

AVAILABLE FOR SALE



323 E SUMMIT AVE (ANTIQUE CENTER AT WALES)

WALES, WI 53183



Sale Information:

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GENERAL INFORMATION

323 E. Summit Avenue in Wales, Wisconsin, is a 0.858 acre site containing three commercial buildings. 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 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	<ul style="list-style-type: none"> • 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: ~6,570 SF
Sale Price	\$595,000
2019 Property Taxes	\$1,277.16
Tax Key	1453997002
Electrical	<p>Antique Center: 200 Amp, 120/240 single phase</p> <p>Long Barn: 100 Amp, 120/240, 2-20 Amp</p>
Parking	Ample
Lot Size	0.858 acres
Zoning	R1 – With a conditional use permit for the Antique Center at Wales
Amenities	<ul style="list-style-type: none"> • Unique property with strong redevelopment or reuse potential. • Excellent location along major east-west thoroughfare. • Proximate to multiple retail, hotel and dining options.
Additional Information	There is a +/-2,300 square foot residential home immediately to the west of the Antique Center (Tax Key #1453997001) that may also be available for sale. Please contact broker for further details

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

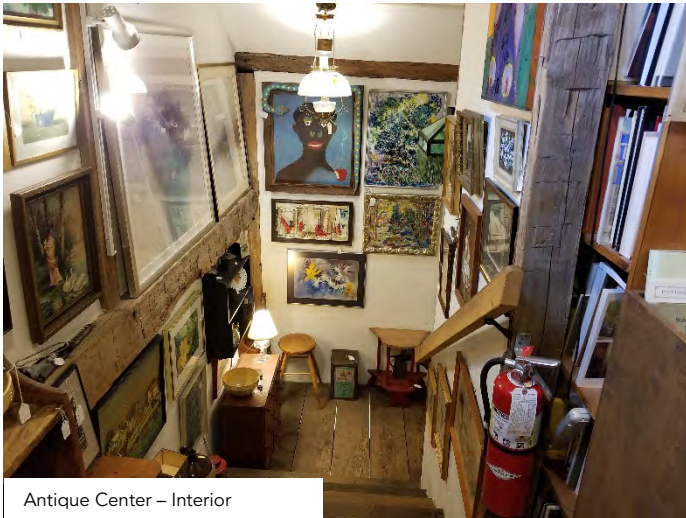
PHOTOGRAPHS – ANTIQUE CENTER



Antique Center – Exterior



Antique Center – Exterior



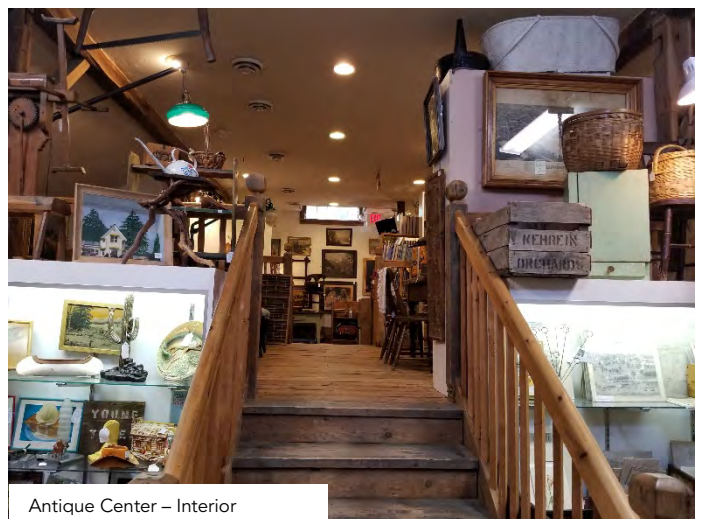
Antique Center – Interior



Antique Center – Interior



Antique Center – Restroom



Antique Center – Interior

PHOTOGRAPHS – SMALL AND LONG BARN



Small Barn – Exterior



Long Barn – Exterior



Long Barn – Exterior

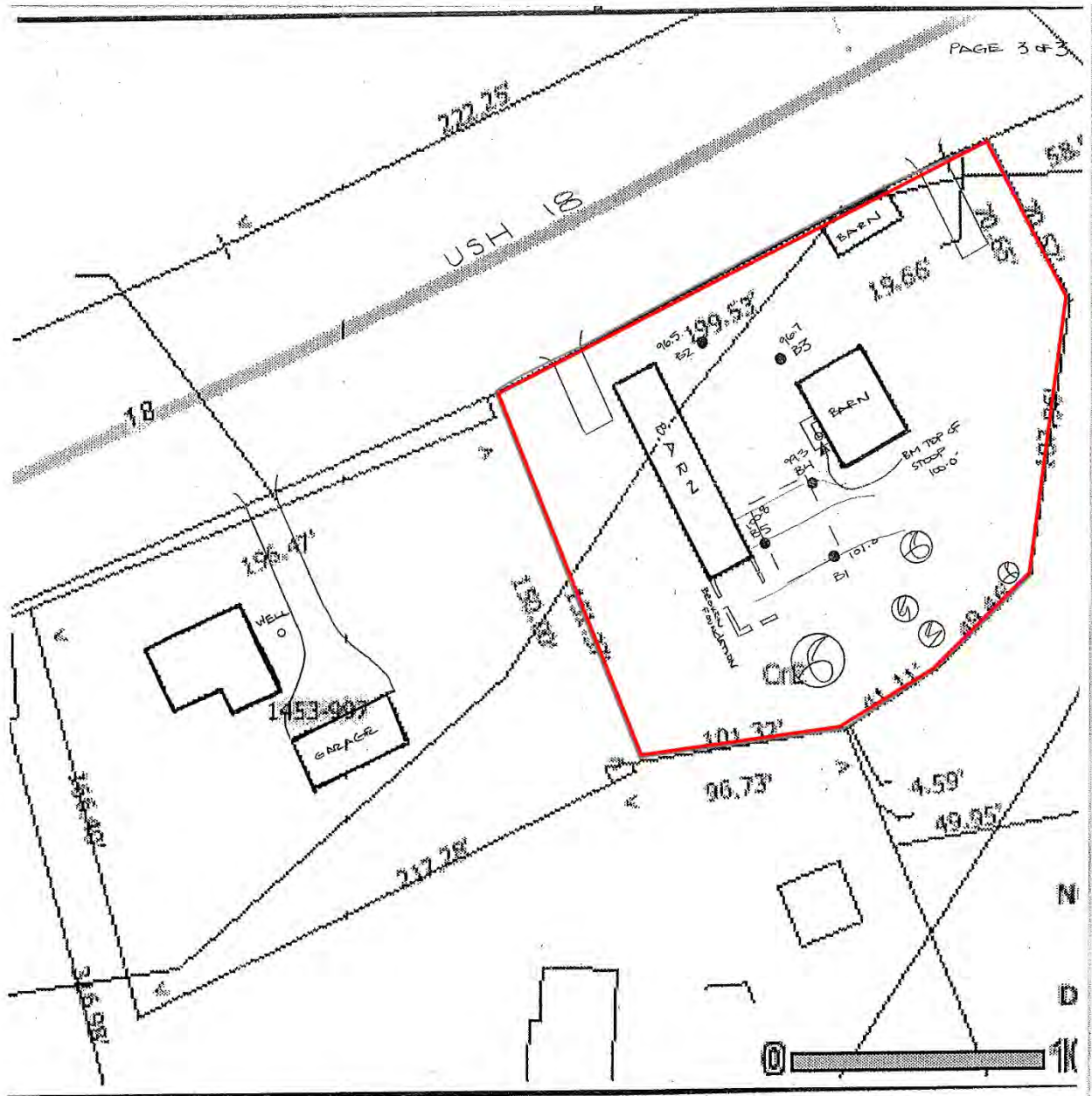


Long Barn – Workshop

PARCEL MAP

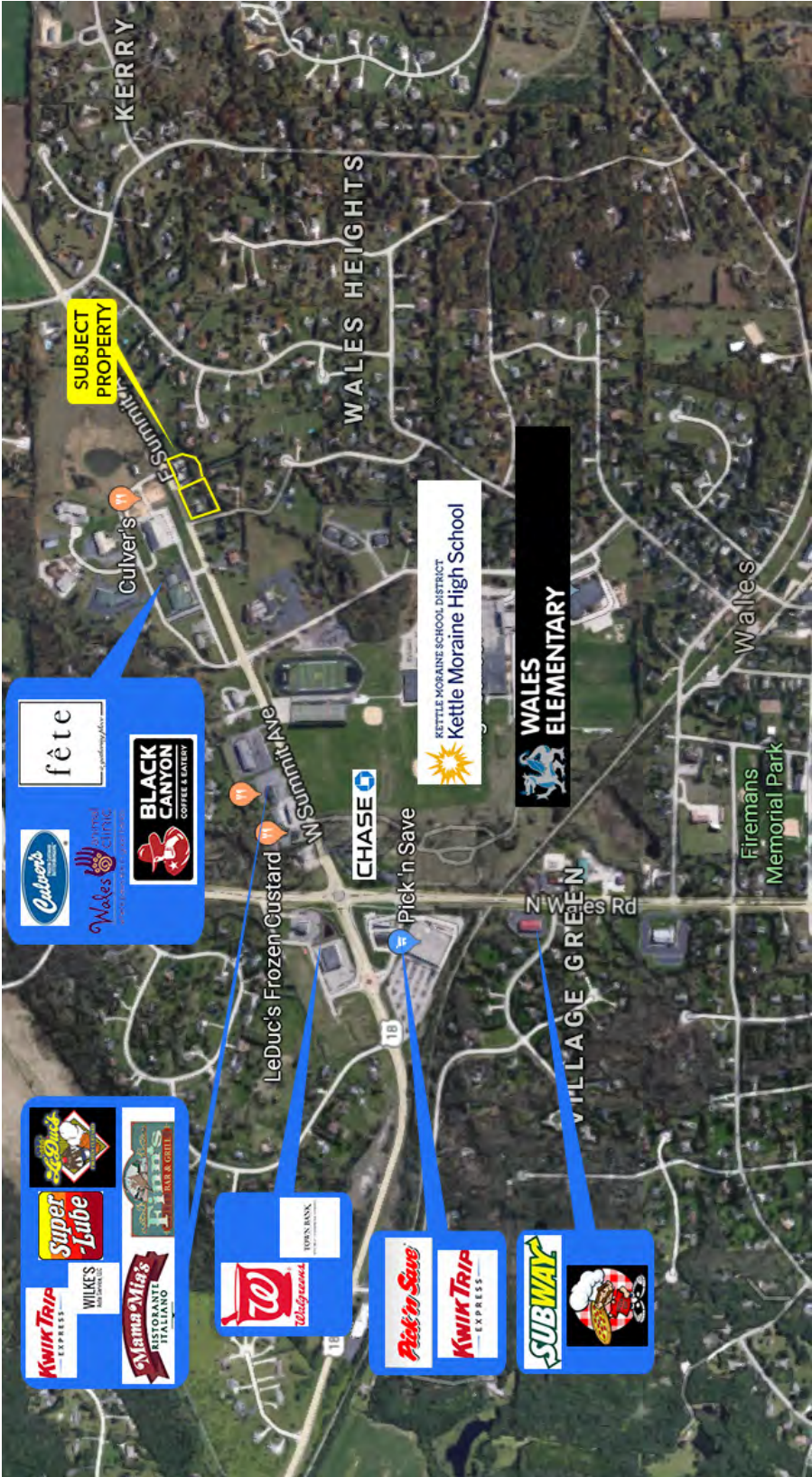


SURVEY



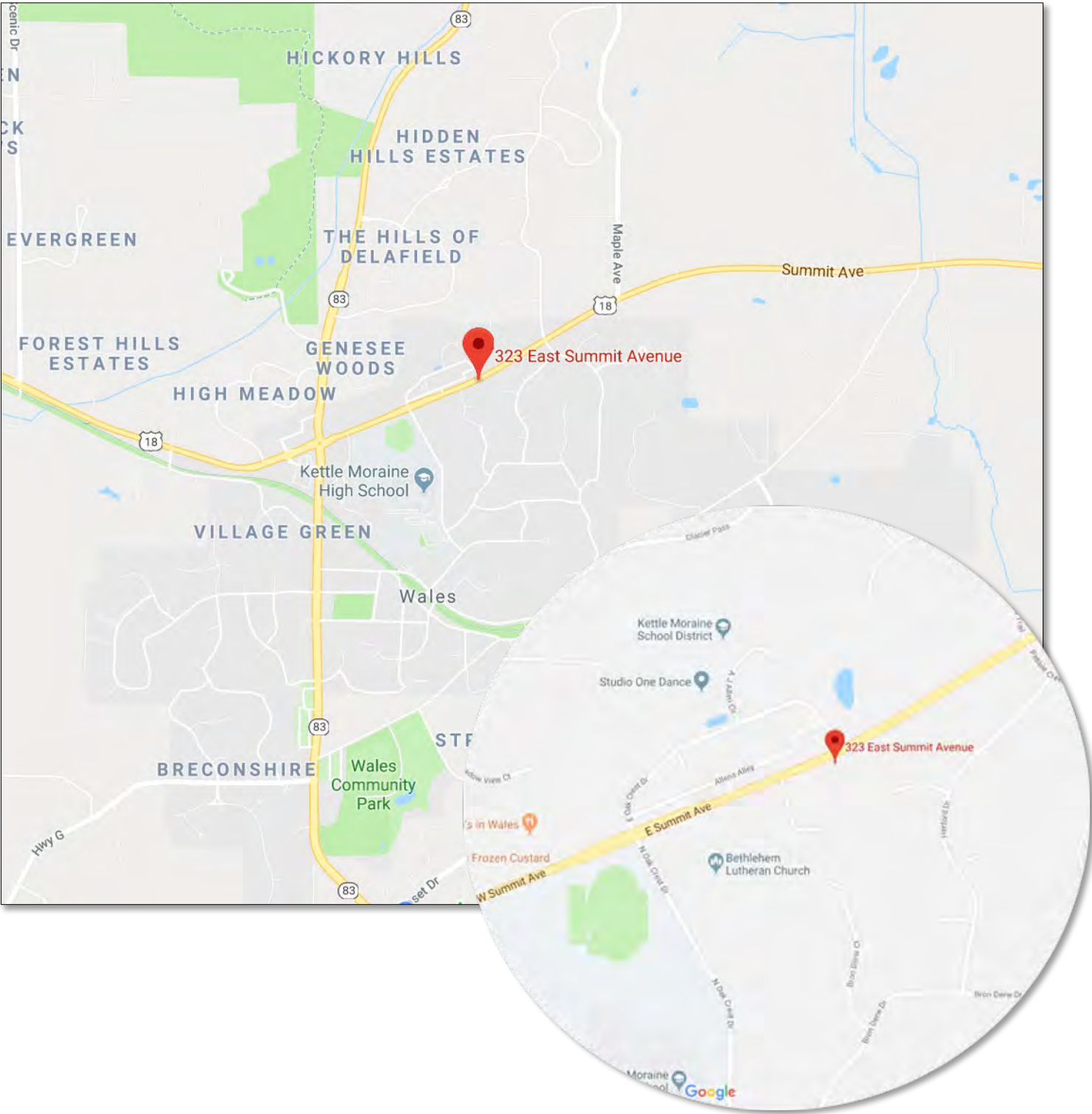
323 SUMMIT AV
 NW 1/4 NE 1/4 S 4 T 6 N R 18 E
 NE 1/4 NW 1/4
 VILLAGE OF WALES
 WAUKESHA COUNTY

RETAILER MAP



323 EAST SUMMIT AVENUE
WALES, WI

LOCATION MAPS



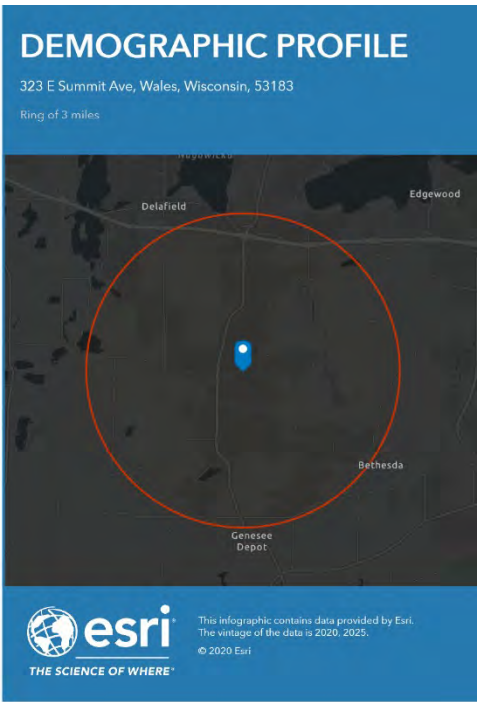
323 EAST SUMMIT AVENUE
WALES, WI

AERIAL PHOTOGRAPHS



323 EAST SUMMIT AVENUE
WALES, WI

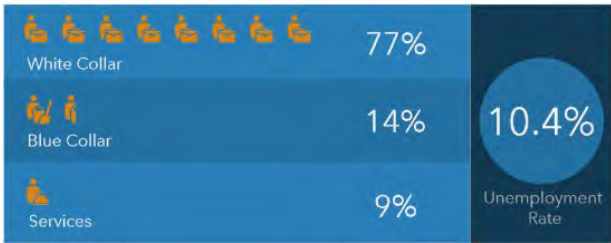
DEMOGRAPHICS – 3 MILE RADIUS



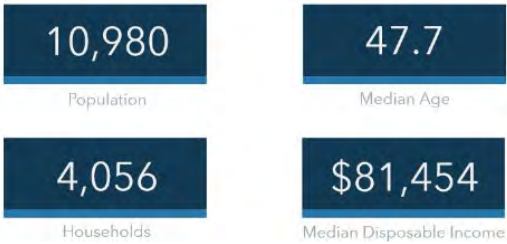
EDUCATION



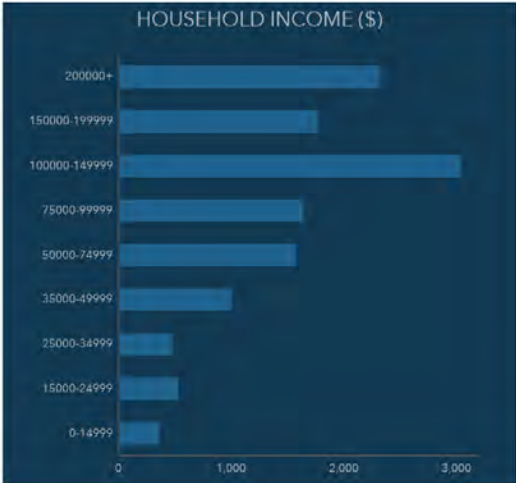
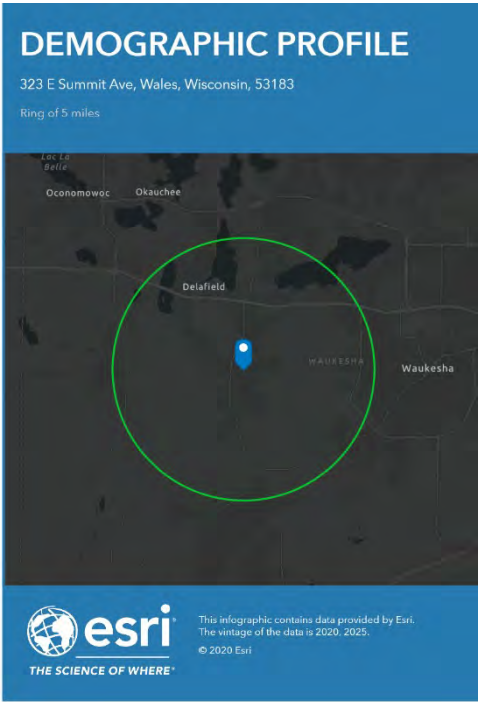
EMPLOYMENT



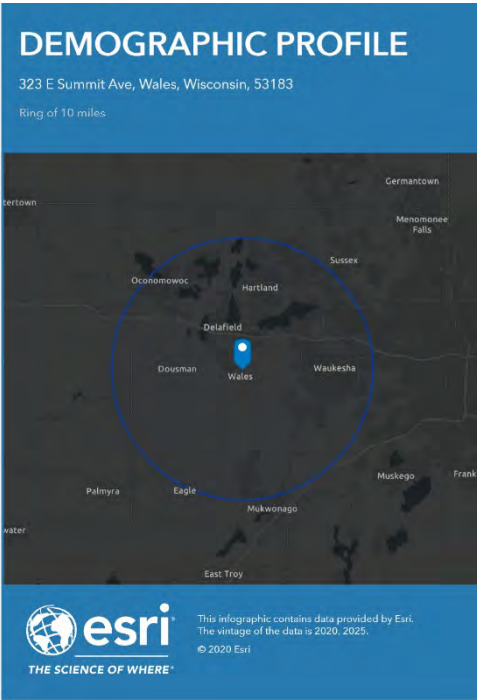
KEY FACTS



DEMOGRAPHIC – 5 MILE RADIUS



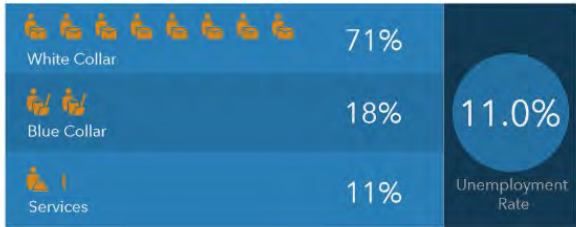
DEMOGRAPHIC – 10 MILE RADIUS



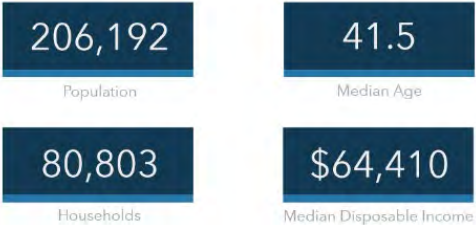
EDUCATION



EMPLOYMENT



KEY FACTS



BUSINESS SUMMARY



Business Summary

323 E Summit Ave, Wales, Wisconsin, 53183
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 43.01442
Longitude: -88.37432

Data for all businesses in area			3 miles		5 miles		10 miles					
Total Businesses:			470		1,151		7,645					
Total Employees:			5,143		13,948		111,035					
Total Residential Population:			10,980		34,067		206,192					
Employee/Residential Population Ratio (per 100 Residents)			47		41		54					
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	15	3.2%	73	1.4%	36	3.1%	159	1.1%	175	2.3%	1,297	1.2%
Construction	42	8.9%	223	4.3%	101	8.8%	601	4.3%	642	8.4%	6,247	5.6%
Manufacturing	16	3.4%	334	6.5%	41	3.6%	1,678	12.0%	391	5.1%	17,044	15.4%
Transportation	4	0.9%	21	0.4%	19	1.7%	138	1.0%	139	1.8%	1,728	1.6%
Communication	1	0.2%	6	0.1%	3	0.3%	21	0.2%	46	0.6%	287	0.3%
Utility	0	0.0%	8	0.2%	1	0.1%	20	0.1%	17	0.2%	500	0.5%
Wholesale Trade	14	3.0%	231	4.5%	35	3.0%	1,105	7.9%	316	4.1%	5,812	5.2%
Retail Trade Summary	104	22.1%	1,980	38.5%	224	19.5%	3,644	26.1%	1,377	18.0%	21,842	19.7%
Home Improvement	12	2.6%	240	4.7%	20	1.7%	294	2.1%	112	1.5%	1,931	1.7%
General Merchandise Stores	5	1.1%	429	8.3%	9	0.8%	529	3.8%	50	0.7%	2,494	2.2%
Food Stores	9	1.9%	124	2.4%	20	1.7%	351	2.5%	128	1.7%	3,234	2.9%
Auto Dealers, Gas Stations, Auto Aftermarket	8	1.7%	87	1.7%	17	1.5%	209	1.5%	155	2.0%	2,467	2.2%
Apparel & Accessory Stores	2	0.4%	15	0.3%	9	0.8%	61	0.4%	39	0.5%	219	0.2%
Furniture & Home Furnishings	10	2.1%	103	2.0%	19	1.7%	278	2.0%	97	1.3%	1,051	0.9%
Eating & Drinking Places	28	6.0%	615	12.0%	66	5.7%	1,371	9.8%	419	5.5%	7,841	7.1%
Miscellaneous Retail	29	6.2%	367	7.1%	64	5.6%	550	3.9%	376	4.9%	2,606	2.3%
Finance, Insurance, Real Estate Summary	52	11.1%	253	4.9%	132	11.5%	714	5.1%	808	10.6%	8,495	7.7%
Banks, Savings & Lending Institutions	6	1.3%	50	1.0%	18	1.6%	195	1.4%	134	1.8%	4,203	3.8%
Securities Brokers	13	2.8%	55	1.1%	31	2.7%	121	0.9%	162	2.1%	815	0.7%
Insurance Carriers & Agents	13	2.8%	62	1.2%	26	2.3%	97	0.7%	185	2.4%	1,686	1.5%
Real Estate, Holding, Other Investment Offices	20	4.3%	86	1.7%	57	5.0%	301	2.2%	327	4.3%	1,791	1.6%
Services Summary	166	35.3%	1,910	37.1%	407	35.4%	5,551	39.8%	2,792	36.5%	41,913	37.7%
Hotels & Lodging	3	0.6%	31	0.6%	9	0.8%	76	0.5%	31	0.4%	788	0.7%
Automotive Services	12	2.6%	78	1.5%	22	1.9%	161	1.2%	195	2.6%	1,357	1.2%
Motion Pictures & Amusements	16	3.4%	129	2.5%	38	3.3%	360	2.6%	221	2.9%	2,182	2.0%
Health Services	32	6.8%	321	6.2%	65	5.6%	1,406	10.1%	465	6.1%	10,570	9.5%
Legal Services	4	0.9%	19	0.4%	6	0.5%	28	0.2%	94	1.2%	588	0.5%
Education Institutions & Libraries	9	1.9%	460	8.9%	30	2.6%	1,388	10.0%	168	2.2%	8,105	7.3%
Other Services	89	18.9%	872	17.0%	236	20.5%	2,131	15.3%	1,617	21.2%	18,324	16.5%
Government	7	1.5%	69	1.3%	25	2.2%	250	1.8%	246	3.2%	5,310	4.8%
Unclassified Establishments	48	10.2%	36	0.7%	125	10.9%	66	0.5%	696	9.1%	560	0.5%
Totals	470	100.0%	5,143	100.0%	1,151	100.0%	13,948	100.0%	7,645	100.0%	111,035	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.

October 06, 2020

BUSINESS SUMMARY - CONTINUED



Business Summary

323 E Summit Ave, Wales, Wisconsin, 53183
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 43.01442
Longitude: -88.37432

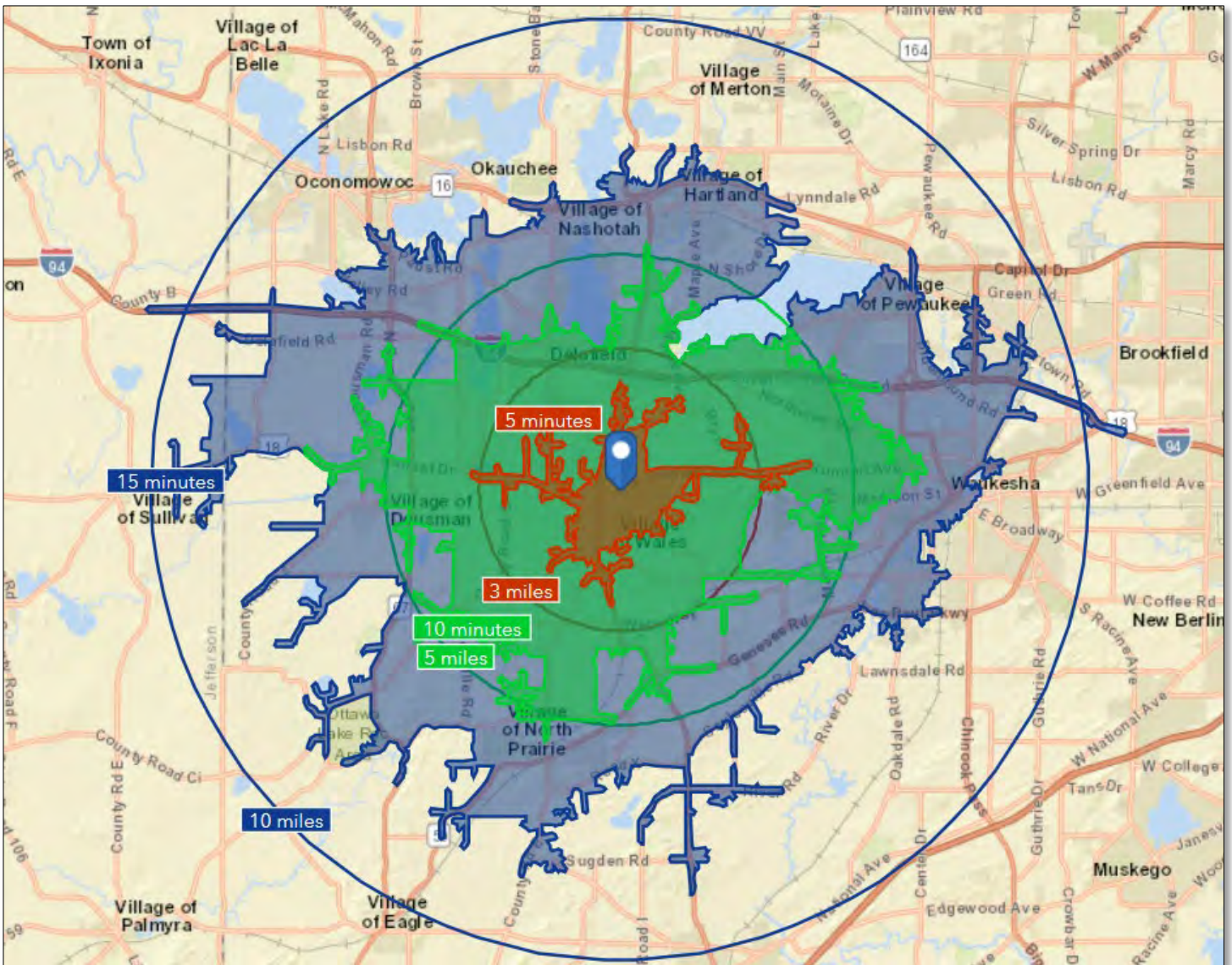
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.4%	5	0.1%	5	0.4%	17	0.1%	27	0.4%	97	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.0%	107	0.1%
Utilities	0	0.0%	8	0.2%	1	0.1%	20	0.1%	9	0.1%	344	0.3%
Construction	42	8.9%	218	4.2%	102	8.9%	599	4.3%	671	8.8%	6,639	6.0%
Manufacturing	19	4.0%	340	6.6%	46	4.0%	1,694	12.1%	412	5.4%	16,790	15.1%
Wholesale Trade	14	3.0%	231	4.5%	34	3.0%	1,104	7.9%	312	4.1%	5,769	5.2%
Retail Trade	74	15.7%	1,353	26.3%	151	13.1%	2,235	16.0%	923	12.1%	13,515	12.2%
Motor Vehicle & Parts Dealers	6	1.3%	70	1.4%	11	1.0%	154	1.1%	110	1.4%	2,155	1.9%
Furniture & Home Furnishings Stores	6	1.3%	36	0.7%	10	0.9%	73	0.5%	54	0.7%	595	0.5%
Electronics & Appliance Stores	3	0.6%	68	1.3%	6	0.5%	200	1.4%	37	0.5%	426	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	12	2.6%	240	4.7%	20	1.7%	294	2.1%	110	1.4%	1,926	1.7%
Food & Beverage Stores	8	1.7%	115	2.2%	17	1.5%	333	2.4%	105	1.4%	2,837	2.6%
Health & Personal Care Stores	9	1.9%	232	4.5%	17	1.5%	284	2.0%	91	1.2%	946	0.9%
Gasoline Stations	2	0.4%	17	0.3%	6	0.5%	55	0.4%	45	0.6%	312	0.3%
Clothing & Clothing Accessories Stores	4	0.9%	22	0.4%	15	1.3%	86	0.6%	54	0.7%	270	0.2%
Sport Goods, Hobby, Book, & Music Stores	4	0.9%	26	0.5%	11	1.0%	70	0.5%	70	0.9%	348	0.3%
General Merchandise Stores	5	1.1%	429	8.3%	9	0.8%	529	3.8%	50	0.7%	2,494	2.2%
Miscellaneous Store Retailers	8	1.7%	85	1.7%	18	1.6%	134	1.0%	141	1.8%	1,095	1.0%
Nonstore Retailers	7	1.5%	12	0.2%	11	1.0%	22	0.2%	54	0.7%	113	0.1%
Transportation & Warehousing	2	0.4%	16	0.3%	9	0.8%	102	0.7%	100	1.3%	1,658	1.5%
Information	4	0.9%	150	2.9%	14	1.2%	395	2.8%	118	1.5%	3,318	3.0%
Finance & Insurance	33	7.0%	174	3.4%	76	6.6%	420	3.0%	484	6.3%	6,720	6.1%
Central Bank/Credit Intermediation & Related Activities	6	1.3%	50	1.0%	18	1.6%	195	1.4%	131	1.7%	4,130	3.7%
Securities, Commodity Contracts & Other Financial	13	2.8%	55	1.1%	31	2.7%	121	0.9%	167	2.2%	897	0.8%
Insurance Carriers & Related Activities; Funds, Trusts &	14	3.0%	69	1.3%	27	2.3%	104	0.7%	186	2.4%	1,693	1.5%
Real Estate, Rental & Leasing	21	4.5%	184	3.6%	59	5.1%	402	2.9%	388	5.1%	2,385	2.1%
Professional, Scientific & Tech Services	46	9.8%	303	5.9%	101	8.8%	734	5.3%	680	8.9%	6,911	6.2%
Legal Services	5	1.1%	22	0.4%	8	0.7%	35	0.3%	107	1.4%	684	0.6%
Management of Companies & Enterprises	1	0.2%	3	0.1%	5	0.4%	11	0.1%	15	0.2%	49	0.0%
Administrative & Support & Waste Management & Remediation	14	3.0%	67	1.3%	48	4.2%	205	1.5%	289	3.8%	1,969	1.8%
Educational Services	12	2.6%	471	9.2%	36	3.1%	1,399	10.0%	204	2.7%	7,262	6.5%
Health Care & Social Assistance	39	8.3%	398	7.7%	84	7.3%	1,658	11.9%	630	8.2%	14,643	13.2%
Arts, Entertainment & Recreation	10	2.1%	68	1.3%	28	2.4%	283	2.0%	168	2.2%	1,895	1.7%
Accommodation & Food Services	31	6.6%	641	12.5%	74	6.4%	1,432	10.3%	456	6.0%	8,681	7.8%
Accommodation	3	0.6%	31	0.6%	9	0.8%	76	0.5%	31	0.4%	788	0.7%
Food Services & Drinking Places	28	6.0%	609	11.8%	65	5.6%	1,356	9.7%	424	5.5%	7,893	7.1%
Other Services (except Public Administration)	50	10.6%	413	8.0%	126	10.9%	931	6.7%	815	10.7%	6,461	5.8%
Automotive Repair & Maintenance	10	2.1%	74	1.4%	20	1.7%	156	1.1%	162	2.1%	1,131	1.0%
Public Administration	7	1.5%	69	1.3%	25	2.2%	250	1.8%	246	3.2%	5,307	4.8%
Unclassified Establishments	48	10.2%	32	0.6%	124	10.8%	55	0.4%	695	9.1%	515	0.5%
Total	470	100.0%	5,143	100.0%	1,151	100.0%	13,948	100.0%	7,645	100.0%	111,035	100.0%

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

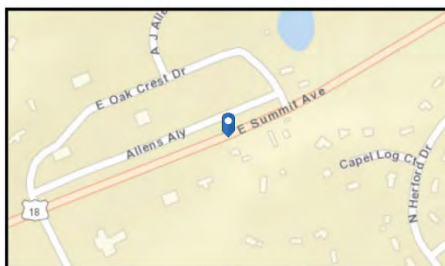
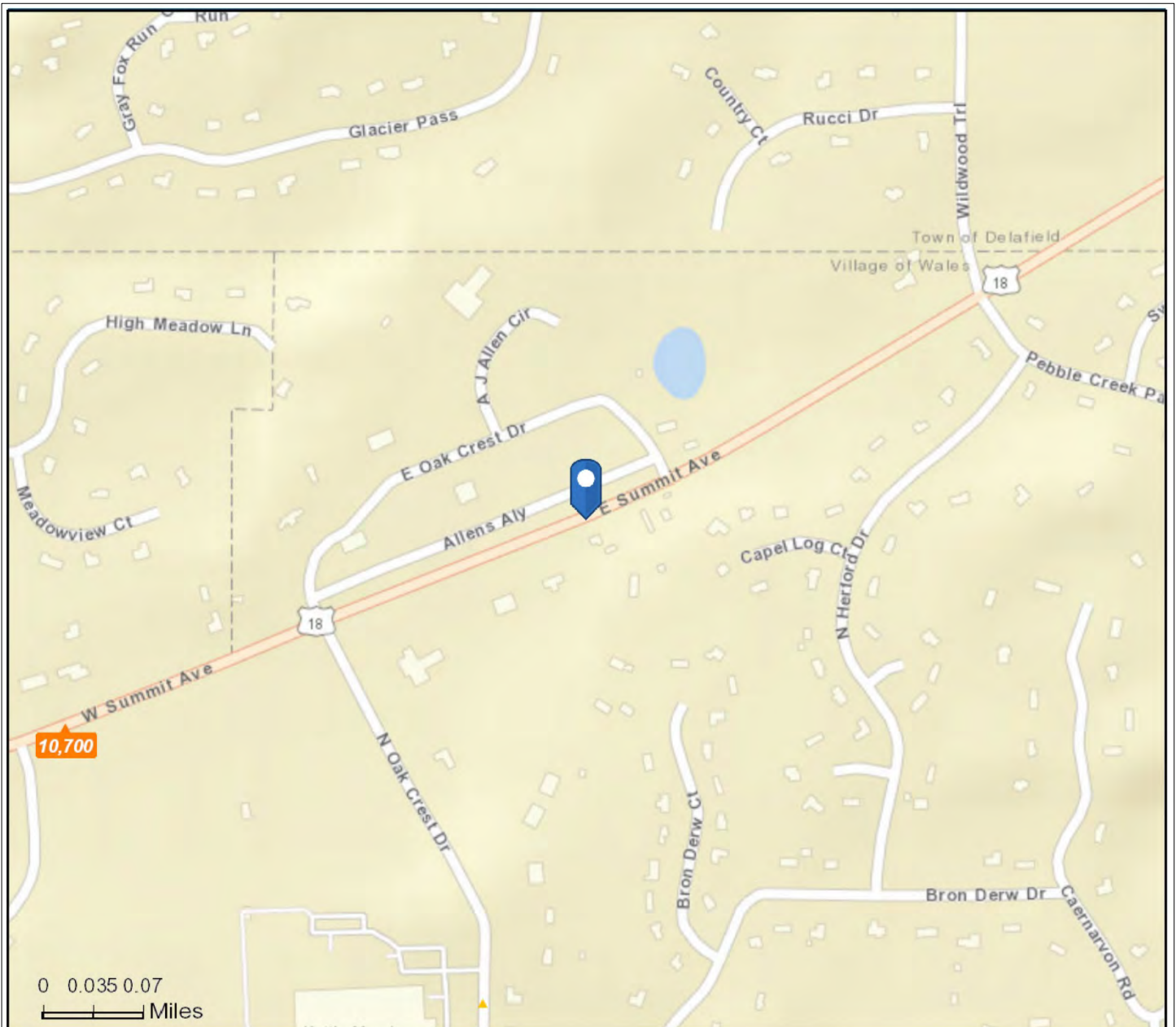
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

October 06, 2020

5, 10 & 15-MINUTE DRIVE TIMES

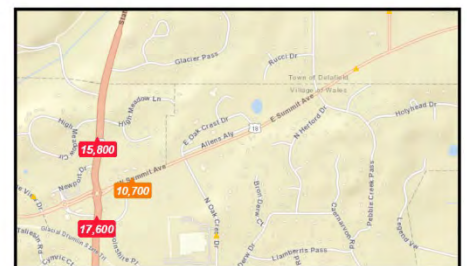


TRAFFIC COUNTS



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

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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