

2347

SILVERNAIL
ROAD
PEWAUKEE, WI

RETAIL/MEDICAL OFFICE FOR SALE



Click here for



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TRANSWESTERN

REAL ESTATE
SERVICES

310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203

2347

**SILVERNAIL
ROAD
PEWAUKEE, WI**

GENERAL INFORMATION

This rare 2,500 square-foot retail/medical office condo is located within Silvernail Village, a two story, 44,941 square-foot, mixed use office and retail building conveniently located within Waukesha's highly desirable residential and commercial district. The center boasts phenomenal visibility from I-94 and great accessibility centered between two freeway exit ramps. The out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Add in strong area retailers and demographics and it's perfect for your business.

CONDO SIZE	2,500 SF	NET REAL ESTATE TAXES - 2021	\$4,256.26
LIST PRICE	\$400,000	TAX KEY	WAKC0974040
STORIES	1 Story	INCLUDED IN LIST PRICE	Office furniture
AVAILABILITY	Immediate	NOT INCLUDED IN LIST PRICE	Sellers personal property
ZONING	B-5 (Subject to Condo Association Rules and Regulations)	PARKING	Ample
UTILITIES TO BUILDING	Separately Metered	Available Lease Space	Call to discuss
HVAC ELECTRICAL SERVICES	Separately Metered Separately Metered		

Building Attributes



Prime Location with
Freeway Accessibility



Prominent Signage
Opportunity

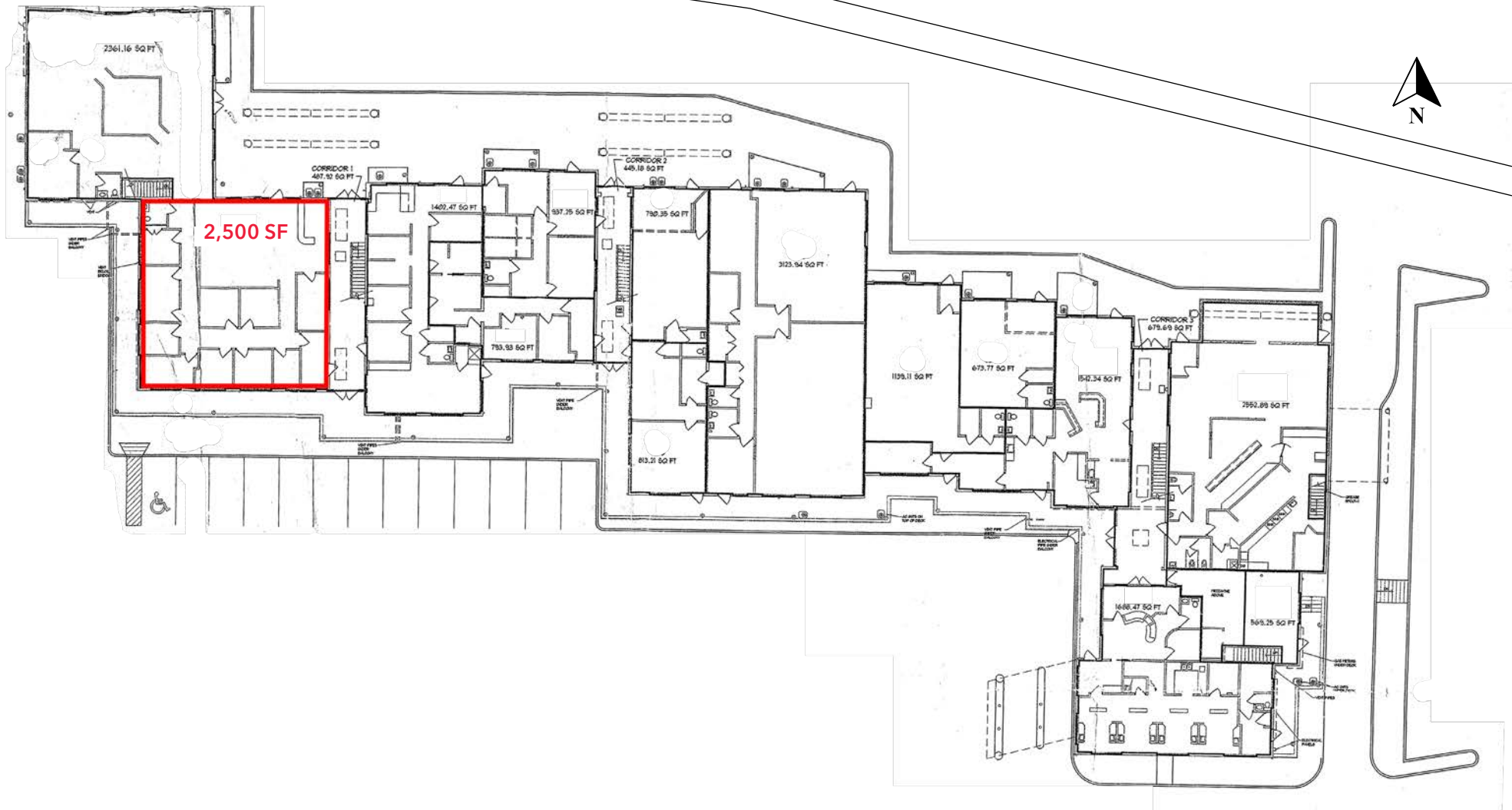


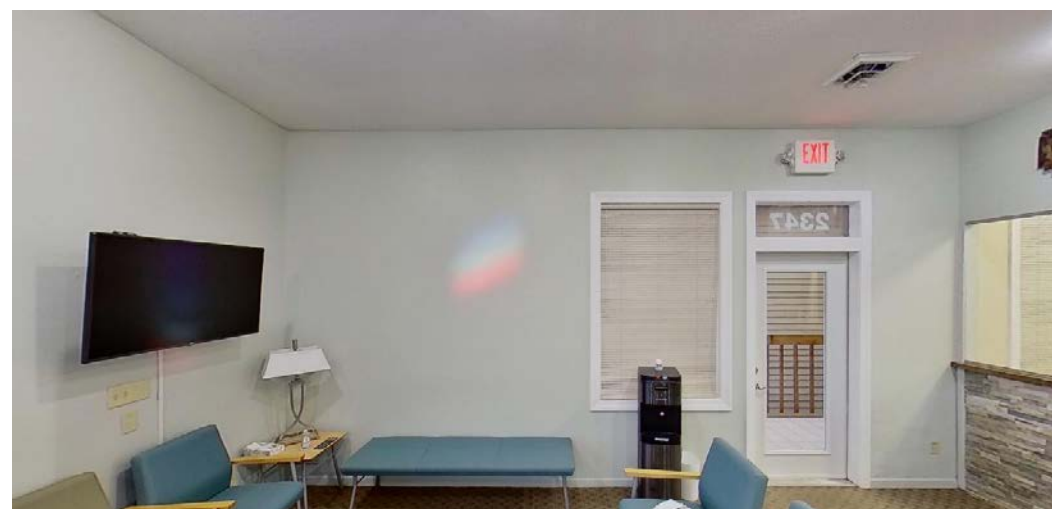
Excellent
Demographics



**SILVERNAIL
ROAD
PEWAUKEE, WI**

Silvernail Road





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ROAD
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RETAILER MAP



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SILVERNAIL
ROAD
PEWAUKEE, WI

DEMOGRAPHICS - 1 MILE

6,445

Population

38.1

Median Age



240

Total Businesses



3,037

Total Employees



2.14

Average
Household Size



\$90,731

Median Household
Income



\$55,900

Per Capita Income



\$195,315

Median Net Worth

Source: U.S. Census Bureau. Esri forecasts



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DEMOGRAPHICS - 3 MILES

45,043
Population



Median Age



2,117
Total Businesses



40,553
Total Employees



2.23
Average
Household Size



\$79,850
Median Household
Income



\$52,565
Per Capita Income



\$176,100
Median Net Worth

Source: U.S. Census Bureau. Esri forecasts



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DEMOGRAPHICS - 5 MILES

109,378
Population



Median Age



5,003
Total Businesses



86,088
Total Employees



Average
Household Size



\$82,436
Median Household
Income

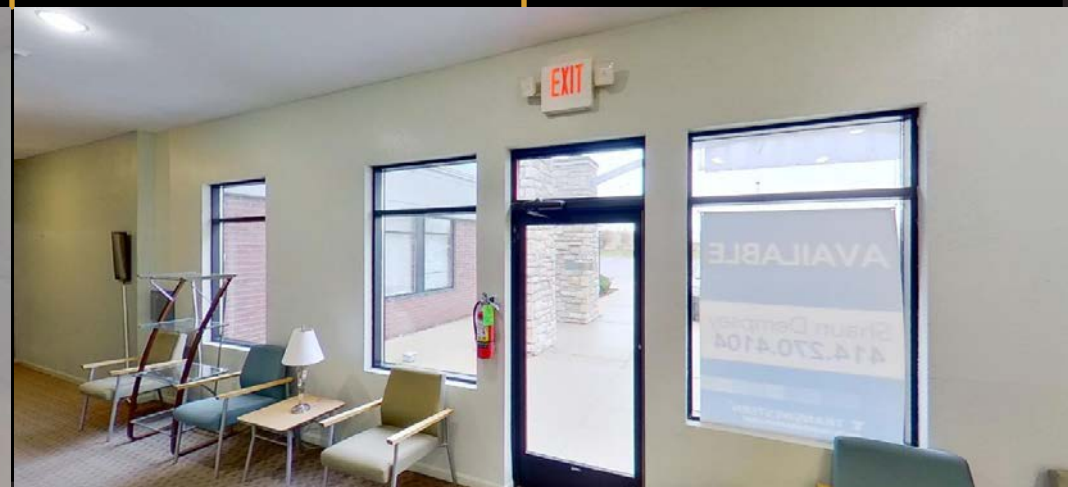


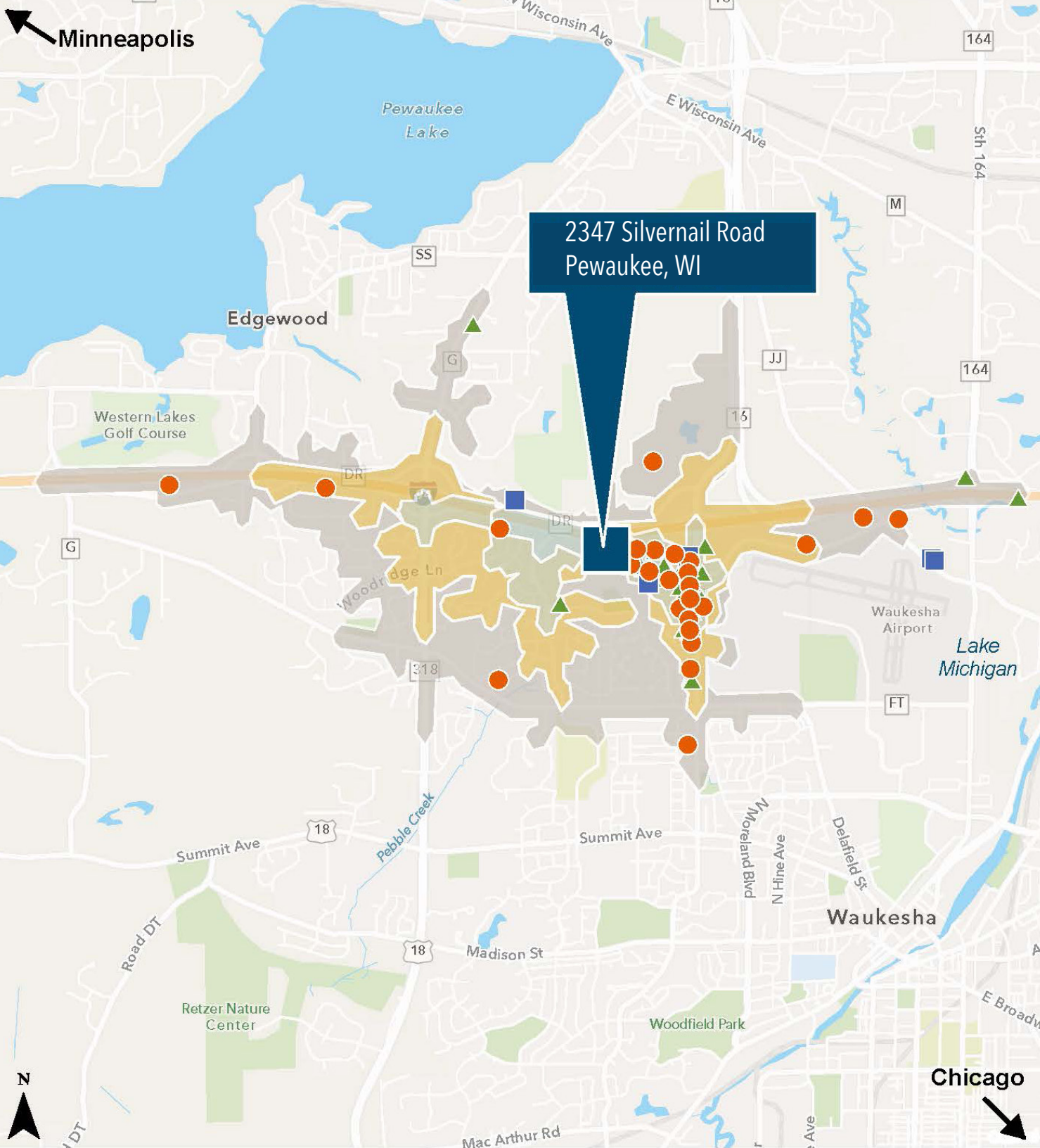
\$53,066
Per Capita Income



\$202,729
Median Net Worth

Source: U.S. Census Bureau. Esri forecasts





Drive Time

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities *(Within Driving Distances)*

- ▲ Restaurants & Bars (34)
- Lodging (5)
- Retail Shops (48)



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
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ROAD
PEWAUKEE, 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.)

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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Drafted by Attorney Debra Peterson Conrad