

# RETAIL SPACE AVAILABLE FOR LEASE



## 790 CORNERSTONE CROSSING

WATERFORD, WI 53185



### Leasing Information:

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## GENERAL INFORMATION

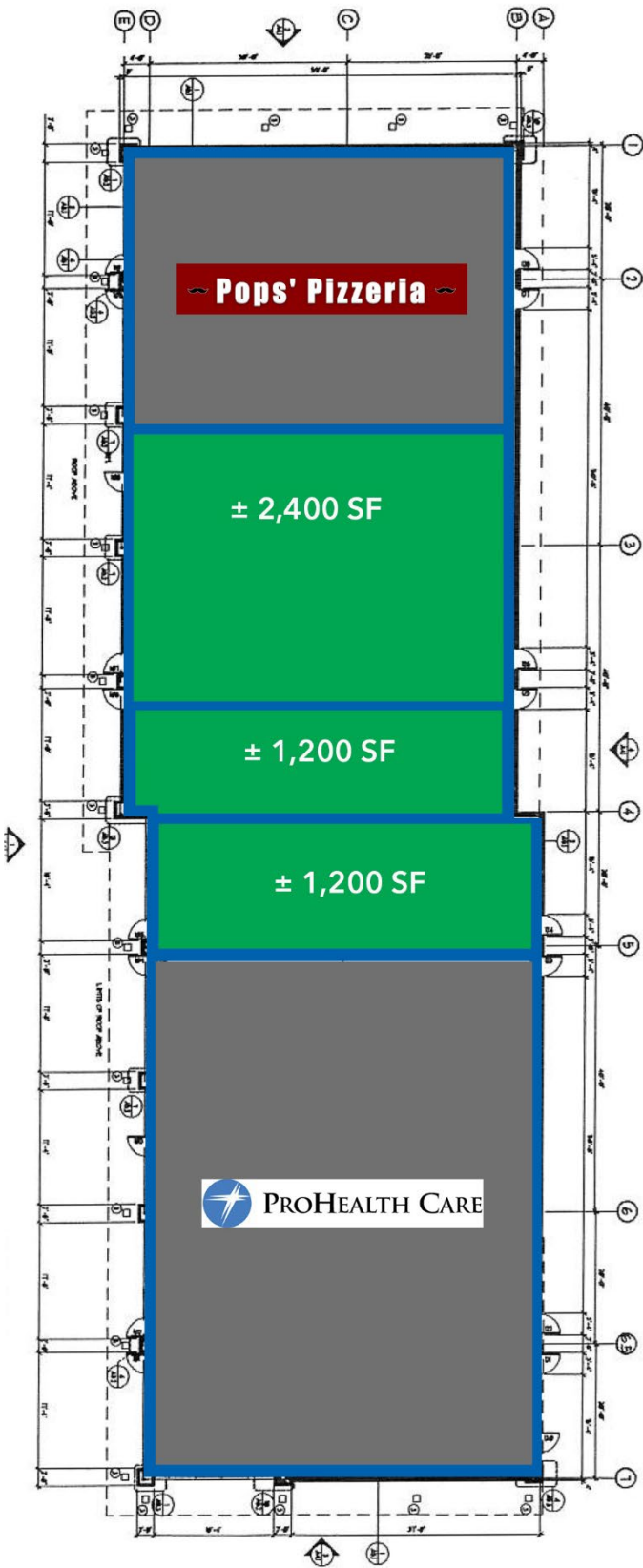
If you've been looking for attractive and affordable retail space in the Waterford/Burlington area, then 790 Cornerstone Crossing in the Westerra Business Campus located in Waterford will fit the bill! The Westerra Business Center is an excellent space opportunity for destination-type retailers including restaurant, showroom/studio, medical users, or office users needing enhanced visibility. Call Marianne today to discuss your space requirement or schedule a tour!

Available Space – Vacant	Up to 4,800 sf per attached floorplan; Minimum divisible is 1,200 sf
Availability	Immediate
Net Lease Rate	\$12.00/SF
Tenant Improvements	Negotiable to qualified credit
Real Estate Taxes (2020)	\$1.30/sf
Operating Expenses (2020)	\$2.21/sf
Turnover Condition	Grey box
Clear Height	16' (14'4" to underside of deck)
Utilities	Payable by Tenant
Electricity	Payable by Tenant
Gas Service	Payable by Landlord (food service & special uses excepted)
Water & Sewer	
Exterior Signage/Identification	Available
Parking	81 on-site surface parking spaces
Minimum Lease Term	Negotiable
Amenities	<ul style="list-style-type: none"> <li>• Located at front door to the Village of Waterford, WI in Westerra Business Campus</li> <li>• Prominent, high visibility site at Hwys K/164 just off Hwy 36</li> <li>• Attractive architecture</li> <li>• Functional clear heights and bay sizes offering excellent utility and value to users'</li> <li>• Ample on-site surface parking at 6.75/1000!</li> <li>• Well maintained building and grounds</li> <li>• Minutes to downtown Waterford</li> <li>• Beautiful campus setting immediately adjacent to Racine County Bicycle Trail</li> <li>• New apartments under development in campus north of former Ruzheimer (Motus) HQ building</li> <li>• Considerable potential future development in immediate area</li> </ul>

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

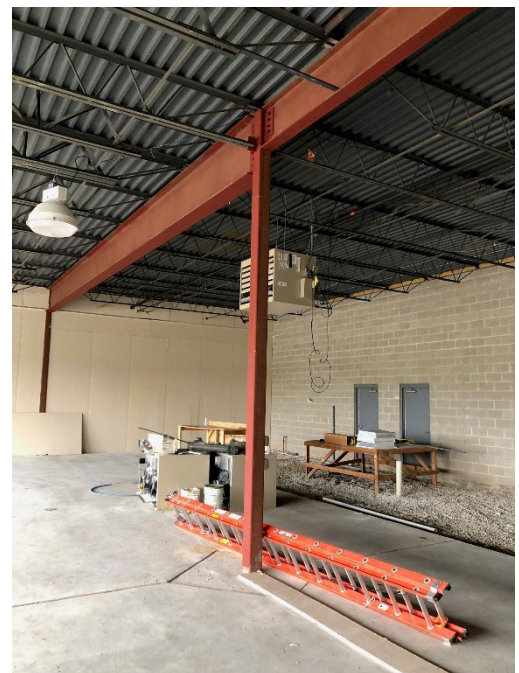
FLOOR PLAN

Available ± 4,800 SF





## PHOTOGRAPHS



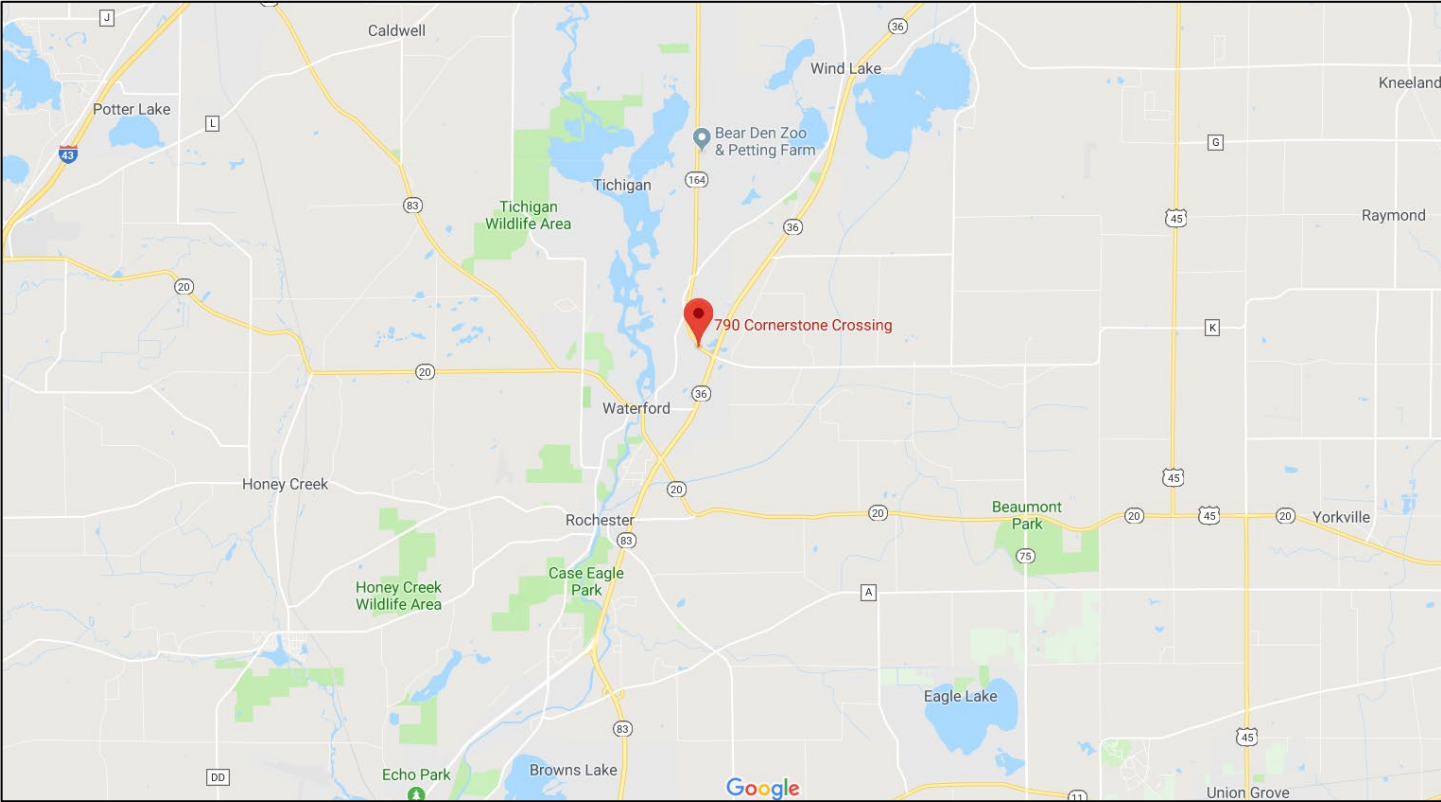
### **Building/Space Specs:**

Underside to Deck:	16'
Underside to Joist:	14.4'
Underside of Beam - South & Middle Bays:	13.6'
Underside of Beam – North Bay	14.3'
Bay Depth:	59'
Bay Width:	19.8'

790 CORNERSTONE CROSSING  
WATERFORD, WI

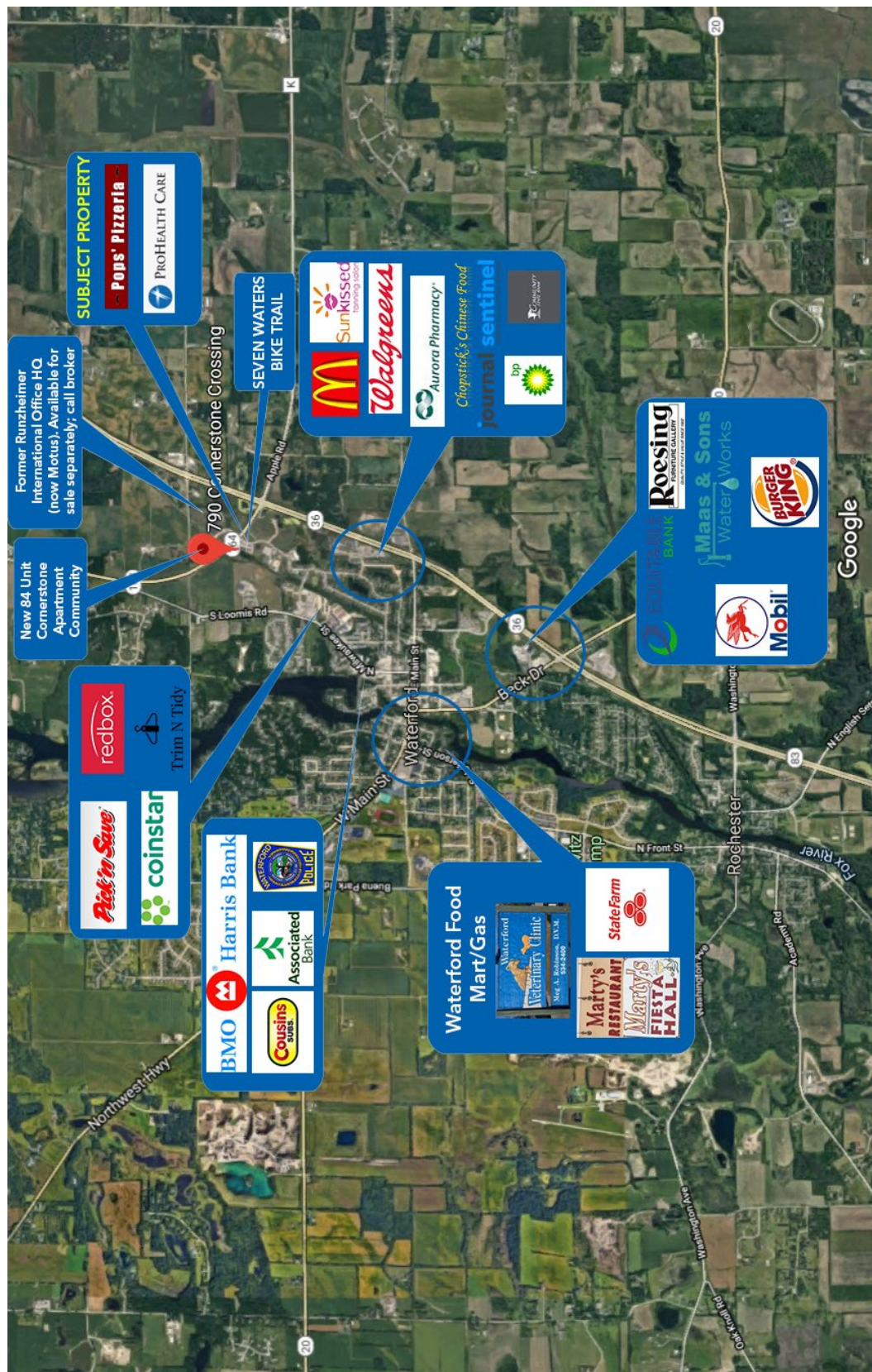


# LOCATION MAP & AERIAL

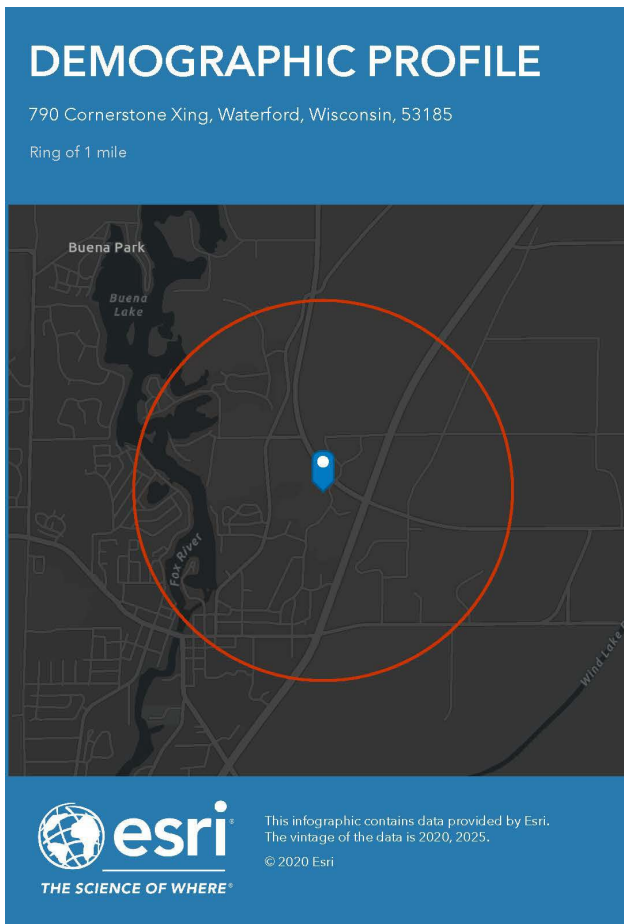




# RETAILER MAP



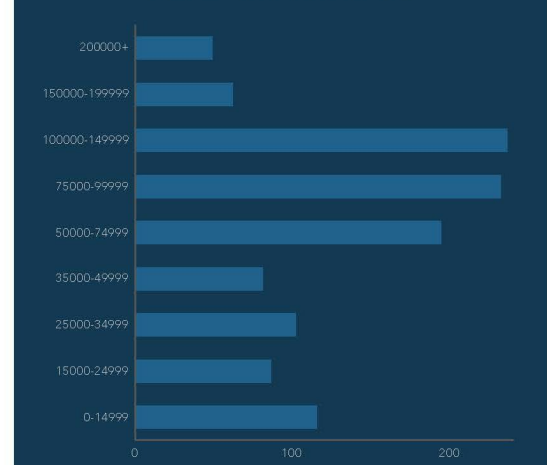
# DEMOGRAPHICS – 1 MILE



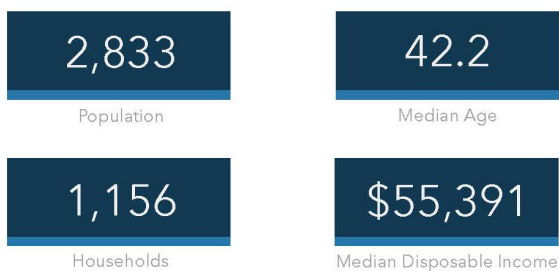
## INCOME



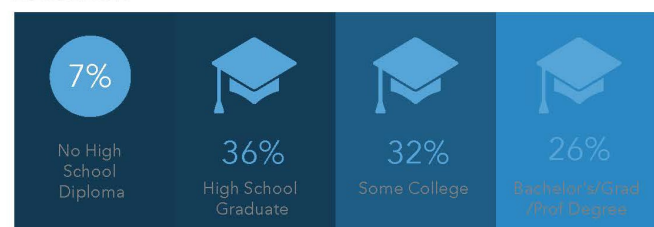
## HOUSEHOLD INCOME (\$)



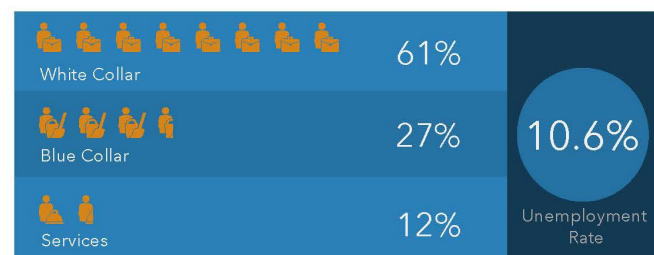
## KEY FACTS



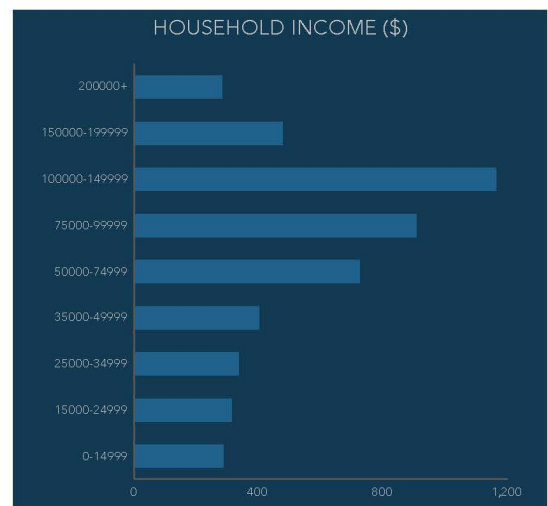
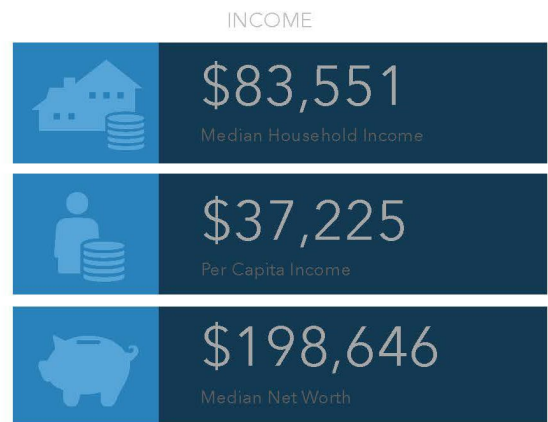
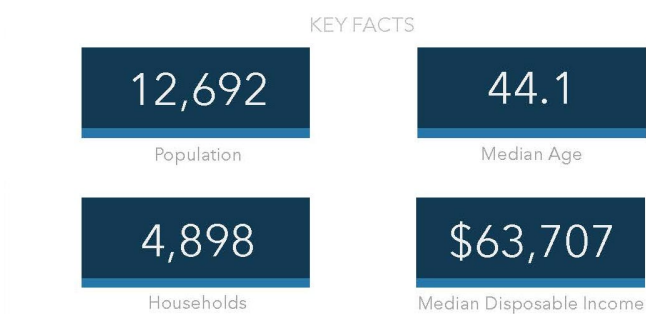
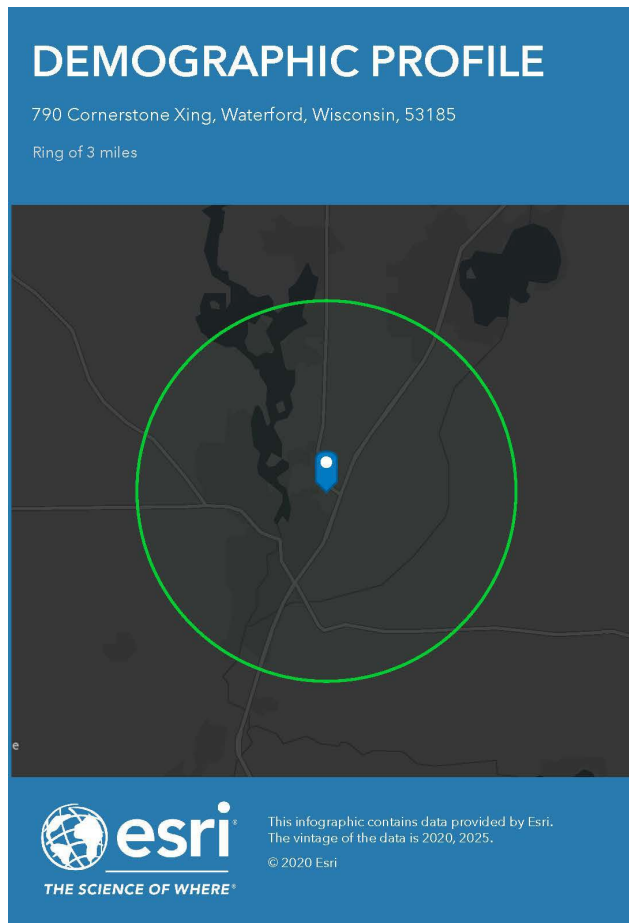
## EDUCATION



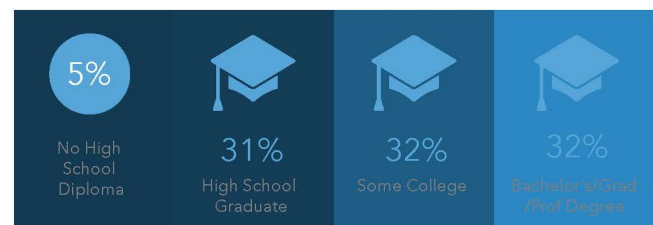
## EMPLOYMENT



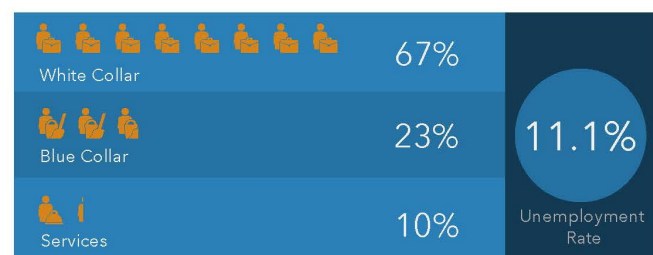
# DEMOGRAPHICS – 3 MILES



### EDUCATION

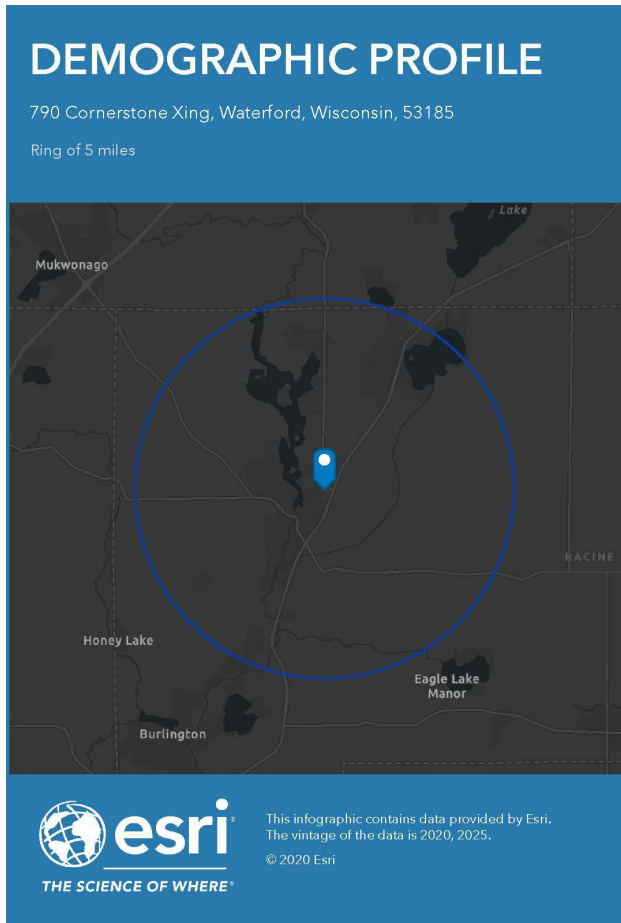


### EMPLOYMENT





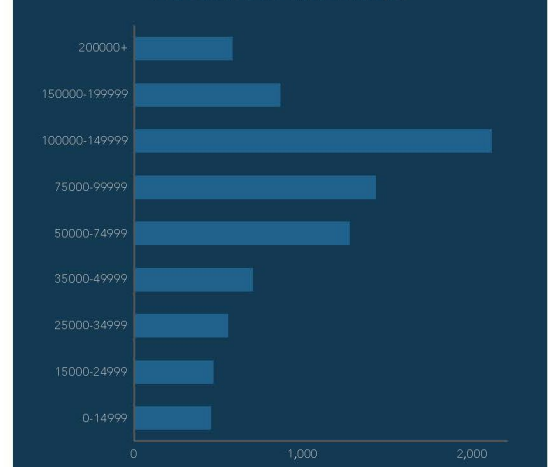
# DEMOGRAPHICS – 5 MILES



## INCOME



## HOUSEHOLD INCOME (\$)



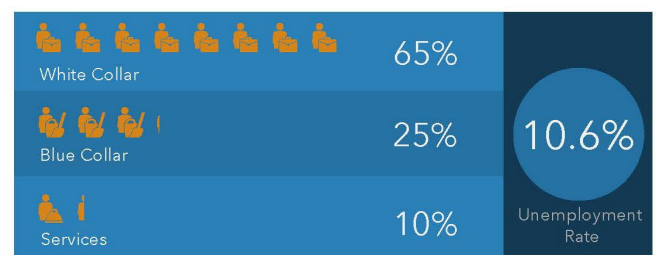
## KEY FACTS



## EDUCATION



## EMPLOYMENT



# TRAFFIC COUNTS



## Traffic Count Profile

790 Cornerstone Xing, Waterford, Wisconsin, 53185  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.77401  
Longitude: -88.19824

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	State Hwy 164	Cornerstone Xing (0.09 miles SE)	2017	6,900
0.25	Milwaukee Ave	Hwy 164 (0.1 miles N)	2017	18,200
0.36	Kramer Dr	S Loomis Rd (0.05 miles W)	2011	1,500
0.44	S Loomis Rd	Kramer Dr (0.09 miles SW)	2011	1,800
0.74	E Main Dr	Gale Rd (0.1 miles E)	2011	1,200
0.76	E Main St	Milwaukee Ave (0.03 miles E)	2017	5,100
0.77	N Milwaukee St	Rock Roar Dr (0.04 miles S)	2011	5,600
0.87	N 3rd St	E Division St (0.04 miles S)	2005	500
1.00	Apple Rd	Arbor Rd (0.44 miles E)	2017	3,300
1.05	E Main St	S 1st St (0.03 miles W)	2014	11,000
1.08	Main St	W Main St (0.01 miles W)	2017	13,600
1.11	Milwaukee Ave	6th St (0.11 miles SW)	2017	14,700
1.19	W Main St	S Water St (0.03 miles SE)	2017	12,200
1.19	S 1st St	E Saint Thomas St (0.05 miles N)	2017	7,900
1.21	S Jefferson St	Washington St (0.04 miles S)	2011	3,700
1.46	Beck Dr	Evergreen Dr (0.03 miles NW)	2017	6,700
1.51	Barnes Ln	Barnes Dr (0.06 miles E)	2011	350
1.54	Buena Park Rd	Hickory Hollow Rd (0.01 miles N)	2017	3,200
1.63	Buena Park Rd	Woodfield Cir (0.11 miles N)	2017	3,600
1.71	High Dr	Northwest Hwy (0.12 miles W)	2017	8,800
1.71	Milwaukee Ave	Hidden Cir (0.03 miles NE)	2017	18,400
1.90	Milwaukee Ave	Heg PkRd (0.14 miles NE)	2004	13,200
1.97	Beck Dr	Washington Ave (0.33000001 miles SE)	2017	5,200
2.00	Co Hwy W	Ela Ave (0.04 miles S)	2011	3,200
2.14	Becker Rd	Mohr Ave (0.03 miles N)	2014	2,400
2.27	Northwest Hwy	Mamerow Ln (0.41999999 miles NW)	2017	5,700
2.33	S Loomis Rd	Heg PkRd (0.28999999 miles NE)	2011	1,800
2.35	Washington Ave	Milwaukee Ave (0.18000001 miles W)	2011	2,400
2.44	N Rochester St	E Spring St (0.06 miles S)	2011	960
2.47	Washington Ave	E Main St (0.01 miles W)	2017	5,800

**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:** ©2021 Kalibrate Technologies (Q1 2021).

April 20, 2021

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## 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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