

RIVERGLEN MARKETPLACE

100-204

**EAST
CAPITOL
DRIVE**

MILWAUKEE, WI

retail
FOR LEASE



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TRANSWESTERN

REAL ESTATE
SERVICES

100-204
**EAST
CAPITOL
DRIVE**

Rare opportunity to lease prominent retail space at the consistently full and in-demand Riverglen Marketplace, home of wildly popular Outpost Natural Foods. Located minutes from Shorewood and featuring excellent exposure on highly traveled Capitol Drive, this is your chance to join other national and local retailers including Vision Mart, TT Nails and Familia Dental. Call today to discuss your retail space needs!

MILWAUKEE, WI

BUILDING SIZE	29,846 SF
AVAILABLE SPACE	1,401 SF
LEASE RATE	\$16.00 to \$20.00/SF NNN
REAL ESTATE TAXES & OPERATING EXPENSES	\$6.55 psf (2022 estimate)
TENANT IMPROVEMENTS	Negotiable to qualified credit

MINIMUM LEASE TERM	3 Years
UTILITIES Heating Air Conditioning Overhead Lights & Outlets Water & Sewer Expense Janitorial - Premises	Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant By Tenant
PARKING	83 Surface Spaces
OCCUPANCY	Immediate

Building Attributes

Excellent
Demographics



Walkable
Location



Prime Location with
Freeway Accessibility



Building Facade

RIVERGLEN MARKETPLACE

100-204

EAST
CAPITOL
DRIVE

FLOOR PLAN



AERIAL



100-204 EAST CAPITOL DRIVE

Demographics - 1 Mile Radius

18,261
Population



Median Age



564

Total Businesses



9,069

Total Employees



2.39

Average
Household Size



\$38,790

Median Household Income



\$24,307

Per Capita Income



\$14,719

Median Net Worth

Source: U.S. Census Bureau, Esri forecasts



100-204 EAST CAPITOL DRIVE

Demographics - 2 Mile Radius

94,004
Population



Median Age



2,193

Total Businesses



34,187

Total Employees



2.44

Average
Household Size



\$44,439

Median Household Income



\$29,301

Per Capita Income



\$21,635

Median Net Worth

Source: U.S. Census Bureau, Esri forecasts



100-204

EAST CAPITOL DRIVE

MILWAUKEE, WI

Traffic Count Profile



Traffic Count Profile

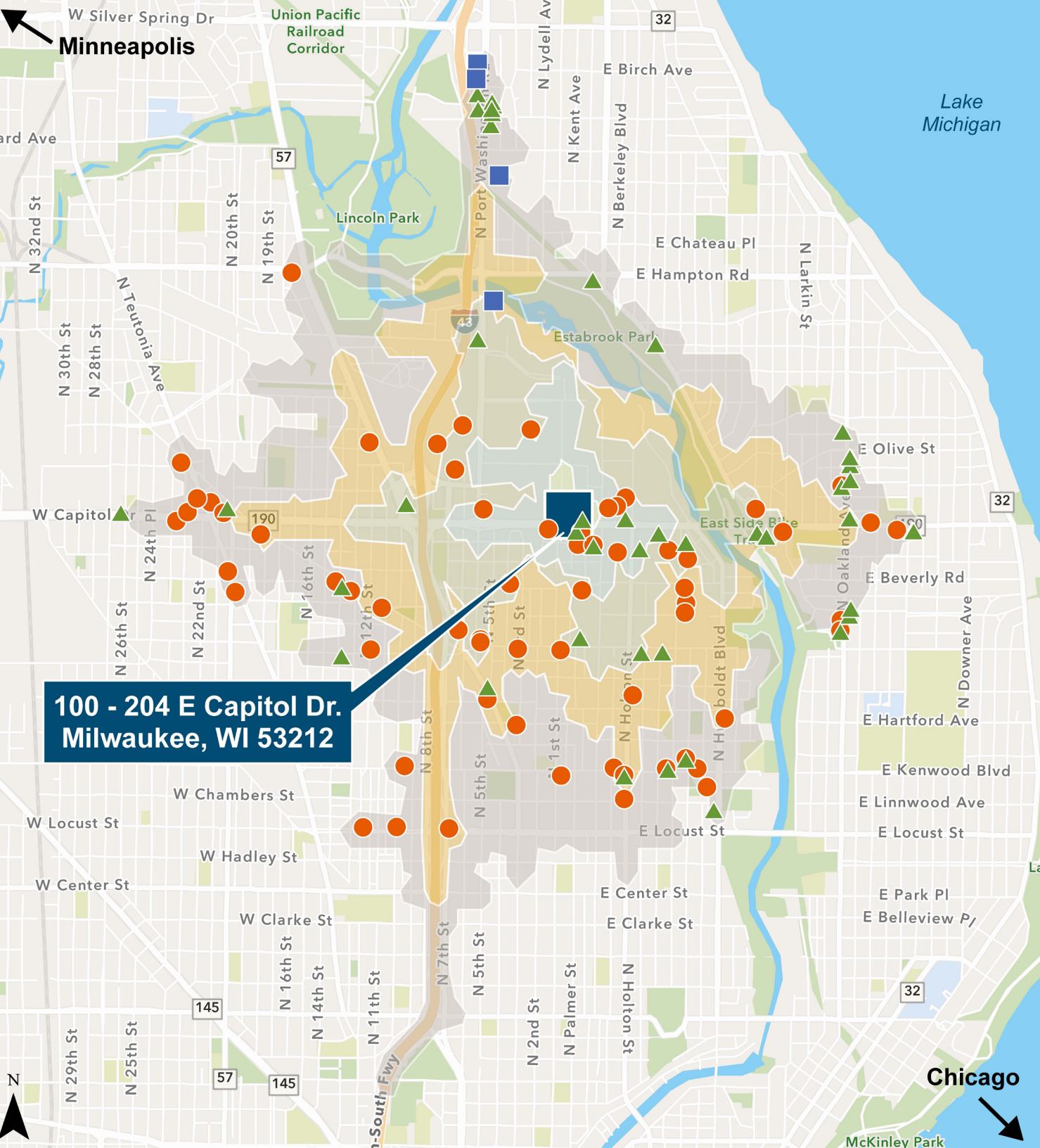
Prepared by Esri
Latitude: 43.08986
Longitude: -87.90991

Rings: 0.5, 1 mile radii

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	E Capitol Dr	N 1st St (0.02 miles W)	2010	30,000
0.20	E Capitol Dr	N Holton St (0.06 miles E)	2016	27,700
0.20	N Richards St	E Abert Pl (0.04 miles S)	2019	6,800
0.27	W Capitol Dr	N Port Washington Ave (0.1 miles W)	2016	35,500
0.31	N Richards St	E Vienna Ave (0.0 miles)	2018	1,500
0.37	N Holton St	E Vienna Ave (0.01 miles S)	2019	7,900
0.37	N Port Washington Ave	W Merco la (0.02 miles N)	2017	13,300
0.38	N Port Washington Rd	W Melvina St (0.02 miles S)	2016	6,900
0.41	E Capitol Dr	N Fratney St (0.05 miles E)	2016	24,900
0.43	W Fiebrantz Ave	N 6th St (0.01 miles W)	2013	1,700
0.46	W Capitol Dr	N 7th St (0.03 miles W)	2016	31,000
0.47	East Capitol Drive	N Fratney St (0.02 miles W)	2019	19,300
0.49	N Port Washington Rd	W Vienna Ave (0.02 miles N)	2002	6,900
0.49	N 7th St	W Capitol Dr (0.03 miles N)	2016	1,500
0.52	N Richards St	E Keefe Ave (0.04 miles S)	2018	5,000
0.53	N Port Washington Ave	W Estabrook Blvd (0.08 miles N)	2016	9,900
0.54	W Capitol Dr	N 7th St (0.05 miles E)	2002	38,700
0.54	E Vienna Ave	N Fratney St (0.01 miles W)	2018	1,100
0.55	W Keefe Ave	N 2nd St (0.02 miles W)	2004	15,400
0.56	W Estabrook Blvd	N Port Washington Ave (0.07 miles W)	2014	1,900
0.56	E Capitol Dr	N Humboldt Blvd (0.05 miles W)	2019	20,400
0.56	E Keefe Ave	N Buffum St (0.02 miles E)	2004	7,600
0.56	N Holton St	E Keefe Ave (0.03 miles S)	2018	6,500
0.57	E Keefe Ave	N Buffum St (0.01 miles W)	2019	6,900
0.58	West Capitol Drive	N 7th St (0.05 miles E)	2019	127,000
0.58	N 8th St	W Melvina St (0.03 miles SE)	2019	6,300
0.58	N 8th St	W Messmer St (0.09 miles S)	2015	6,000
0.60	North-South Freeway	I- 43 (0.03 miles N)	2018	132,000
0.61	East Keefe Avenue	N Booth St (0.02 miles E)	2019	4,600
0.61	W Keefe Ave	N 5th St (0.02 miles W)	2016	12,300

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: ©2022 Kalibrate Technologies (Q1 2022).



100 - 204 E Capitol Dr.
Milwaukee, WI 53212

Drive Times

≤ 1 Minute

≤ 2 Minutes

≤ 3 Minutes

≤ 4 Minutes

≤ 5 Minutes

Area Amenities

(Within Driving Distances)

● Retail Shops (71)

▲ Restaurants & Bars (47)

■ Lodging (4)

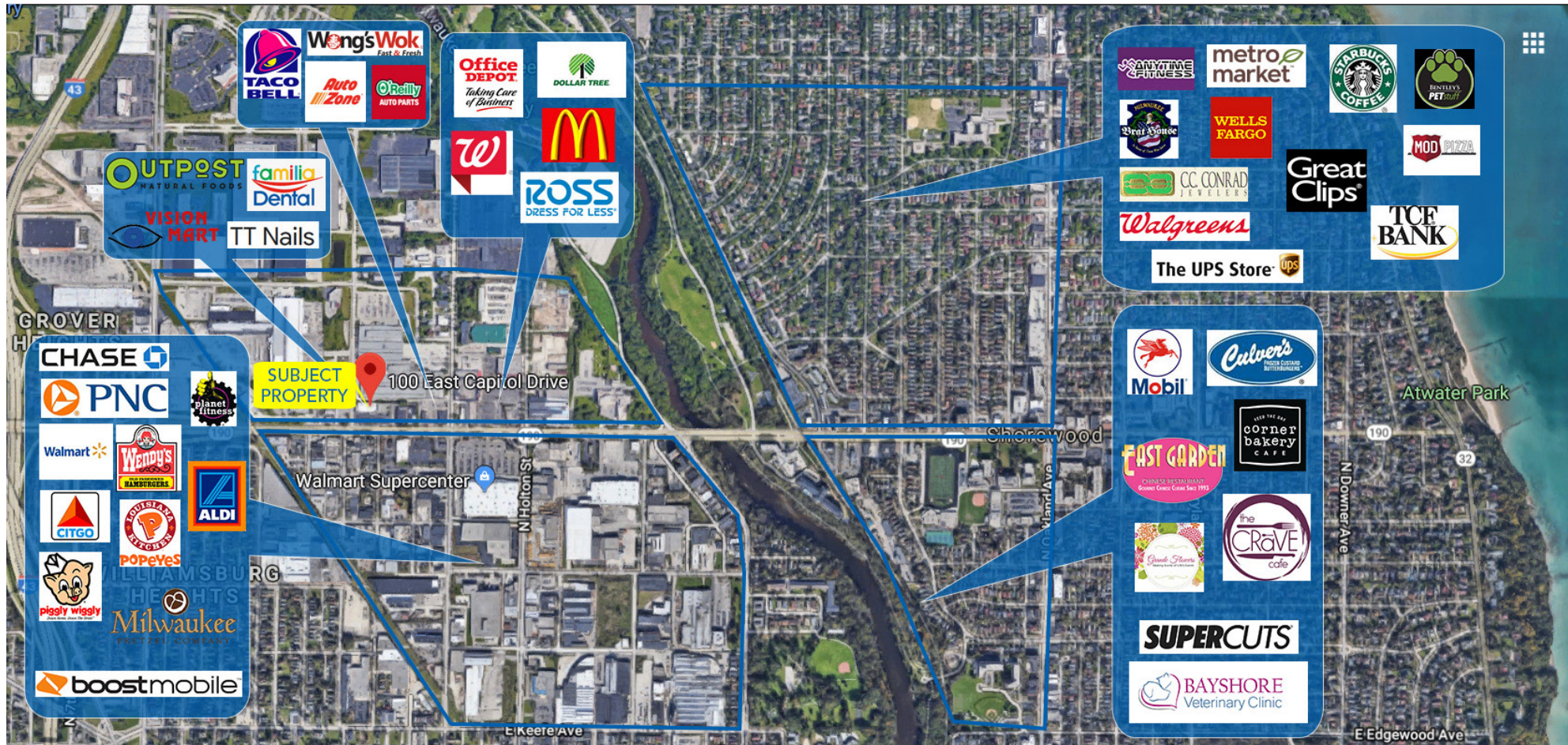
0 0.5 1 2 Miles

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Chicago

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MILWAUKEE, WI



RIVERGLEN MARKETPLACE

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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.