323 EAST SUMMIT AVENUE
WALES, WI

TRANSWESTERN®

AVAILABLE FOR SALE

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GENERAL INFORMATION

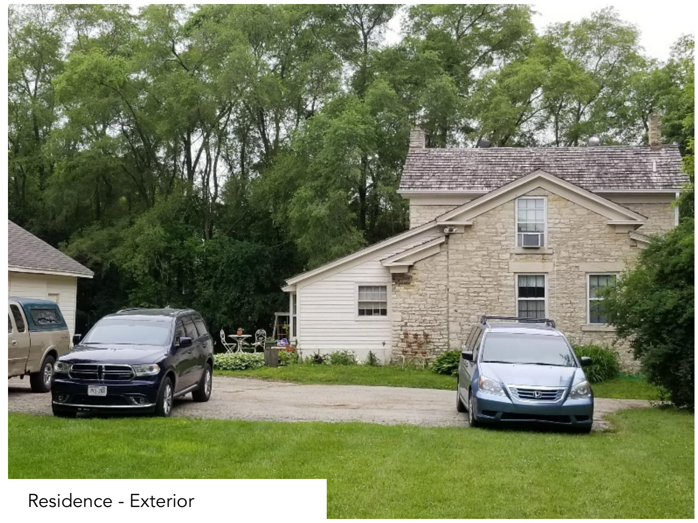
The subject property at 323 E. Summit Avenue in Wales, Wisconsin, is a 1.6-acre site containing three commercial buildings and one residential house with an outbuilding/garage. Currently home to the Antique Center at Wales, the property is located just east of the intersection of Highways 83 and 18, and minutes from Interstate 94. The antique center buildings are circa 1840's and have approximately 217 linear feet of frontage on Hwy 18. The residential home was built in 1850 and has approximately 197 linear feet of frontage on Hwy 18. The site features a truly unique property filled with character and enjoys strong visibility along Summit Avenue (Highway 18). Surrounding uses include retail, commercial and residential. The buildings would most likely be vacated upon closing depending on the new owner's intended use.

Building Sizes	• Residence: ~2,300 SF • Antique Center: 1,086 SF per floor x 3 floors: ~3,258 SF • Long Barn (Framing Workshop): 1,469 SF per floor x 2 floors: ~2,938 SF • Small Barn: ~374 SF • **TOTAL: ~8,870 SF**
Sale Price	~~$850,000~~ $795,000
Assessed Value (2018)	1453997001 - $181,500 1453997002 - $87,000
2017 Property Taxes	1453997001 - $2,727.57 1453997002 - $1,251.59
Tax Key	1453997001 1453997002
Parking	Ample
Lot Size	1.6 acres
Zoning	R1 – Single Family Residential, but there is also a conditional use permit for the Antique Center at Wales
Amenities	• Unique property with strong redevelopment or reuse potential. • Excellent location along major east-west thoroughfare. • Proximate to multiple retail, hotel and dining options.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

PHOTOGRAPHS – RESIDENTIAL HOUSE

Residence - Exterior



Residence - Exterior

Residence – Dining Room

Residence – Den

Residence - Bedroom

Residence – Living Room

PHOTOGRAPHS – RESIDENTIAL HOUSE


Residence - Bedroom


Residence – Game Room

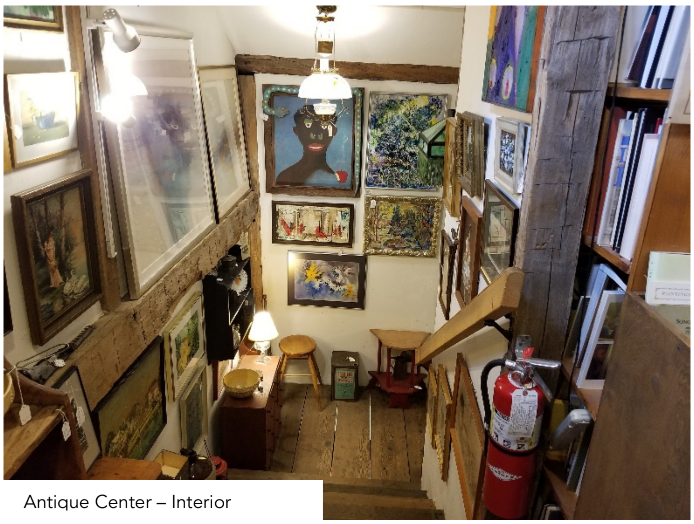

Residence – Game Room

Residence – Game Room

PHOTOGRAPHS – ANTIQUE CENTER

Antique Center – Exterior

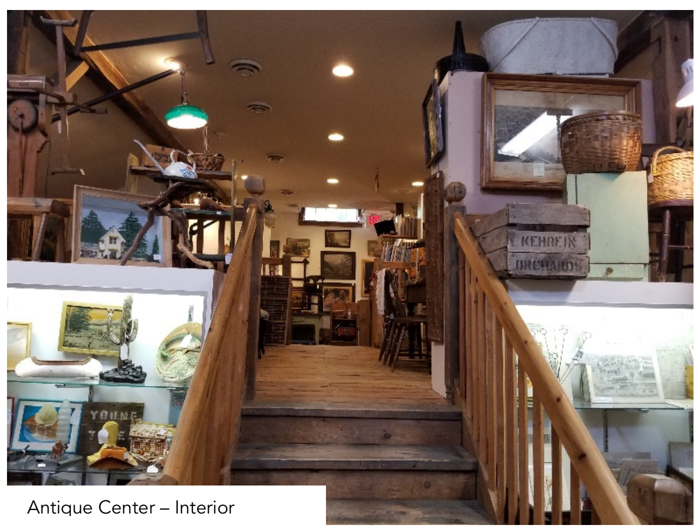
Antique Center – Exterior



Antique Center – Interior

Antique Center – Interior

Antique Center – Restroom



Antique Center – Interior

PHOTOGRAPHS – SMALL AND LONG BARN

Small Barn – Exterior

Long Barn – Exterior

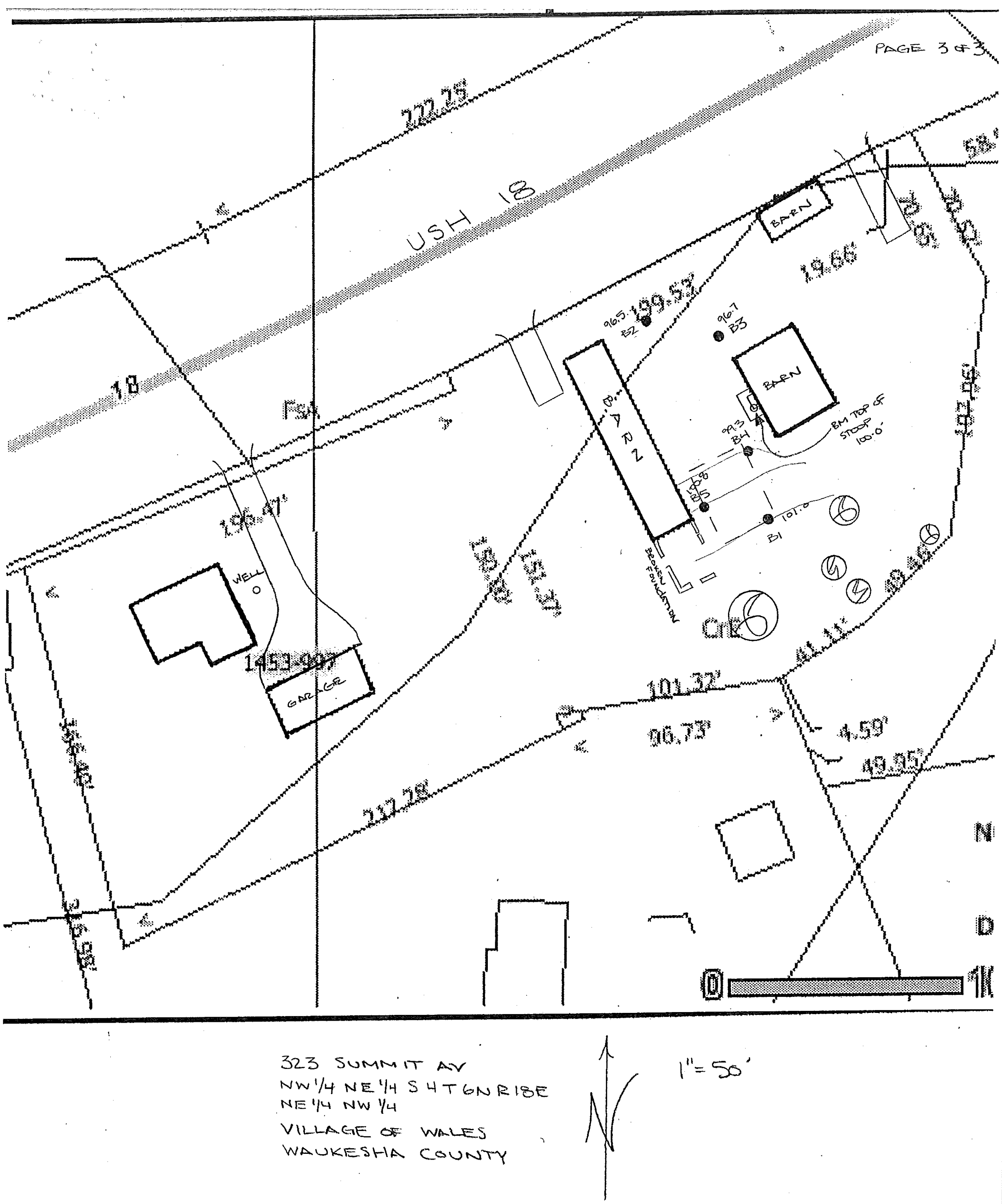
Long Barn – Exterior

Long Barn – Workshop

PARCEL MAP

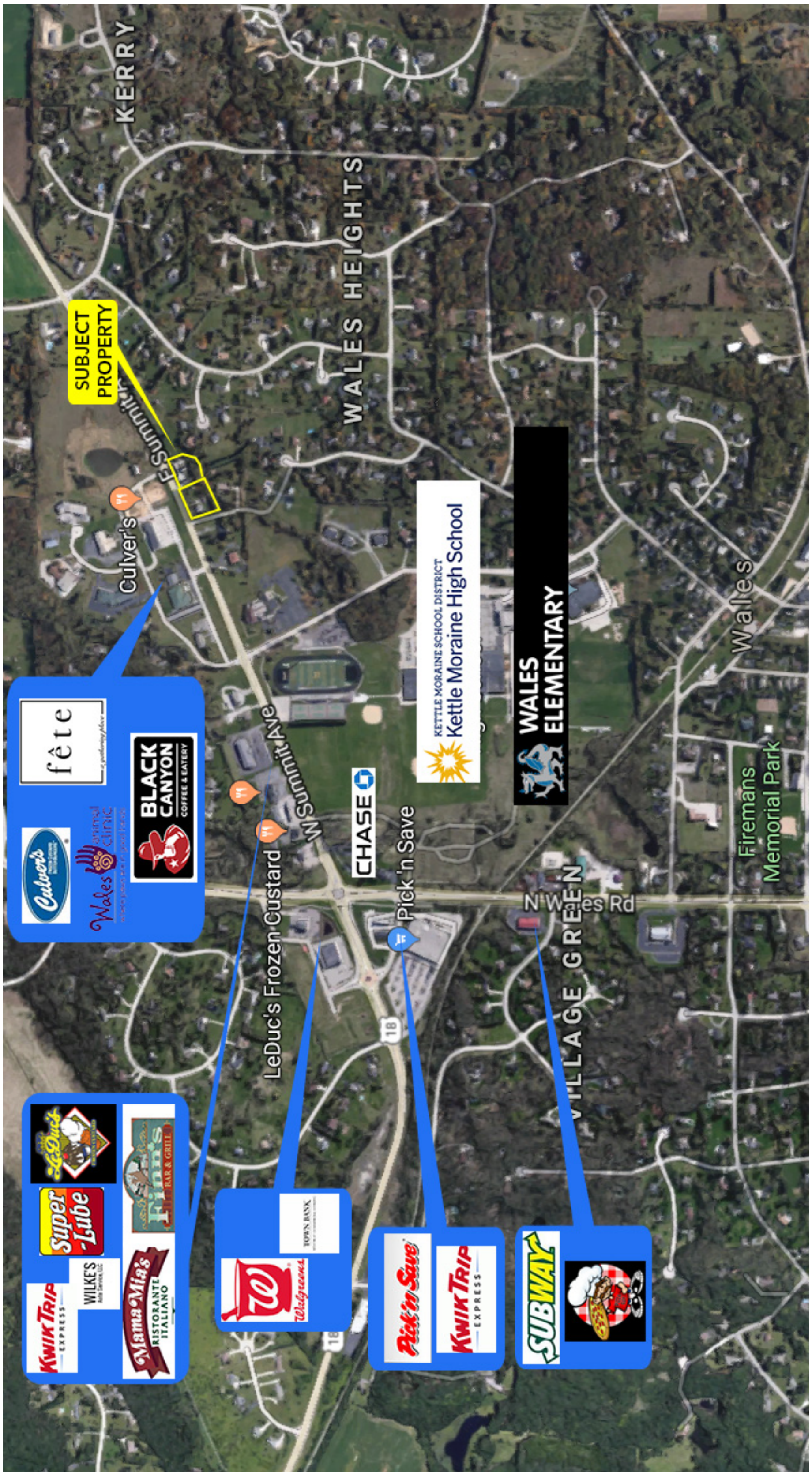

LOT 2
0 001
29.87'
222.25'
121.21'
321.07'
E SUMMIT AVE
18
58.95'
70.65'
70.52'
19.66'
199.53'
107.96'
264
1453 997 002
NOTE GAP EXISTING
IN LEGAL DESCRIPTION
9
1453 075
196.47'
150.00'
151.37'
49.46'
NORTH
WALES
41.11'
101.32'
96.73'
1453 997 001
166.98'
20.15'
166.40'
4.59'
49.95'
247.14'
PARCEL 1
217.28'
586
NOTE: OVERLAP
EXISTING IN LEGAL
DESCRIPTION
1453 076
316.98'
PARCEL 2
1454 993 001
266.15'
267.08'
275.16'
225.21
260.2
1453 996

SURVEY

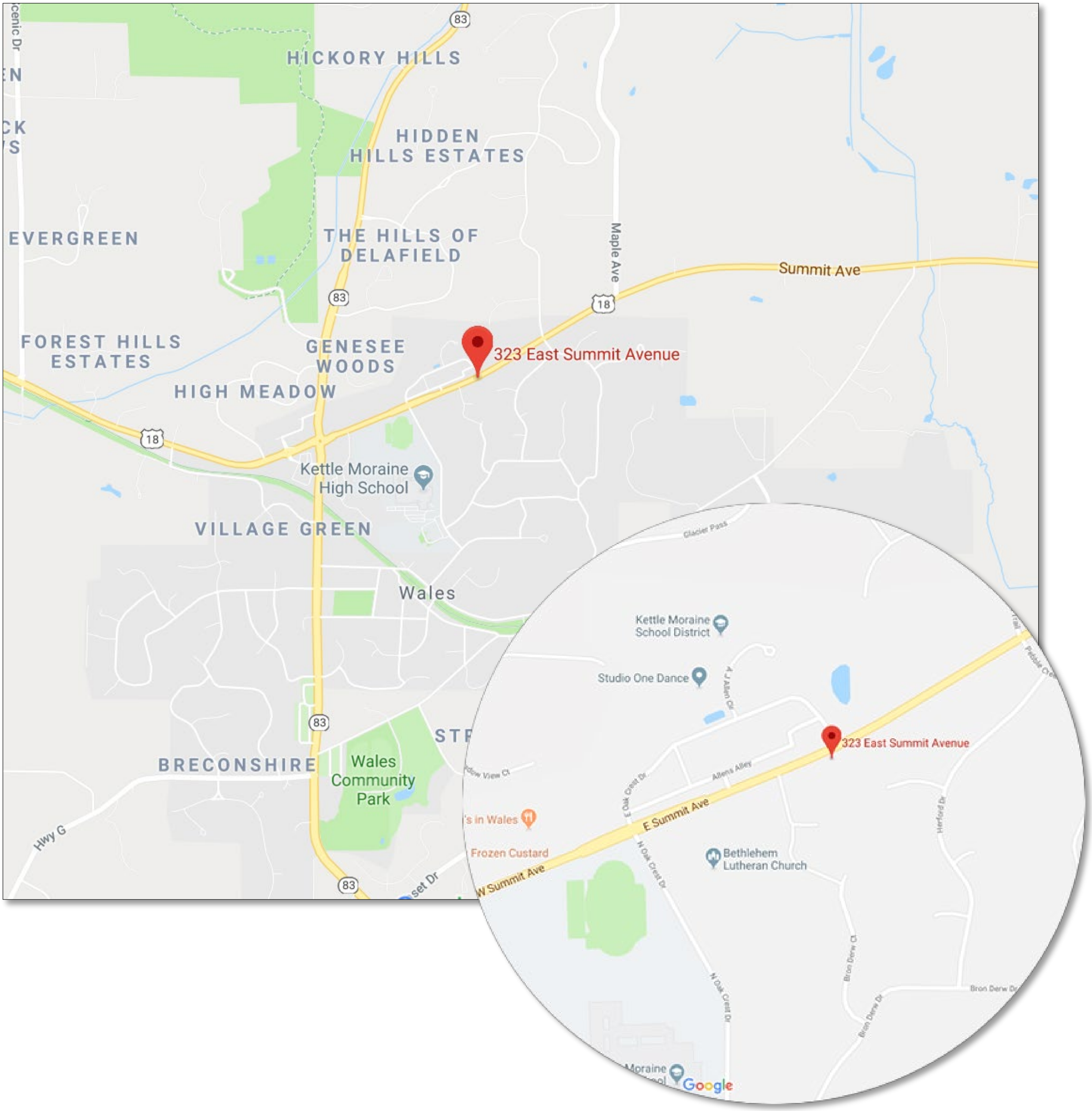


PAGE 3 of 3
222.25'
USH 18
18
BARN
B A R N
GARAGE
WELL
196.47'
199.53'
19.66'
150.30'
151.37'
101.32'
96.73'
237.28'
4.59'
49.95'
41.11'
49.46'
156.40'
107.06'
BM TOP OF STOOP 100.0'
BROKEN FOUNDATION
323 SUMMIT AV
NW 1/4 NE 1/4 S 4 T 6 N R 18 E
NE 1/4 NW 1/4
VILLAGE OF WALES
WAUKESHA COUNTY
1" = 50'
N

RETAILER MAP



LOCATION MAPS



AERIAL PHOTOGRAPHS

DEMOGRAPHICS – 3 MILE RADIUS

Summary	Census 2010	2017	2022
Population	10,601	10,766	11,001
Households	3,845	3,938	4,039
Families	3,144	3,215	3,293
Average Household Size	2.69	2.67	2.66
Owner Occupied Housing Units	3,367	3,382	3,468
Renter Occupied Housing Units	478	555	571
Median Age	44.8	47.1	49.0
Trends: 2017 - 2022 Annual Rate	**Area**	**State**	**National**
Population	0.43%	0.37%	0.83%
Households	0.51%	0.40%	0.79%
Families	0.48%	0.32%	0.71%
Owner HHs	0.50%	0.37%	0.72%
Median Household Income	0.92%	2.51%	2.12%

	2017		2022	
Households by Income	Number	Percent	Number	Percent
<$15,000	91	2.3%	84	2.1%
$15,000 - $24,999	146	3.7%	125	3.1%
$25,000 - $34,999	212	5.4%	173	4.3%
$35,000 - $49,999	279	7.1%	228	5.6%
$50,000 - $74,999	591	15.0%	547	13.5%
$75,000 - $99,999	697	17.7%	790	19.6%
$100,000 - $149,999	897	22.8%	962	23.8%
$150,000 - $199,999	424	10.8%	461	11.4%
$200,000+	601	15.3%	669	16.6%
Median Household Income	$97,779		$102,349	
Average Household Income	$127,397		$140,446	
Per Capita Income	$47,180		$52,162	

	Census 2010		2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	427	4.0%	393	3.7%	398	3.6%
5 - 9	689	6.5%	523	4.9%	464	4.2%
10 - 14	889	8.4%	746	6.9%	617	5.6%
15 - 19	993	9.4%	947	8.8%	864	7.9%
20 - 24	374	3.5%	526	4.9%	498	4.5%
25 - 34	675	6.4%	878	8.2%	1,083	9.8%
35 - 44	1,285	12.1%	1,029	9.6%	1,072	9.7%
45 - 54	2,141	20.2%	1,795	16.7%	1,462	13.3%
55 - 64	1,865	17.6%	2,084	19.4%	2,029	18.4%
65 - 74	812	7.7%	1,266	11.8%	1,701	15.5%
75 - 84	340	3.2%	445	4.1%	640	5.8%
85+	111	1.0%	134	1.2%	172	1.6%

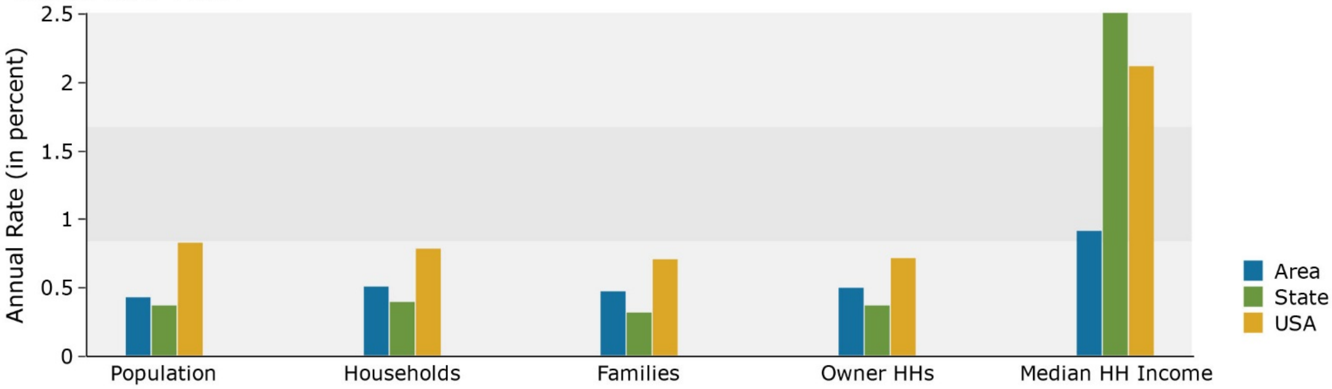
	Census 2010		2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	10,137	95.6%	10,229	95.0%	10,346	94.1%
Black Alone	231	2.2%	244	2.3%	295	2.7%
American Indian Alone	25	0.2%	27	0.3%	30	0.3%
Asian Alone	78	0.7%	103	1.0%	129	1.2%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	38	0.4%	47	0.4%	57	0.5%
Two or More Races	89	0.8%	113	1.0%	140	1.3%
Hispanic Origin (Any Race)	258	2.4%	321	3.0%	392	3.6%

Data Note: Income is expressed in current dollars.

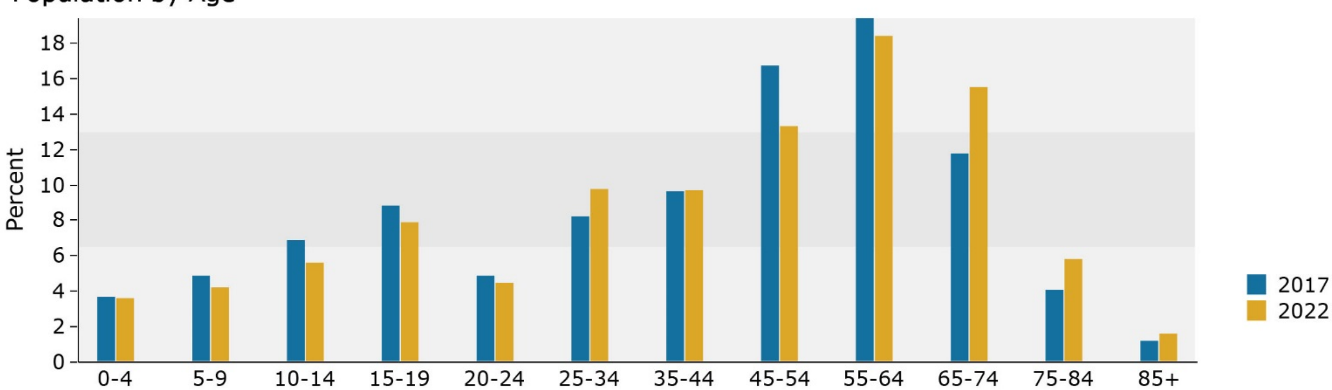
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

DEMOGRAPHICS – 3 MILE RADIUS

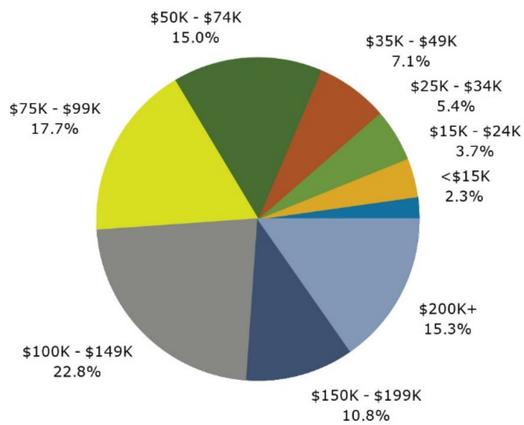
Trends 2017-2022



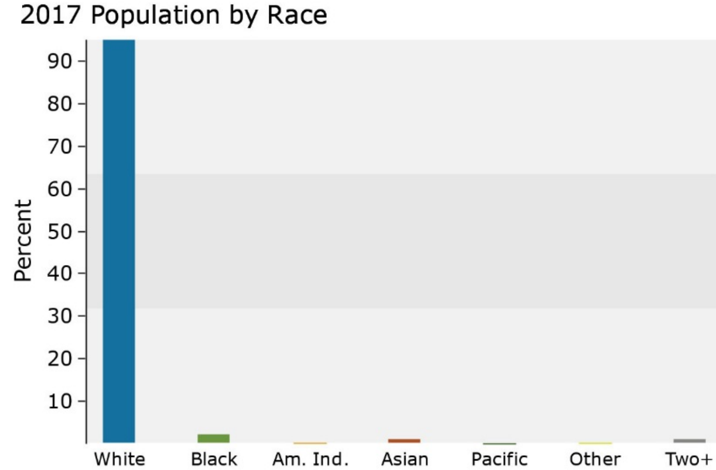
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

INFOGRAPHICS – 3 MILE RADIUS

KEY FACTS

10,766
Population

47.1
Median Age

2.7
Average Household Size

$97,779
Median Household Income

EDUCATION

2%
No High School Diploma

21%
High School Graduate

29%
Some College

48%
Bachelor's/Grad/Prof Degree

BUSINESS

470
Total Businesses

5,665
Total Employees

EMPLOYMENT

White Collar
77%

Blue Collar
14%

Services
9%

2.7%
Unemployment Rate

INCOME

$97,779
Median Household Income

$47,180
Per Capita Income

$434,990
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (22.8%)

The smallest group: <$15,000 (2.3%)

Indicator	Value	Difference
<$15,000	2.3%	-2.2%
$15,000 - $24,999	3.7%	-2.3%
$25,000 - $34,999	5.4%	-1.7%
$35,000 - $49,999	7.1%	-3.2%
$50,000 - $74,999	15.0%	-2.8%
$75,000 - $99,999	17.7%	+1.8%
$100,000 - $149,999	22.8%	+2.2%
$150,000 - $199,999	10.8%	+2.4%
$200,000+	15.3%	+5.9%

Bars show deviation from Waukesha County

DEMOGRAPHIC OVERVIEW – 5 MILE RADIUS

Summary	Census 2010	2017	2022
Population	32,076	33,360	34,206
Households	11,733	12,333	12,700
Families	9,512	9,938	10,209
Average Household Size	2.66	2.64	2.63
Owner Occupied Housing Units	10,386	10,680	10,983
Renter Occupied Housing Units	1,347	1,653	1,718
Median Age	44.1	46.0	47.2
Trends: 2017 - 2022 Annual Rate	**Area**	**State**	**National**
Population	0.50%	0.37%	0.83%
Households	0.59%	0.40%	0.79%
Families	0.54%	0.32%	0.71%
Owner HHs	0.56%	0.37%	0.72%
Median Household Income	0.59%	2.51%	2.12%

	2017		2022	
Households by Income	Number	Percent	Number	Percent
<$15,000	243	2.0%	225	1.8%
$15,000 - $24,999	437	3.5%	382	3.0%
$25,000 - $34,999	524	4.2%	432	3.4%
$35,000 - $49,999	905	7.3%	759	6.0%
$50,000 - $74,999	1,879	15.2%	1,748	13.8%
$75,000 - $99,999	2,025	16.4%	2,344	18.5%
$100,000 - $149,999	2,972	24.1%	3,180	25.0%
$150,000 - $199,999	1,360	11.0%	1,452	11.4%
$200,000+	1,989	16.1%	2,180	17.2%
Median Household Income	$101,587		$104,621	
Average Household Income	$130,947		$143,050	
Per Capita Income	$48,371		$52,994	

	Census 2010		2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,463	4.6%	1,379	4.1%	1,386	4.1%
5 - 9	2,117	6.6%	1,892	5.7%	1,739	5.1%
10 - 14	2,672	8.3%	2,509	7.5%	2,275	6.7%
15 - 19	2,860	8.9%	2,754	8.3%	2,662	7.8%
20 - 24	1,143	3.6%	1,475	4.4%	1,405	4.1%
25 - 34	2,215	6.9%	2,620	7.9%	2,957	8.6%
35 - 44	3,995	12.5%	3,564	10.7%	3,740	10.9%
45 - 54	6,415	20.0%	5,504	16.5%	4,697	13.7%
55 - 64	5,348	16.7%	6,101	18.3%	5,998	17.5%
65 - 74	2,413	7.5%	3,723	11.2%	4,816	14.1%
75 - 84	1,061	3.3%	1,361	4.1%	1,964	5.7%
85+	372	1.2%	478	1.4%	566	1.7%

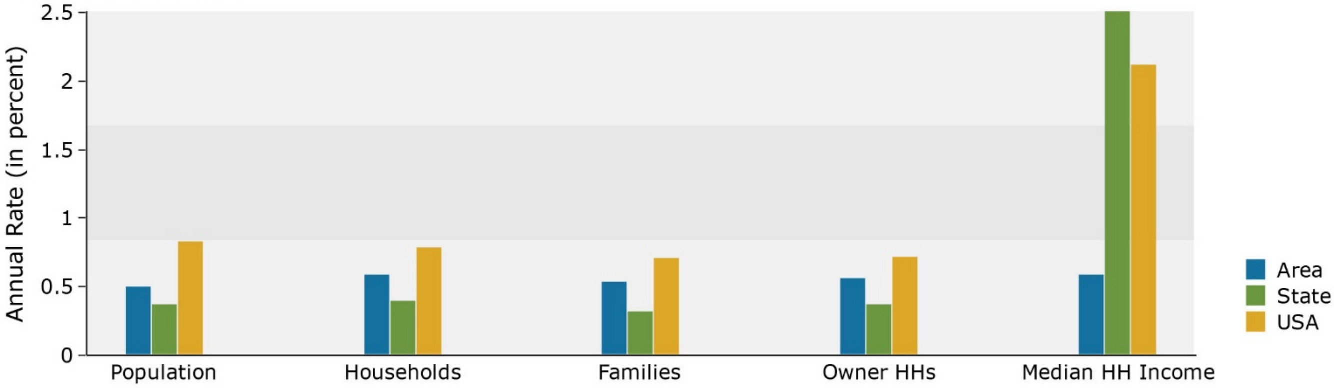
	Census 2010		2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	30,656	95.6%	31,498	94.4%	31,901	93.3%
Black Alone	393	1.2%	472	1.4%	581	1.7%
American Indian Alone	89	0.3%	100	0.3%	108	0.3%
Asian Alone	498	1.6%	694	2.1%	879	2.6%
Pacific Islander Alone	5	0.0%	5	0.0%	7	0.0%
Some Other Race Alone	129	0.4%	168	0.5%	201	0.6%
Two or More Races	306	1.0%	423	1.3%	528	1.5%
Hispanic Origin (Any Race)	855	2.7%	1,123	3.4%	1,374	4.0%

Data Note: Income is expressed in current dollars.

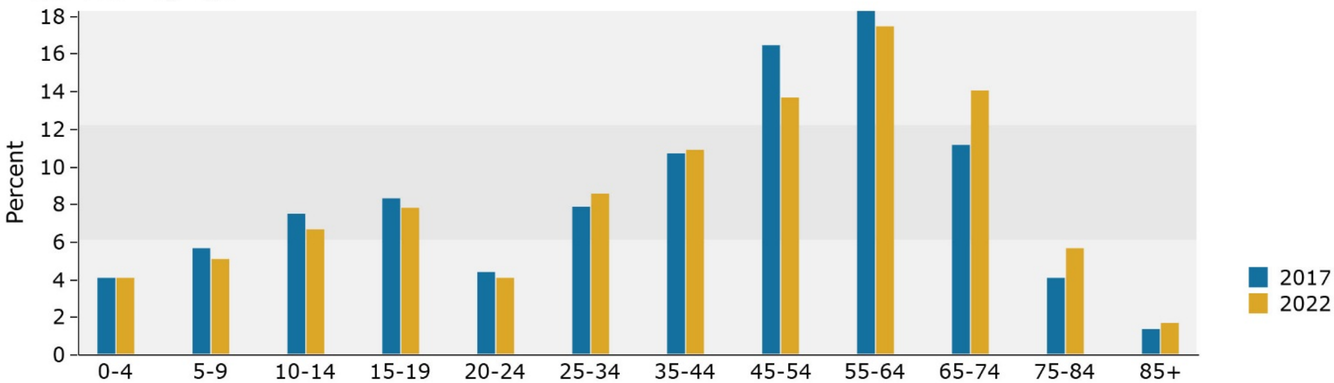
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

DEMOGRAPHIC OVERVIEW – 5 MILE RADIUS

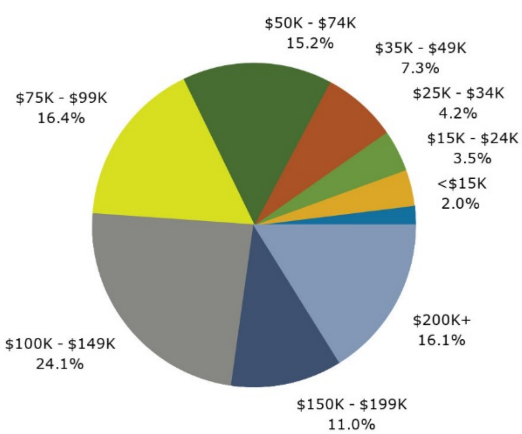
Trends 2017-2022



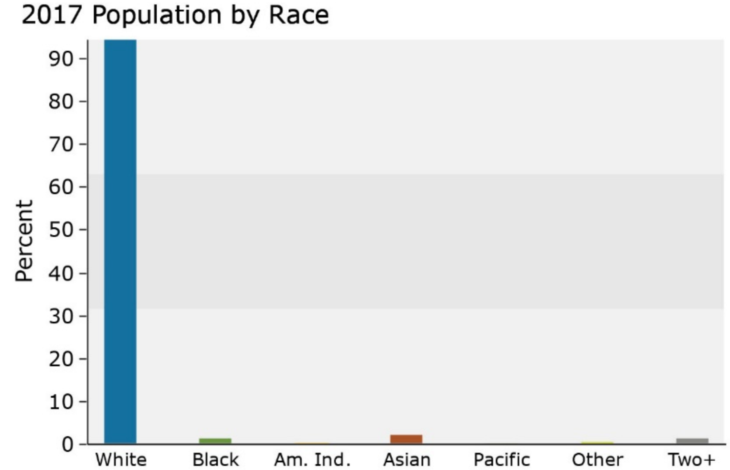
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

INFOGRAPHICS – 5 MILE RADIUS

KEY FACTS

33,360
Population

46.0
Median Age

2.6
Average Household Size

$101,587
Median Household Income

EDUCATION

2%
No High School Diploma

20%
High School Graduate

29%
Some College

49%
Bachelor's/Grad/Prof Degree

BUSINESS

1,167
Total Businesses

15,567
Total Employees

EMPLOYMENT

White Collar 75%

Blue Collar 14%

Services 11%

2.7%
Unemployment Rate

INCOME

$101,587
Median Household Income

$48,371
Per Capita Income

$473,720
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (24.1%)

The smallest group: <$15,000 (2.0%)

Indicator	Value	Difference
<$15,000	2.0%	-2.5%
$15,000 - $24,999	3.5%	-2.5%
$25,000 - $34,999	4.2%	-2.9%
$35,000 - $49,999	7.3%	-3.0%
$50,000 - $74,999	15.2%	-2.6%
$75,000 - $99,999	16.4%	+0.5%
$100,000 - $149,999	24.1%	+3.5%
$150,000 - $199,999	11.0%	+2.6%
$200,000+	16.1%	+6.7%

Bars show deviation from Waukesha County

DEMOGRAPHIC OVERVIEW – 10 MILE RADIUS

Summary	Census 2010	2017	2022
Population	196,286	202,660	207,721
Households	75,977	78,934	81,128
Families	53,204	54,828	56,162
Average Household Size	2.53	2.51	2.51
Owner Occupied Housing Units	55,270	55,524	57,097
Renter Occupied Housing Units	20,707	23,409	24,031
Median Age	39.8	41.1	41.9
Trends: 2017 - 2022 Annual Rate	**Area**	**State**	**National**
Population	0.49%	0.37%	0.83%
Households	0.55%	0.40%	0.79%
Families	0.48%	0.32%	0.71%
Owner HHs	0.56%	0.37%	0.72%
Median Household Income	1.67%	2.51%	2.12%

	2017		2022	
Households by Income	Number	Percent	Number	Percent
<$15,000	4,035	5.1%	3,763	4.6%
$15,000 - $24,999	5,114	6.5%	4,542	5.6%
$25,000 - $34,999	5,684	7.2%	4,808	5.9%
$35,000 - $49,999	8,197	10.4%	6,846	8.4%
$50,000 - $74,999	14,873	18.8%	14,184	17.5%
$75,000 - $99,999	12,266	15.5%	14,521	17.9%
$100,000 - $149,999	15,623	19.8%	17,658	21.8%
$150,000 - $199,999	6,357	8.1%	7,153	8.8%
$200,000+	6,785	8.6%	7,654	9.4%
Median Household Income	$77,398		$84,087	
Average Household Income	$100,102		$111,695	
Per Capita Income	$39,455		$44,097	

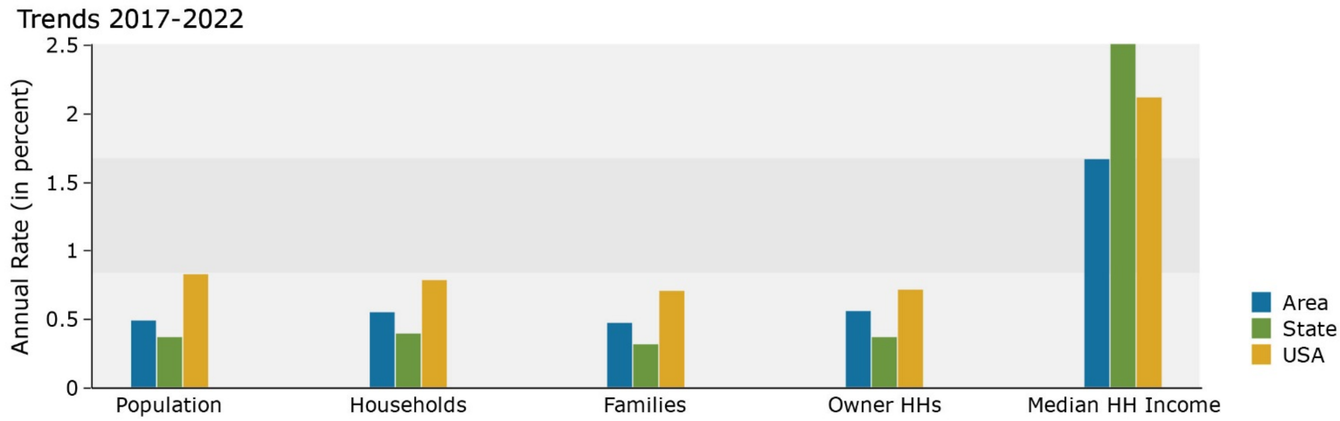
	Census 2010		2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,581	5.9%	10,843	5.4%	10,973	5.3%
5 - 9	13,537	6.9%	12,558	6.2%	11,931	5.7%
10 - 14	14,116	7.2%	13,898	6.9%	13,348	6.4%
15 - 19	13,904	7.1%	13,793	6.8%	13,803	6.6%
20 - 24	10,524	5.4%	11,830	5.8%	11,566	5.6%
25 - 34	22,685	11.6%	23,367	11.5%	24,557	11.8%
35 - 44	26,645	13.6%	25,158	12.4%	25,861	12.4%
45 - 54	33,307	17.0%	29,895	14.8%	27,336	13.2%
55 - 64	26,292	13.4%	29,844	14.7%	29,794	14.3%
65 - 74	13,149	6.7%	19,346	9.5%	23,433	11.3%
75 - 84	7,486	3.8%	8,372	4.1%	11,101	5.3%
85+	3,060	1.6%	3,756	1.9%	4,019	1.9%

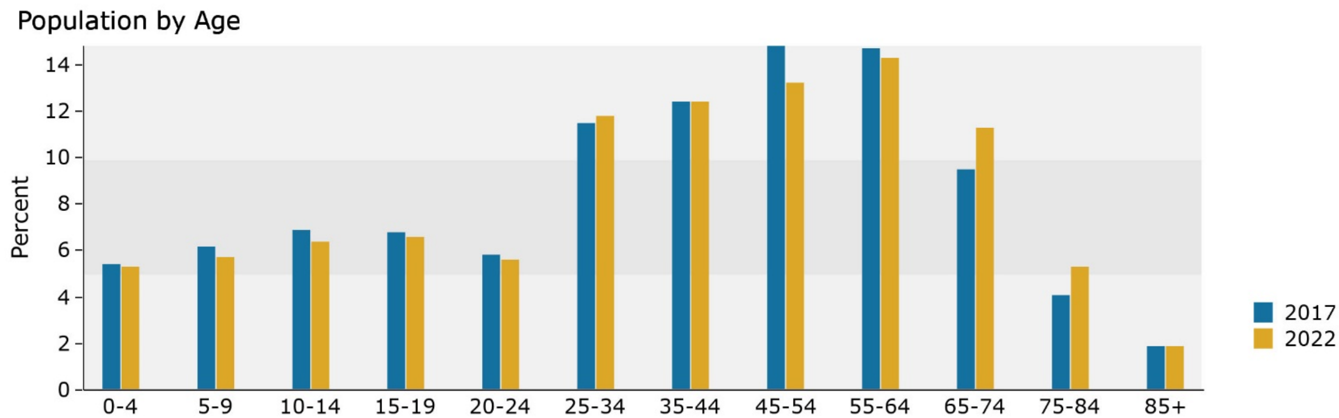
	Census 2010		2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	182,738	93.1%	185,181	91.4%	186,757	89.9%
Black Alone	2,622	1.3%	3,364	1.7%	4,060	2.0%
American Indian Alone	631	0.3%	677	0.3%	725	0.3%
Asian Alone	4,302	2.2%	5,738	2.8%	7,115	3.4%
Pacific Islander Alone	66	0.0%	72	0.0%	77	0.0%
Some Other Race Alone	3,177	1.6%	3,962	2.0%	4,546	2.2%
Two or More Races	2,750	1.4%	3,666	1.8%	4,442	2.1%
Hispanic Origin (Any Race)	11,740	6.0%	14,488	7.1%	16,946	8.2%

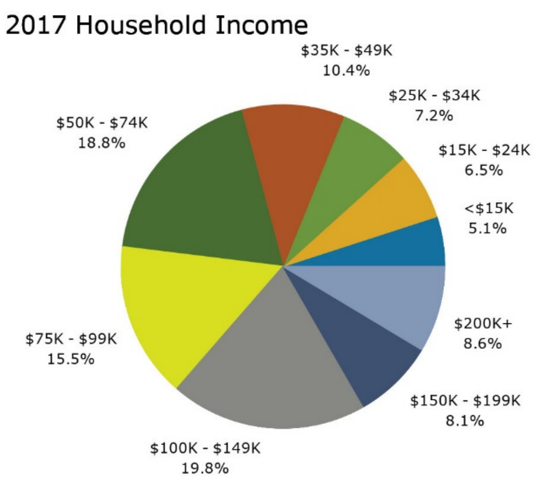
Data Note: Income is expressed in current dollars.

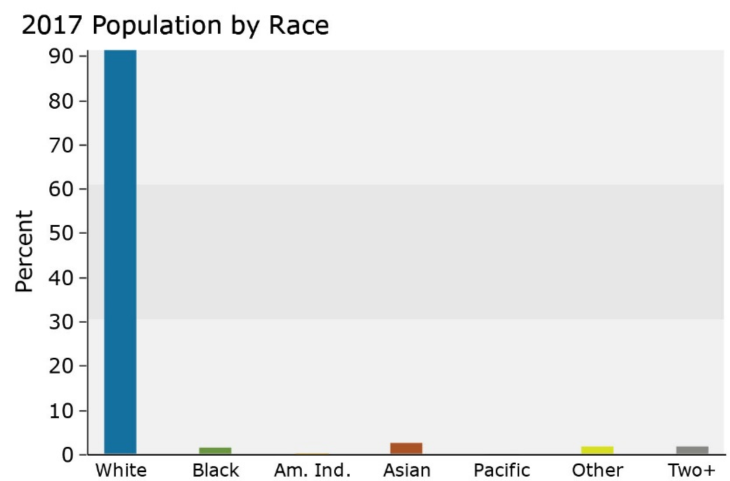
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

DEMOGRAPHIC OVERVIEW – 10 MILE RADIUS









2017 Percent Hispanic Origin: 7.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

INFOGRAPHICS – 10 MILE RADIUS

KEY FACTS

202,660
Population

41.1
Median Age

2.5
Average Household Size

$77,398
Median Household Income

EDUCATION

4%
No High School Diploma

23%
High School Graduate

32%
Some College

41%
Bachelor's/Grad/Prof Degree

BUSINESS

7,729
Total Businesses

123,080
Total Employees

EMPLOYMENT

White Collar 69%

Blue Collar 18%

Services 13%

2.7%
Unemployment Rate

INCOME

$77,398
Median Household Income

$39,455
Per Capita Income

$222,124
Median Net Worth

Households By Income

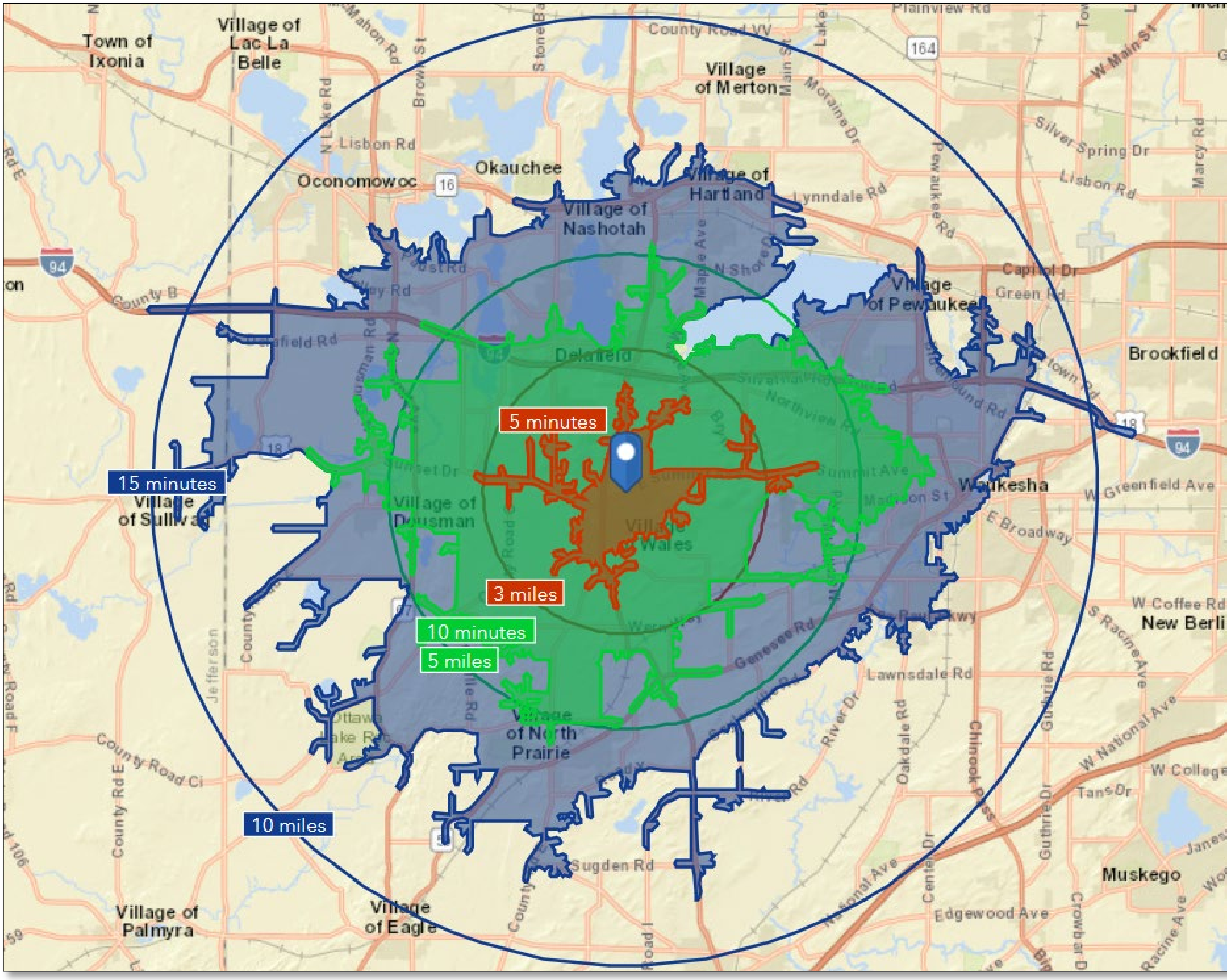
The largest group: $100,000 - $149,999 (19.8%)

The smallest group: <$15,000 (5.1%)

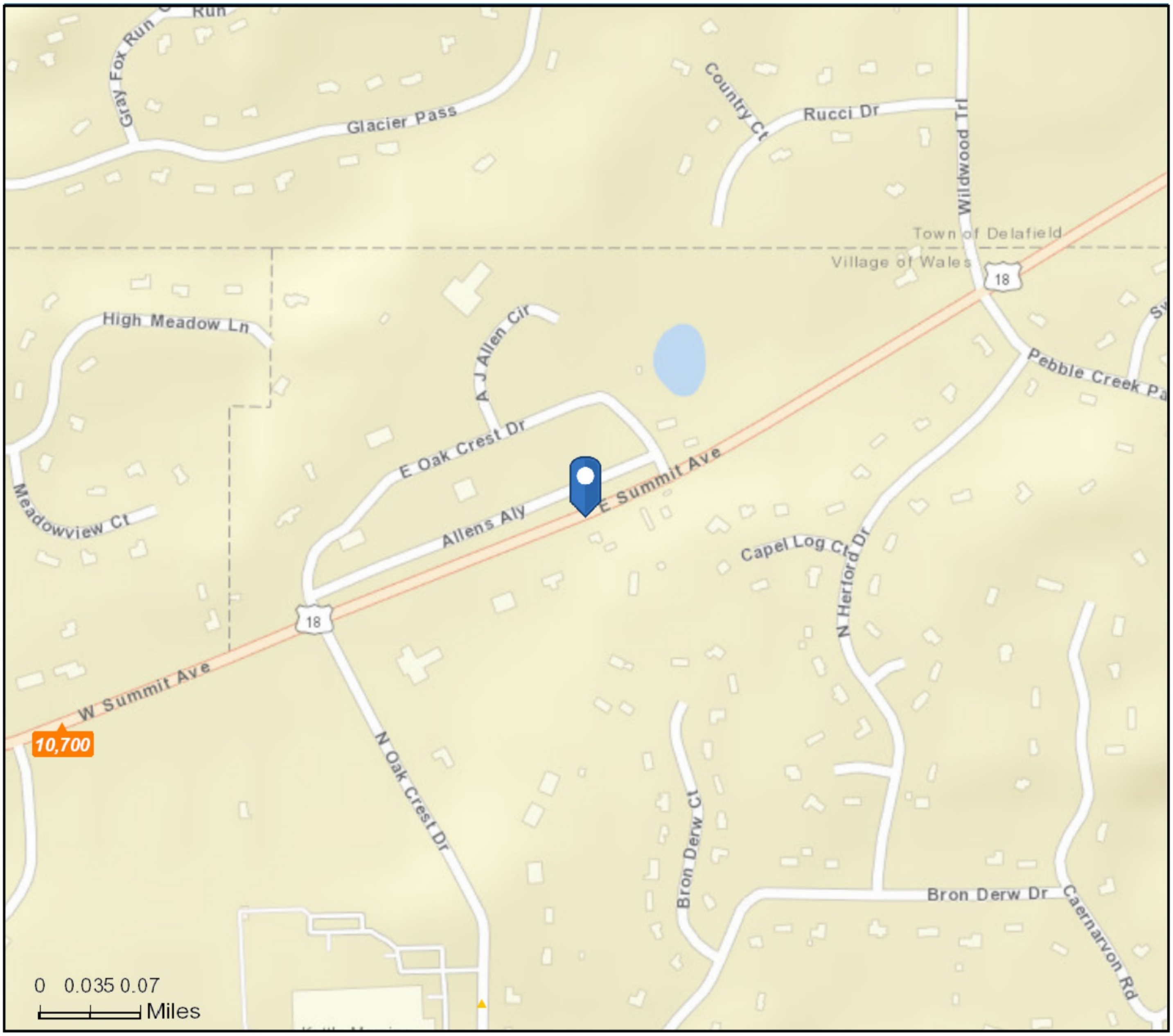
Indicator	Value	Difference
<$15,000	5.1%	-3.1%
$15,000 - $24,999	6.5%	-1.9%
$25,000 - $34,999	7.2%	-2.9%
$35,000 - $49,999	10.4%	-3.2%
$50,000 - $74,999	18.8%	-3.0%
$75,000 - $99,999	15.5%	+0.1%
$100,000 - $149,999	19.8%	+4.0%
$150,000 - $199,999	8.1%	+4.0%
$200,000+	8.6%	+6.0%

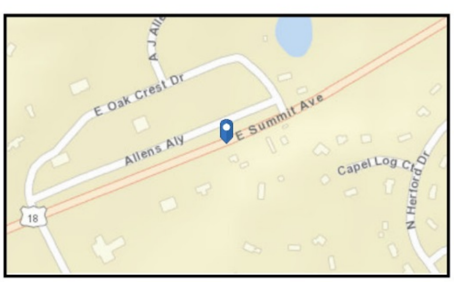
Bars show deviation from Jefferson County

5, 10 & 15-MINUTE DRIVE TIMES



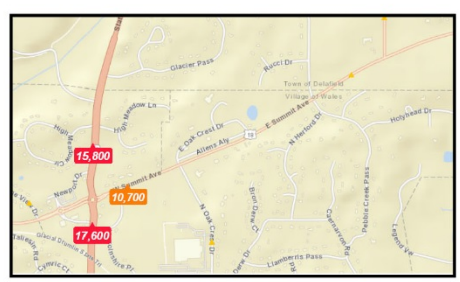
TRAFFIC COUNTS





Average Daily Traffic Volume

- ▲ **Up to 6,000 vehicles per day**
- ▲ **6,001 - 15,000**
- ▲ **15,001 - 30,000**
- ▲ **30,001 - 50,000**
- ▲ **50,001 - 100,000**
- ▲ **More than 100,000 per day**



Source: ©2017 Kalibrate Technologies

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) 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 lines 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: ______________________________
____
____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): __________
____
____
______________________________ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov or by telephone at 608-240-5830.