374	2.8%	7,236	3.2%
Health Services	25	4.2%	454	9.1%	383	5.5%	16,111	12.5%	754	5.7%	27,332	12.2%
Legal Services	4	0.7%	15	0.3%	294	4.2%	4,683	3.6%	377	2.8%	5,389	2.4%
Education Institutions & Libraries	21	3.5%	1,049	21.0%	179	2.6%	8,245	6.4%	355	2.7%	15,418	6.9%
Other Services	158	26.4%	863	17.3%	1,591	23.0%	20,778	16.2%	3,273	24.5%	39,046	17.4%
Government	5	0.8%	334	6.7%	225	3.2%	8,125	6.3%	340	2.5%	12,799	5.7%
Unclassified Establishments	48	8.0%	15	0.3%	712	10.3%	157	0.1%	1,371	10.3%	369	0.2%
Totals	598	100.0%	5,001	100.0%	6,929	100.0%	128,459	100.0%	13,334	100.0%	224,329	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

December 02, 2020

BUSINESS SUMMARY - continued



Business Summary

1300 W Lincoln Ave, Milwaukee, Wisconsin, 53215
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.00318
Longitude: -87.92894

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.2%	1	0.0%	10	0.1%	156	0.1%	16	0.1%	189	0.1%
Mining	1	0.2%	1	0.0%	6	0.1%	16	0.0%	10	0.1%	35	0.0%
Utilities	1	0.2%	3	0.1%	14	0.2%	2,100	1.6%	17	0.1%	2,363	1.1%
Construction	20	3.3%	191	3.8%	241	3.5%	2,359	1.8%	535	4.0%	4,427	2.0%
Manufacturing	20	3.3%	367	7.3%	270	3.9%	12,088	9.4%	503	3.8%	22,127	9.9%
Wholesale Trade	7	1.2%	36	0.7%	153	2.2%	2,516	2.0%	295	2.2%	4,542	2.0%
Retail Trade	129	21.6%	696	13.9%	839	12.1%	9,946	7.7%	1,695	12.7%	18,945	8.4%
Motor Vehicle & Parts Dealers	15	2.5%	84	1.7%	89	1.3%	1,043	0.8%	172	1.3%	2,596	1.2%
Furniture & Home Furnishings Stores	7	1.2%	25	0.5%	38	0.5%	339	0.3%	76	0.6%	691	0.3%
Electronics & Appliance Stores	4	0.7%	14	0.3%	32	0.5%	418	0.3%	71	0.5%	717	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	2	0.3%	8	0.2%	38	0.5%	737	0.6%	80	0.6%	1,129	0.5%
Food & Beverage Stores	34	5.7%	196	3.9%	158	2.3%	2,257	1.8%	325	2.4%	4,743	2.1%
Health & Personal Care Stores	8	1.3%	76	1.5%	70	1.0%	774	0.6%	149	1.1%	1,911	0.9%
Gasoline Stations	6	1.0%	21	0.4%	43	0.6%	161	0.1%	106	0.8%	367	0.2%
Clothing & Clothing Accessories Stores	17	2.8%	45	0.9%	100	1.4%	435	0.3%	167	1.3%	787	0.4%
Sport Goods, Hobby, Book, & Music Stores	4	0.7%	23	0.5%	46	0.7%	298	0.2%	101	0.8%	1,148	0.5%
General Merchandise Stores	6	1.0%	64	1.3%	41	0.6%	1,586	1.2%	72	0.5%	1,898	0.8%
Miscellaneous Store Retailers	20	3.3%	132	2.6%	127	1.8%	1,210	0.9%	269	2.0%	2,106	0.9%
Nonstore Retailers	6	1.0%	8	0.2%	58	0.8%	687	0.5%	106	0.8%	853	0.4%
Transportation & Warehousing	10	1.7%	68	1.4%	113	1.6%	2,053	1.6%	282	2.1%	11,950	5.3%
Information	19	3.2%	87	1.7%	187	2.7%	4,035	3.1%	311	2.3%	5,656	2.5%
Finance & Insurance	19	3.2%	111	2.2%	355	5.1%	12,699	9.9%	575	4.3%	16,942	7.6%
Central Bank/Credit Intermediation & Related Activities	10	1.7%	82	1.6%	109	1.6%	4,492	3.5%	187	1.4%	5,238	2.3%
Securities, Commodity Contracts & Other Financial	5	0.8%	18	0.4%	156	2.3%	4,401	3.4%	217	1.6%	5,030	2.2%
Insurance Carriers & Related Activities; Funds, Trusts &	4	0.7%	11	0.2%	91	1.3%	3,806	3.0%	171	1.3%	6,675	3.0%
Real Estate, Rental & Leasing	18	3.0%	58	1.2%	360	5.2%	2,961	2.3%	736	5.5%	5,778	2.6%
Professional, Scientific & Tech Services	31	5.2%	173	3.5%	823	11.9%	12,268	9.6%	1,283	9.6%	16,867	7.5%
Legal Services	4	0.7%	15	0.3%	301	4.3%	4,769	3.7%	393	2.9%	5,542	2.5%
Management of Companies & Enterprises	2	0.3%	52	1.0%	22	0.3%	3,216	2.5%	40	0.3%	3,285	1.5%
Administrative & Support & Waste Management & Remediation	32	5.4%	149	3.0%	229	3.3%	3,429	2.7%	447	3.4%	6,820	3.0%
Educational Services	21	3.5%	1,035	20.7%	185	2.7%	7,904	6.2%	376	2.8%	15,057	6.7%
Health Care & Social Assistance	50	8.4%	711	14.2%	569	8.2%	20,092	15.6%	1,197	9.0%	36,500	16.3%
Arts, Entertainment & Recreation	9	1.5%	46	0.9%	166	2.4%	4,463	3.5%	301	2.3%	5,947	2.7%
Accommodation & Food Services	56	9.4%	504	10.1%	676	9.8%	11,878	9.2%	1,231	9.2%	20,986	9.4%
Accommodation	1	0.2%	2	0.0%	53	0.8%	2,421	1.9%	88	0.7%	3,254	1.5%
Food Services & Drinking Places	55	9.2%	502	10.0%	623	9.0%	9,458	7.4%	1,144	8.6%	17,732	7.9%
Other Services (except Public Administration)	100	16.7%	366	7.3%	774	11.2%	5,944	4.6%	1,774	13.3%	12,696	5.7%
Automotive Repair & Maintenance	22	3.7%	55	1.1%	111	1.6%	510	0.4%	240	1.8%	1,119	0.5%
Public Administration	5	0.8%	334	6.7%	227	3.3%	8,186	6.4%	341	2.6%	12,858	5.7%
Unclassified Establishments	48	8.0%	15	0.3%	710	10.2%	148	0.1%	1,369	10.3%	360	0.2%
Total	598	100.0%	5,001	100.0%	6,929	100.0%	128,459	100.0%	13,334	100.0%	224,329	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

December 02, 2020

TRAFFIC COUNTS



Traffic Count Profile

1300 W Lincoln Ave, Milwaukee, Wisconsin, 53215 2
1300 W Lincoln Ave, Milwaukee, Wisconsin, 53215
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.00318
Longitude: -87.92894

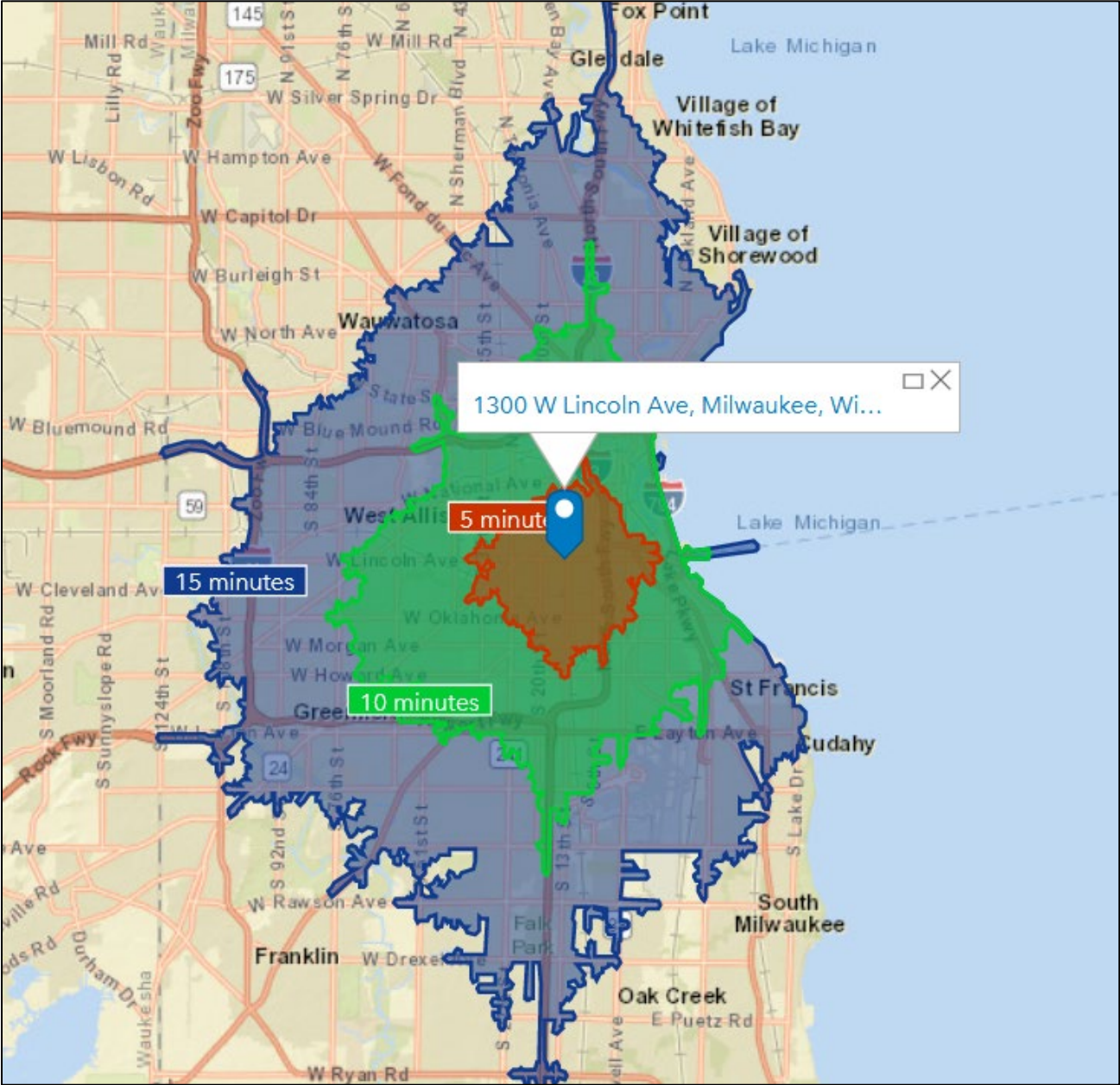
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	W Lincoln Ave	S 14th St (0.03 miles W)	2017	14,000
0.03	S 13th St	W Lincoln Ave (0.04 miles S)	2017	9,600
0.04	W Windlake Ave	S 14th St (0.03 miles SW)	2015	4,900
0.08	S 13th St	W Hayes Ave (0.05 miles S)	2014	11,500
0.11	W Lincoln Ave	S 12th St (0.02 miles W)	2017	22,300
0.15	W Lincoln Ave	S 15th Pl (0.03 miles W)	2017	11,700
0.16	W Windlake Ave	W Grant St (0.06 miles SW)	2017	8,100
0.17	S 13th St	W Becher St (0.06 miles N)	2014	7,200
0.19	W Windlake Ave	W Hayes Ave (0.01 miles SW)	2008	4,200
0.24	S 16th St	W Grant St (0.01 miles N)	2017	8,400
0.24	W Becher St	S 12th St (0.01 miles E)	2017	7,400
0.24	W Becher St	S 15th St (0.02 miles W)	2014	6,600
0.26	W Lincoln Ave	S 17th St (0.02 miles W)	2017	13,500
0.26	S 16th St	W Windlake Ave (0.08 miles S)	2014	6,900
0.30	W Becher St	S 10th St (0.02 miles E)	2017	7,500
0.31	W Becher St	S 16th St (0.01 miles W)	2017	4,900
0.32	S 16th St	W Windlake Ave (0.02 miles N)	2017	8,800
0.33	S 13th St	W Rogers St (0.03 miles N)	2017	7,400
0.33	S 14th St	W Rogers St (0.03 miles N)	2014	2,600
0.34	S 13th St	W Harrison Ave (0.05 miles S)	2002	13,800
0.35	S 16th St	W Becher St (0.05 miles S)	2011	9,800
0.37	W Lincoln Ave	S 8th St (0.02 miles E)	2008	10,700
0.37	W Lincoln Ave	S 19th St (0.03 miles W)	2002	15,200
0.39	W Becher St	S 18th St (0.02 miles W)	2014	3,900
0.41	W Windlake Ave	S 18th St (0.03 miles SW)	2011	3,000
0.43	W Becher St	S 18th St (0.03 miles E)	2002	4,600
0.44	S 11th St	W Rogers St (0.05 miles S)	2014	4,100
0.47	W Forest Home Ave	S 17th St (0.0 miles SW)	2011	9,500
0.47	S 20th St	W Lincoln Ave (0.03 miles N)	2014	6,200
0.48	W Forest Home Ave	S 16th St (0.02 miles SW)	2017	10,000

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2020 Kalibrate Technologies (Q4 2020).

December 14, 2020

Page 1 of 1

DRIVE TIME MAP



1300 WEST LINCOLN AVENUE
MILWAUKEE, WI

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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