

13230 WATERTOWN PLANK ROAD
ELM GROVE, WI



AVAILABLE



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GENERAL INFORMATION

Property Description	A perfectly flexible auto service/retail building centrally located in one of Milwaukee's most affluent suburbs. Easily renovated, this building is ideally suited for a huge range of retail and office uses. High ceilings, 4 large overhead doors (exceptional outdoor dining opportunity), few columns and a simple structure make this shell a very valuable starting point for your ideas!
Pricing	Negotiable depending on terms and landlord investment
Building Size	2,536 sq.ft.
Construction Type	CMU load bearing masonry with open web steel trusses
Parcel Size	0.51 acres (21,780 sq. ft.)
Tax Key	EGV 1106005
2018 Real Estate Taxes	\$5,340.15
HVAC	Gas fired forced air and recycled oil
Utilities	Municipal water and sewer
Parking	Approximately 28 (11:1000)
Availability	60 – 90 days after lease or sale closing
Traffic Counts	Approximately 10,000 cars daily (see attached traffic count map)
Zoning	B-1
Auto Service Advantages	<ul style="list-style-type: none"> • 5 bays including dedicated wash and drive-through center bay • Powered operators on all overhead doors • 2 hoists plus newer rim clamp tire machine and balancer • Ingersoll Rand T30,15 HP 120-gallon compressor • Large parking lot for staff and customer parking as well as possible auto sales • Natural gas and recycled oil heat • 220-volt power for welders and other equipment • Continuous family business for nearly 90 years • Great customer base with growth opportunities in: <ul style="list-style-type: none"> ○ Servicing European auto brands (currently business supports only domestic and Japanese manufacturers) ○ Servicing diesel powered vehicles ○ Auto sales ○ Detailing and aftermarket installations ○ Concierge service

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

PHOTOGRAPHS



West Elevation

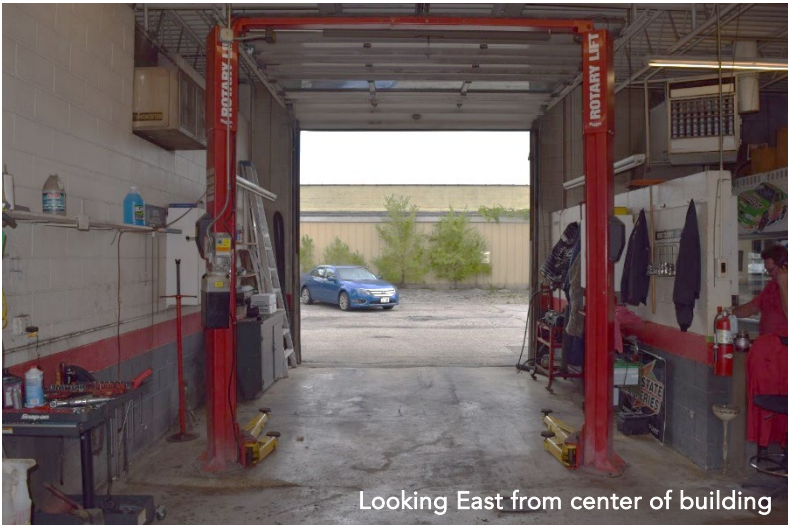


East Elevation



North Elevation

PHOTOGRAPHS



Looking East from center of building

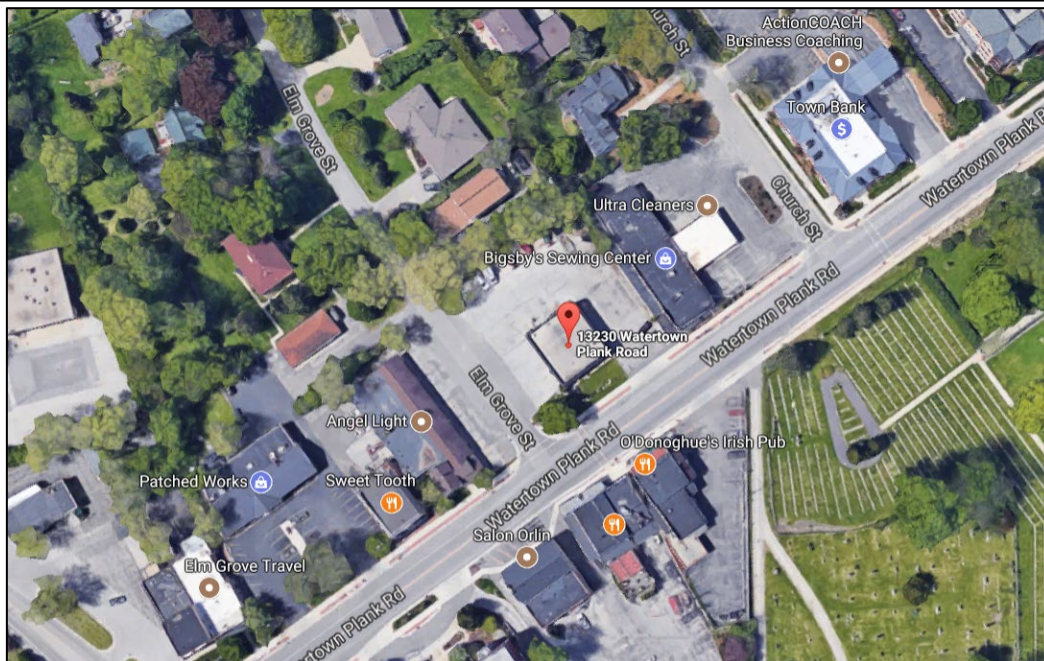
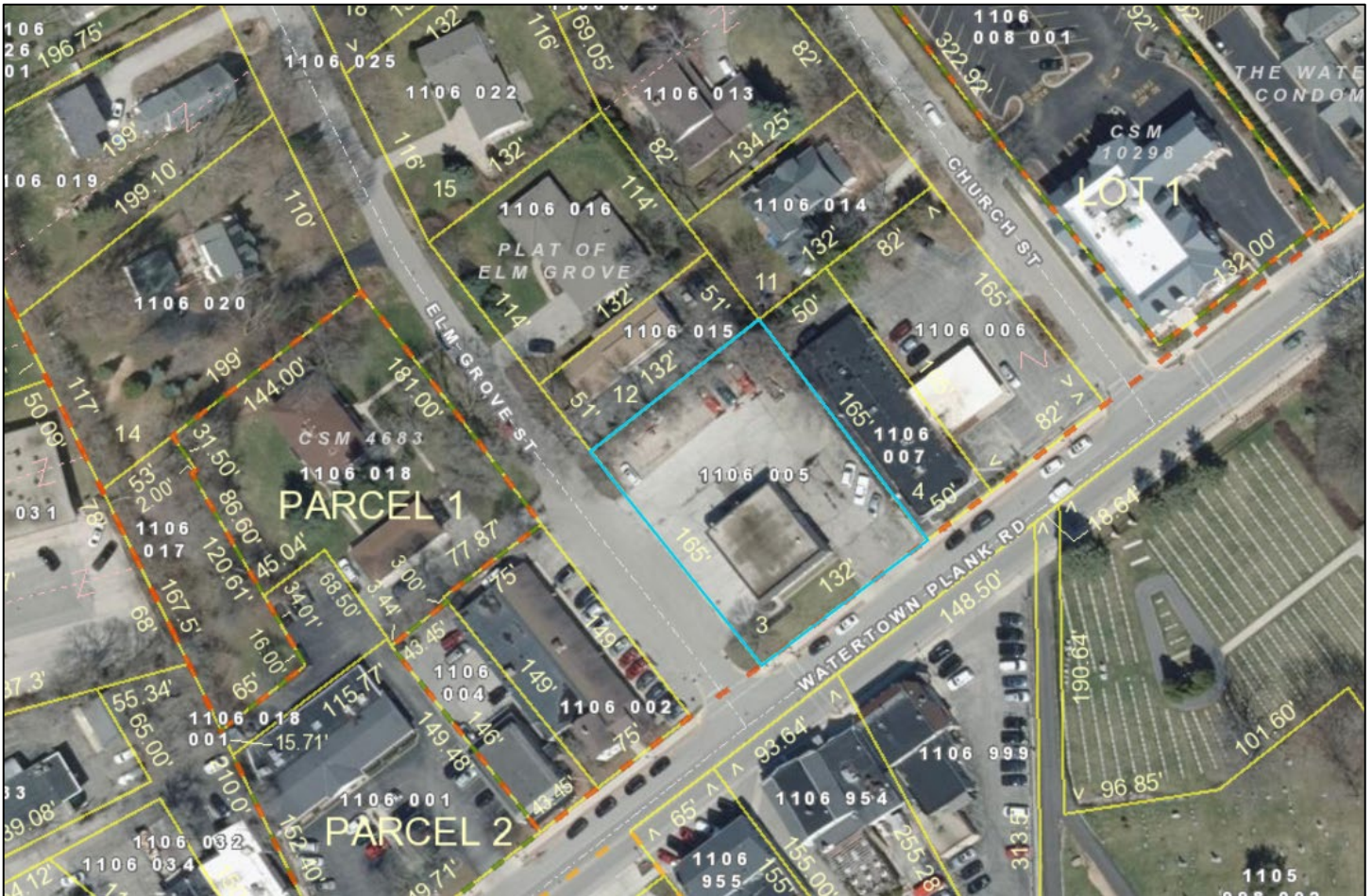


Looking West from center of building



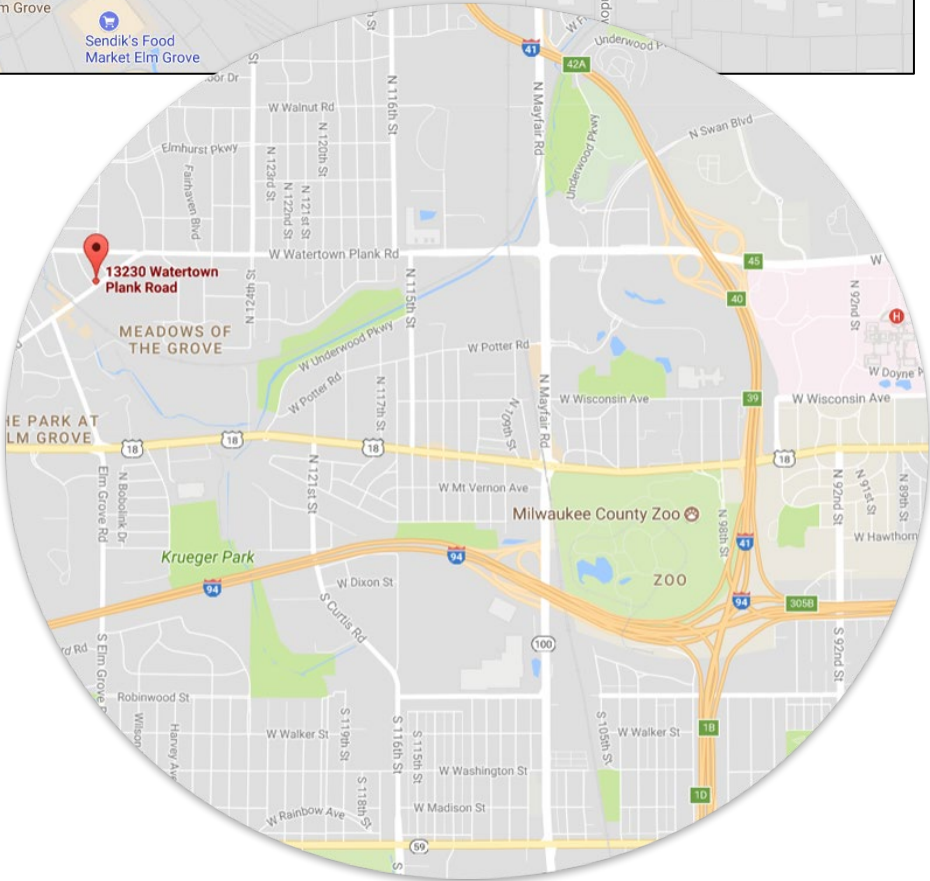
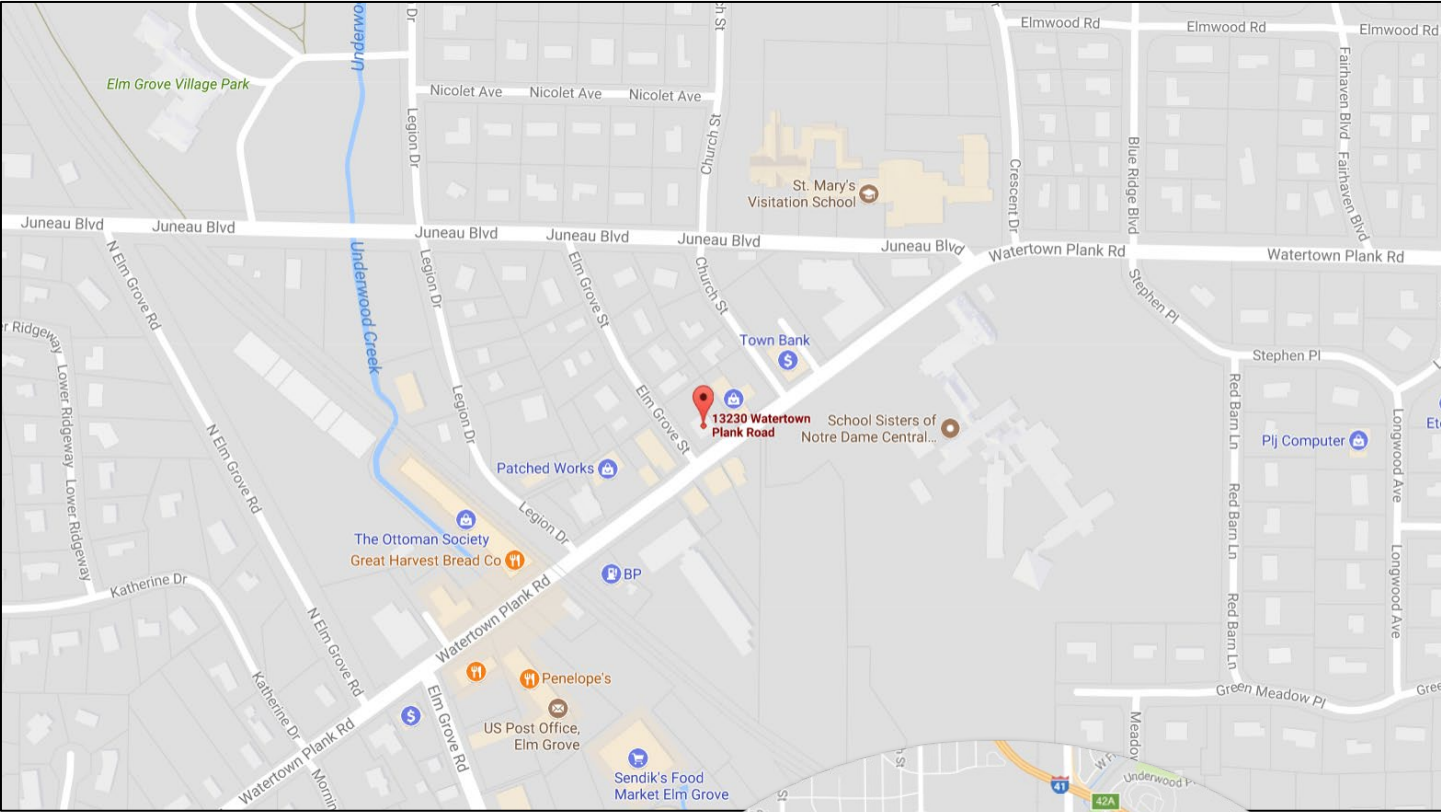
Looking NW from center of building

PARCEL MAP AND AERIAL MAP



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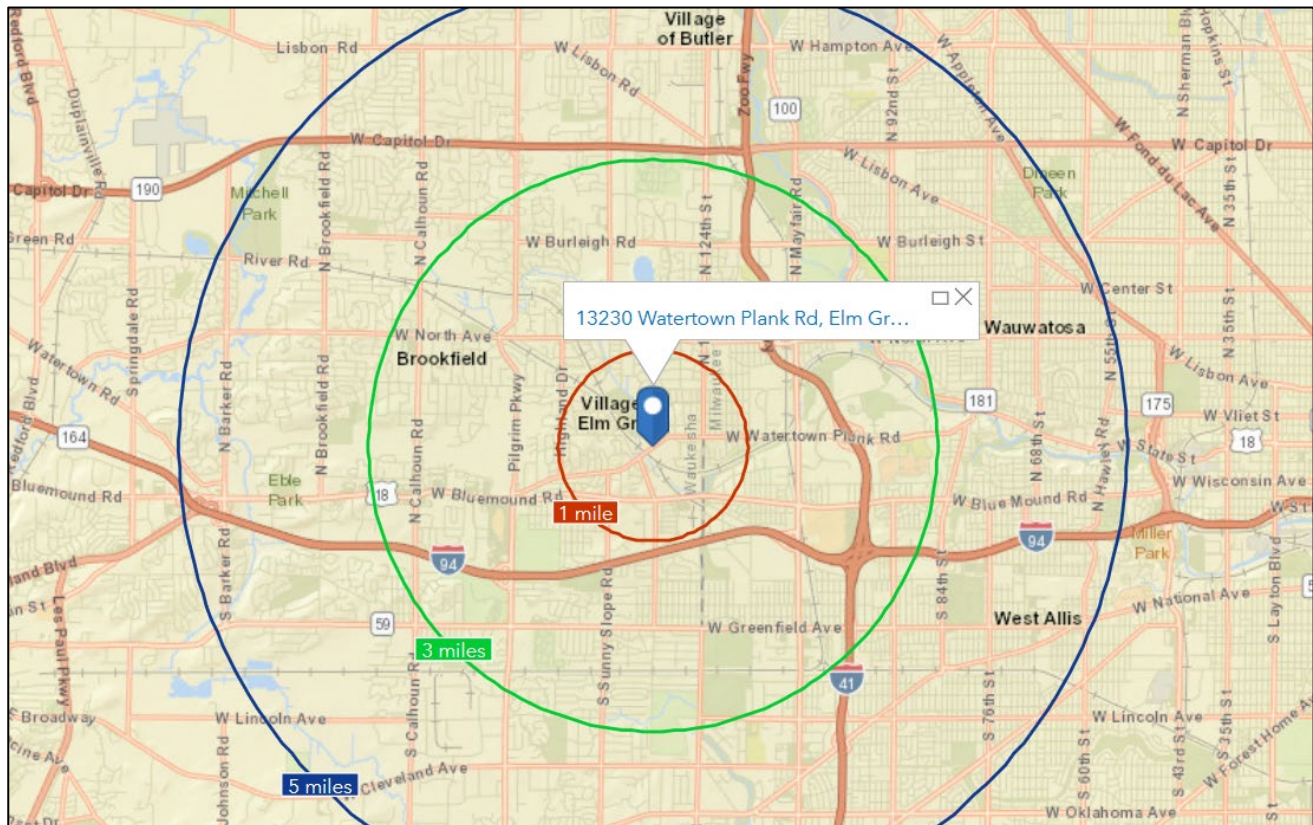
LOCATION MAPS



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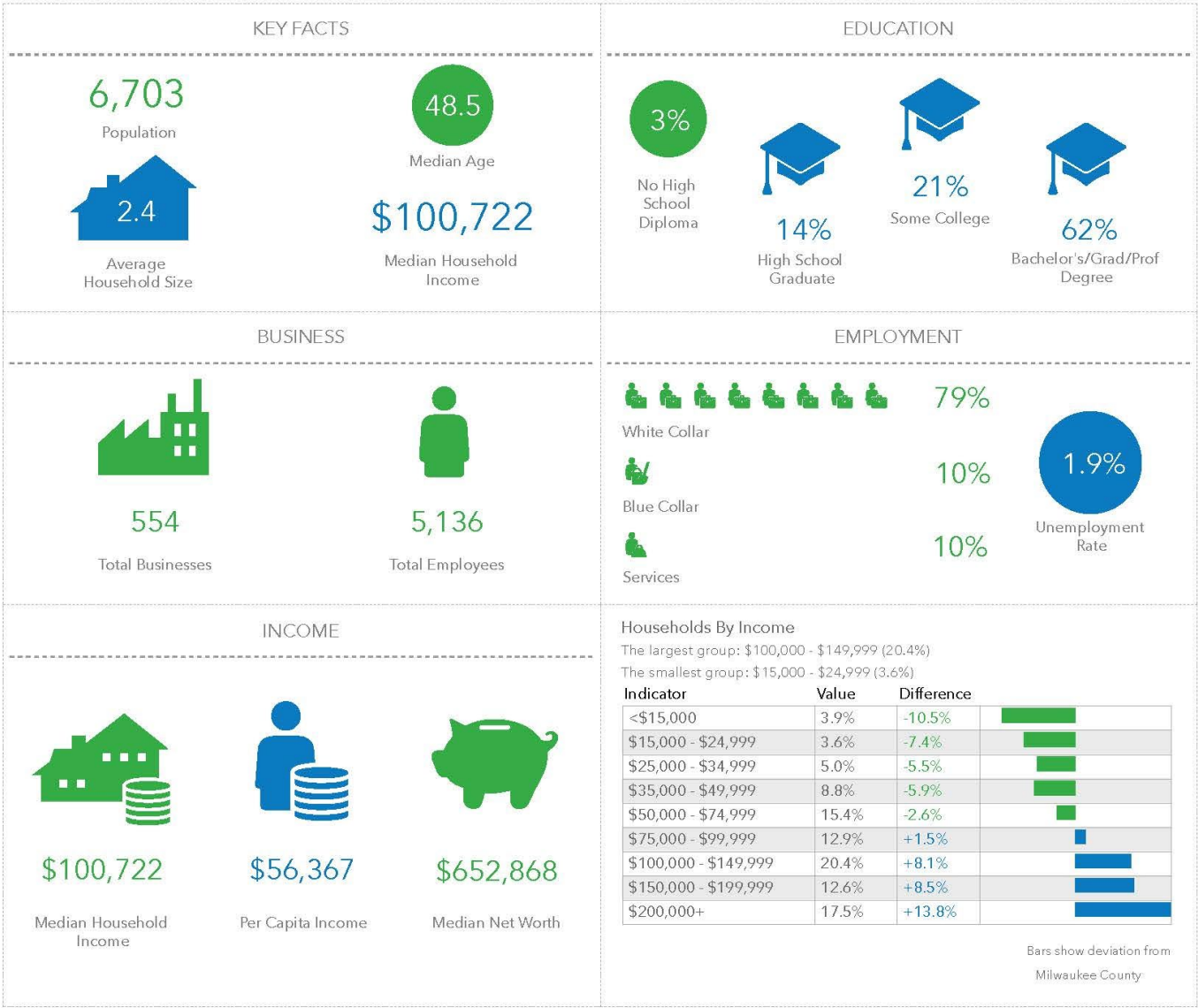
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Estimated Population	6,703	54,021	228,319
2024 Project Population	6,883	56,283	232,068
2010 Census Population	6,614	52,816	225,371
Project Annual Growth 2019 – 2024	0.43%	0.43%	0.43%
2019 Median Age	48.5	45.3	42
HOUSEHOLDS			
2019 Estimated Households	2,703	23,198	100,062
2024 Projected Households	2,784	24,229	101,725
2010 Census Households	2,644	22,447	98,542
Projected Annual Growth 2019 – 2024	0.48%	0.48%	0.48%
RACE & ETHNICITY			
2019 Estimated White	91.2%	87.7%	79.9%
2019 Estimated Black or African American	2.3%	2.8%	9.3%
2019 Estimated Asian or Pacific Islander	3.2%	5.5%	4.9%
2019 Estimated American Indian	0.3%	0.4%	0.6%
2019 Estimated Other Races	0.8%	1.3%	2.1%
2019 Estimated Hispanic Origin (any race)	3.7%	4.7%	6.8%
INCOME			
2019 Estimated Average Household Income	\$138,918	\$107,631	\$87,565
2019 Estimated Median Household Income	\$100,722	\$80,242	\$63,289
2019 Estimated Per Capita Income	\$56,367	\$45,685	\$38,296
BUSINESS			
2019 Estimated Total Businesses	554	4,510	10,958
2019 Estimated Total Employees	5,136	78,322	168,434

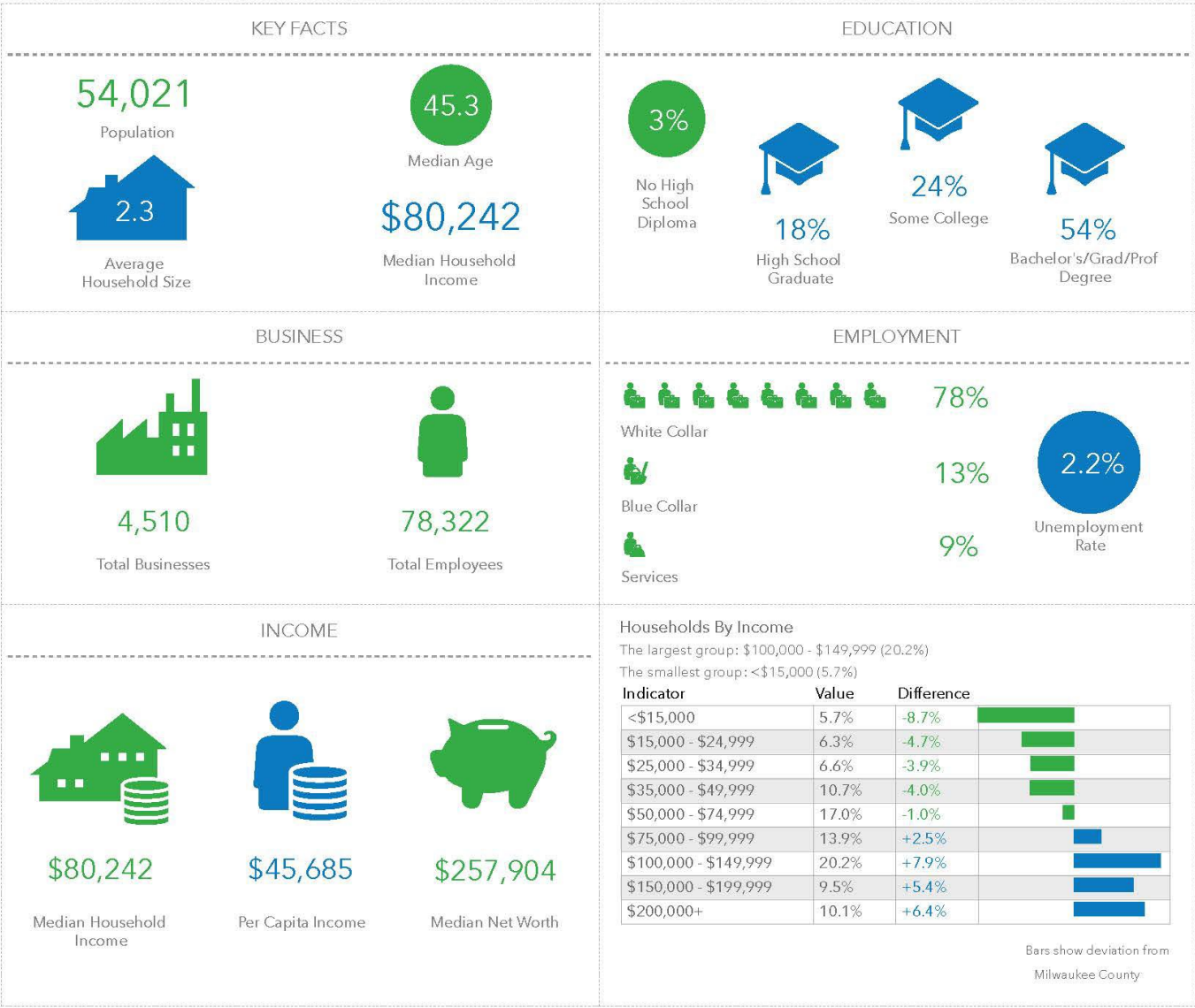


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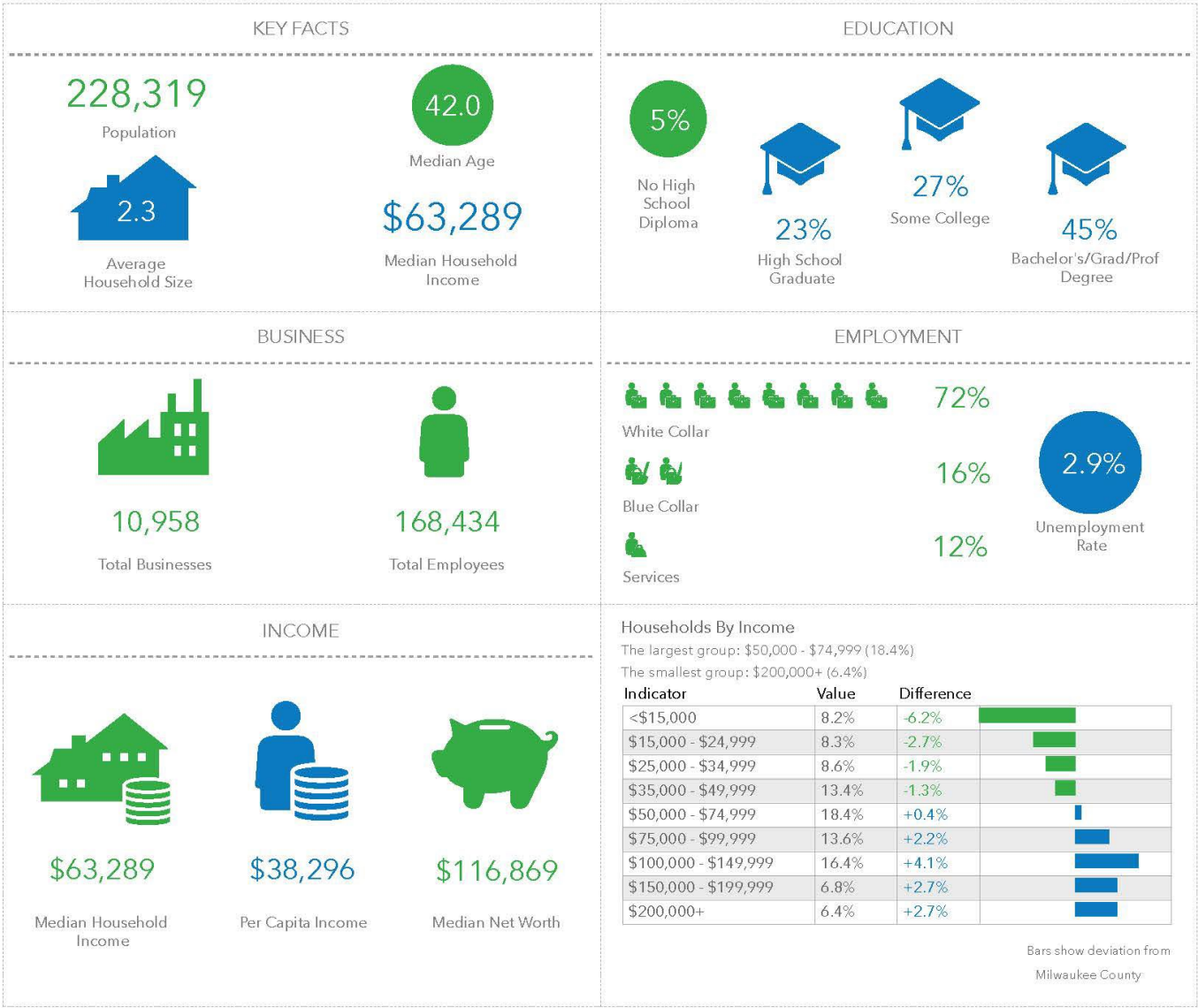
KEY FACTS – 1 MILE



KEY FACTS – 3 MILES



KEY FACTS – 5 MILES

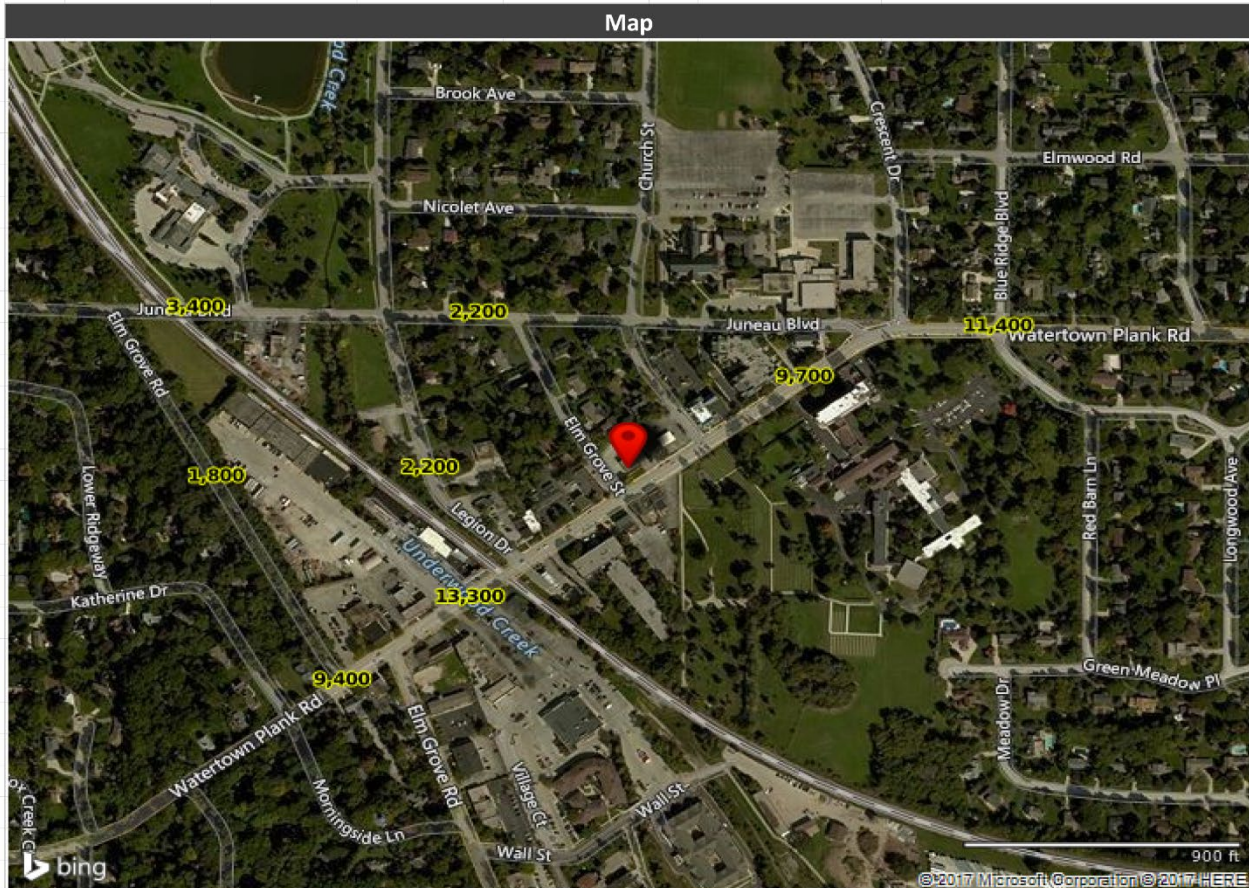


TRAFFIC COUNTS AND MAP

Traffic Listing

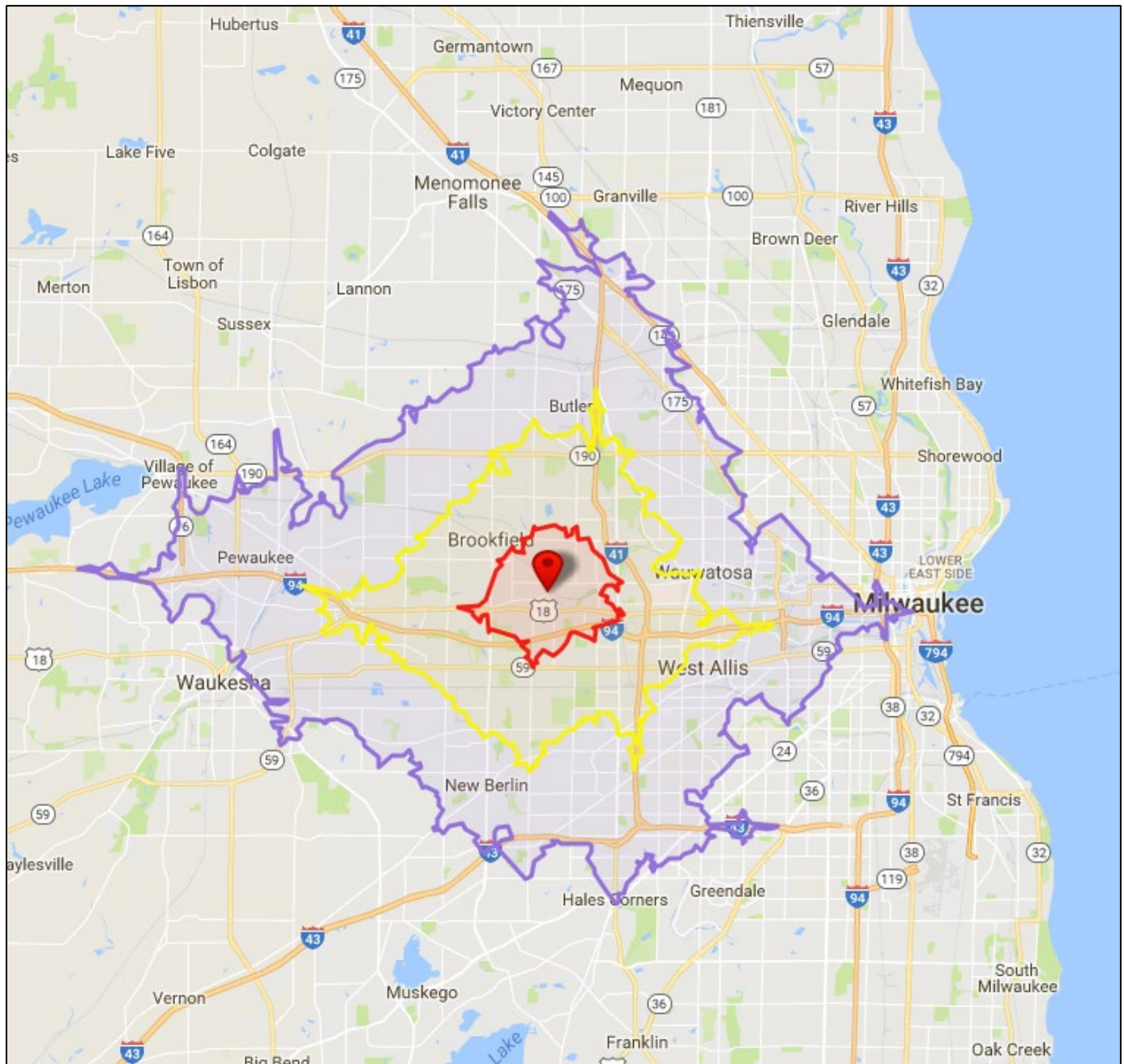
13230 Watertown Plank Rd, Elm Grove, WI 53122

August 7, 2017



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	Legion Dr	Watertown Plank Rd	SE	2,200	Published (2009)	0.1
2.	Watertown Plank Rd	Juneau Blvd	NE	9,700	Current Year	0.1
3.	Juneau Blvd	Elm Grove St	E	2,200	Current Year	0.1
4.	Watertown Plank Rd	Legion Dr	NE	13,300	Current Year	0.1
5.	Watertown Plank Rd	N Elm Grove Rd		9,400	Published (2009)	0.2
6.	Watertown Plank Rd	Juneau Blvd	W	11,400	Current Year	0.2
7.	N Elm Grove Rd	Juneau Blvd	NW	1,800	Current Year	0.3
8.	Juneau Blvd	N Elm Grove Rd	W	3,400	Published (2009)	0.3
9.	Elm Grove Rd	Dunleith Cir	NW	8,000	Current Year	0.5
10.	Juneau Blvd	Orchard Ln	W	3,600	Current Year	0.5
11.	Legion Dr	Lindhurst Dr	N	2,700	Current Year	0.5
12.	N 124th St	W Vliet St	N	6,800	Current Year	0.6
13.	W Bluemound Rd	N Columbia Blvd	SE	26,700	Current Year	0.6
14.	Sunnyslope Rd	Stonefield Ct	N	6,100	Current Year	0.6
15.	W Bluemound Rd	Bishops Dr	E	41,300	Current Year	0.6
16.	W Watertown Plank Rd	N 122nd St	E	9,500	Current Year	0.7

DRIVE TIME MAP – 5, 10, 15 MINUTES



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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