

790

CORNERSTONE CROSSING
WATERFORD, WI 53185



Sale Information:

MARIANNE BURISH, MBA

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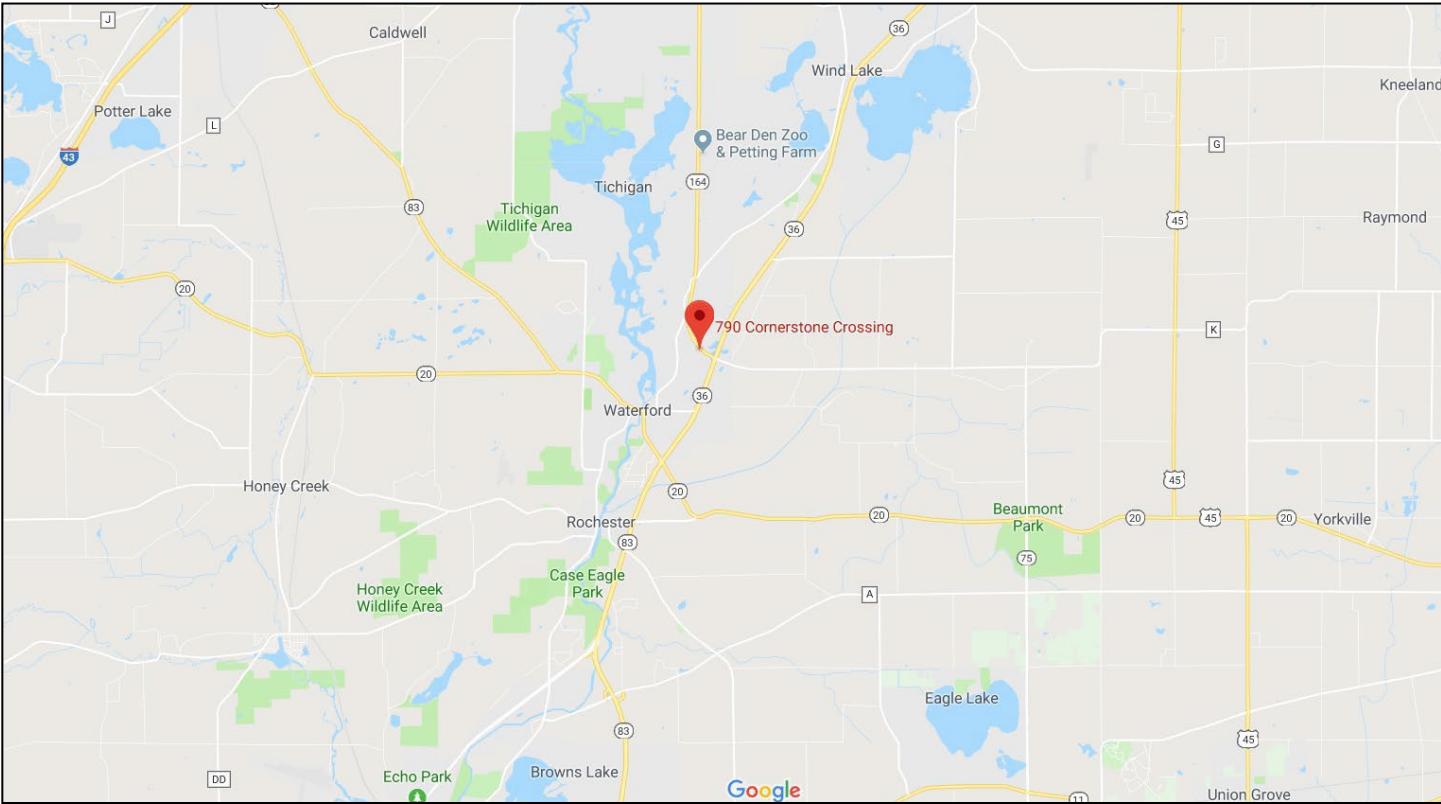
www.transwestern.com/milwaukee

FOR SALE – NEIGHBORHOOD RETAIL CENTER

Description	Owner Occupants.....Looking for the right opportunity to combine your business location with an investment opportunity? Investors.....Looking for a small quality retail center with value-add opportunity? Then consider this well-positioned property in a fantastic community proximate to all the big cities. Either way, this newer destination-type retail center has both owner-user and investor appeal. Let's talk!	
Property Address	790 Cornerstone Crossing, Village of Waterford, Wisconsin 53185	
Parcel Size	3.87 Acres	
Building Size	12,000 sf	
Year Built	2006	
Current Occupancy	60%	
Lease Type	Net	
Existing Tenants	ProHealth Care; Pop's Pizza	
List Price	\$1,150,000 (\$95.83/sf)	
Budgeted NOI (2021)	\$78,000	
Cap Rates	10.03% cap rate on proforma NOI; 6.78% cap rate on in-place NOI	
Assessed Value (2020)	\$575,000 AV; \$719,000 est. muni FMV	
2020 Real Estate Taxes	\$1.30/sf	
2020 Operating Expenses	\$2.21/sf	
Parcel ID	191041925020014	
Zoning	Business	
Park Associations	Westerra Business Campus Association	
Available Space	4,800 sf across three (3) contiguous in-line vacancies (two 1,200 sf units in shell condition) and 2,400 sf (former Snap Fitness). NOTE: Please see separate lease marketing brochure for rental inquiries.	
Parking	81 on-site surface parking spaces	
Special Assessments/TID	Property is located in Tax Incremental District #3 of the Village of Waterford and may be eligible for incentives from the Village of Waterford and/or Racine County.	
Utilities	Gas & Electric	WE Energies
	Water & Sewer	Municipal (Village of Waterford)
Seller Documents	Rent roll & pro-forma NOI shared upon request; tenant leases pursuant to an accepted offer.	

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

LOCATION MAP & AERIAL



SURVEY – WESTERRA BUSINESS PARK & 790 PARCEL



PARCEL MAP & REAL ESTATE TAX BILL



VILLAGE OF WATERFORD
123 N RIVER ST
WATERFORD WI 53185

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

WATERFORD CENTRE LLC



423777/191 041925020014
WATERFORD CENTRE LLC
PO BOX 180588
DELAFIELD WI 53018

Parcel Number: 191 041925020014
Bill Number: 423777

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

790 CORNERSTONE XING
Sec. 25, T4N, R19E
PT SE1/4 CSM #2312 V7 P141 LOT 1 & N41 LOT 1 CSM #2407
V7P464 EXC REMAINDER LOT 1 CSM 2407 V7P464 FROM
191041925017010 - 019000 & 020000 IN 01 FOR 02 ROLL PT TO
& FROM 191041925020016 IN 02 FOR 03 ROLL **TOTAL
ACRES** 3.87

Please inform County of address changes.

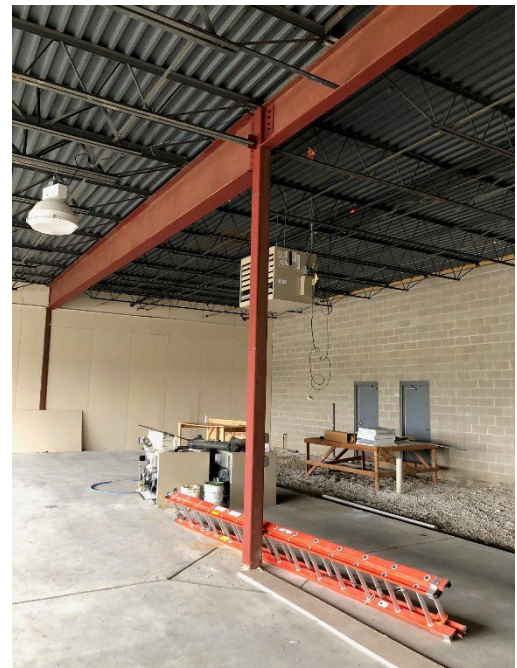
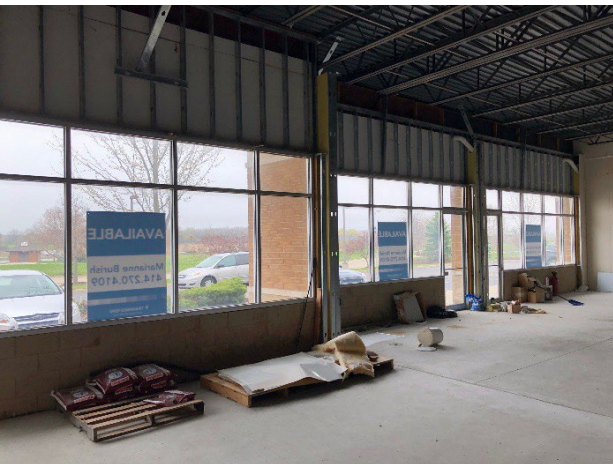
Drainage District Notification: \$244,538.870 ACRES

ASSESSED VALUE LAND 189,300	ASSESSED VALUE IMPROVEMENTS 385,700	TOTAL ASSESSED VALUE 575,000	AVERAGE ASMT. RATIO 0.799703312	NET ASSESSED VALUE RATE 0.02276428 (Does NOT reflect credits)	NET PROPERTY TAX 13009.80
ESTIMATED FAIR MARKET VALUE LAND 236,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 482,300	TOTAL ESTIMATED FAIR MARKET VALUE 719,000	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,276.36	FARM #1 DRAINAGE 244.53 DELINQUENT WATER 958.01 DELINQUENT SEWER 1,312.88 FIRE/AMBULANCE 150.00
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
RACINE COUNTY	166,716	166,953	2,239.89	2,271.48	1.4%
VILLAGE OF WATERFORD	354,829	348,477	3,416.86	3,389.84	-0.8%
WATERFORD ELEM	2,749,633	2,910,639	4,166.86	4,406.94	5.8%
WATERFORD UNION HS	1,756,203	1,960,510	2,447.98	2,383.89	-2.6%
GATEWAY TEC VTAE	434,654	429,794	542.84	574.33	5.8%
COUNTY HANDICAPPED	0	0	90.06	62.97	-30.1%
TOTAL	5,462,035	5,816,373	12,904.49	13,089.45	1.4%
FIRST DOLLAR CREDIT			-82.14	-79.65	-3.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			12,822.35	13,009.80	1.5%
FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases:					
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes
WATERFORD ELEM	959,309	1,240.39	2033		
WATERFORD UNION HS	159,795	206.61	2039		

TOTAL DUE: \$16,675.22
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2021

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

PROPERTY PHOTOS

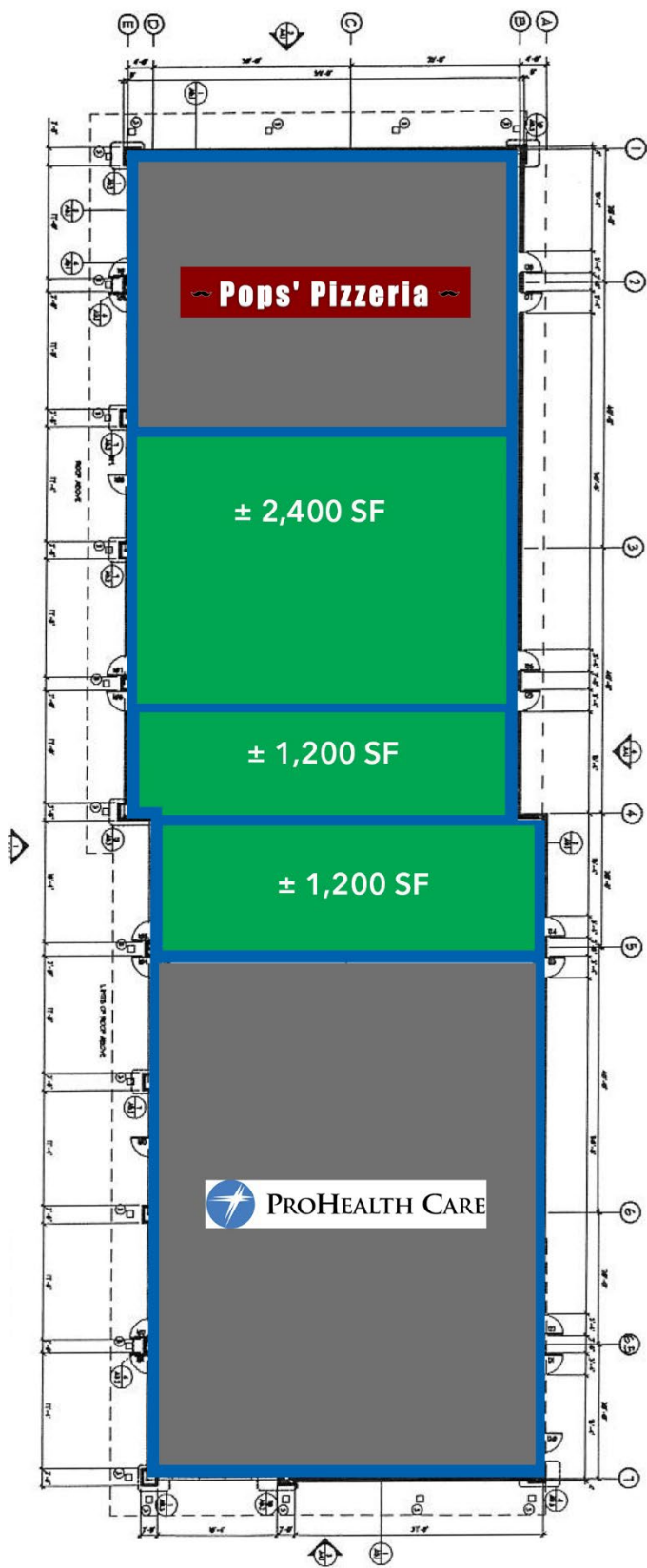


Building/Space Specs:

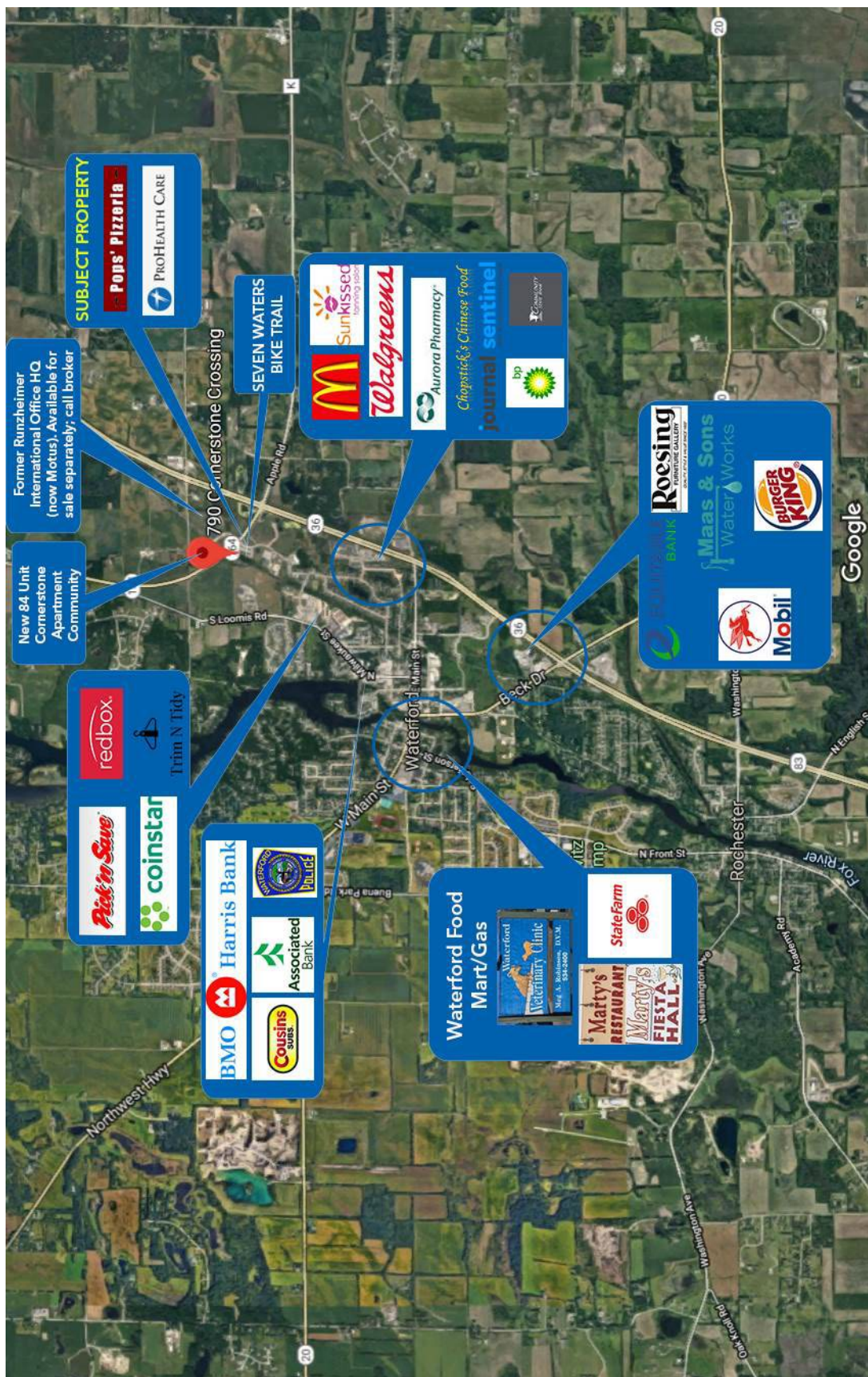
Underside to Deck:	16'
Underside to Joist:	14.4'
Underside of Beam - South & Middle Bays:	13.6'
Underside of Beam – North Bay	14.3'
Bay Depth:	59'
Bay Width:	19.8'

FLOOR PLAN

Available ± 4,800 SF



RETAILER MAP



WATERFORD OVERVIEW

WATERFORD

Waterford is a pleasant community located along the Fox River in western Racine County in southeast Wisconsin. In the middle of a rich farming community, the village was the hub of commerce and continues to grow its industrial, manufacturing, retail and service. Its name reflects the area where early settlers forded the river with livestock and wagons carrying raw materials and goods to and from markets.

The village was incorporated in 1906 and covers over 2 square miles and has a population of over 5,400 people. It is a community rich in small town charm and large city opportunities. Located just 30 minutes from Racine, Kenosha and Milwaukee and one hour from Chicago and Madison, Waterford enjoys the best that both small town and big city has to offer.



The Village of Waterford boasts of many things including wonderful community events such as the River Rhythms outdoor summer music series along the shores of the Fox River, the annual Balloon Fest of hot air balloons, the River Art Walk showcasing the work of local artists, along with the activities surrounding all season holiday festivities.

Recreational activities abound, from organized sports teams to water recreation on the Fox River including motorized boating to canoe and kayak adventures from the headwaters of the Fox River in Waukesha County through Waterford, Rochester, and Burlington to the Illinois state line. Enjoying time on the Fox may find you watching an eagle soar; deer, otter, beaver or red fox

visiting for a drink or a frolic; see the swans, herons, egrets, geese ducks, sandpipers or cranes making their home on the river; or try throwing a line in to catch a couple of the many fish such as walleye, northern pike, pan fish and more making their way down the river.

Waterford has a Fire and EMS department that provides paramedic level service, the only department to do so in the area. Police services are provided by the Town of Waterford, continuing the Village's mission to keep the safety and protection of its citizens and visitors at the forefront.

Families often choose Waterford for the excellent schools, recognized education leaders and top-rated status in the State of Wisconsin. Waterford Union High School has just over 1,000 students and is ranked 32nd of 423 high schools, in the 88th percentile. Along with excellent public schools, parents can choose a private parochial school and from several preschool and day care options.

Waterford proudly claims a rich history of community commitment to philanthropy and caring for one another. Ten Club Park was founded by business leaders who donated the park land to the village. The giving continues as volunteers contribute to the good of the community with many hours donated to the events and activities that make Waterford a destination for families, singles, and seniors.

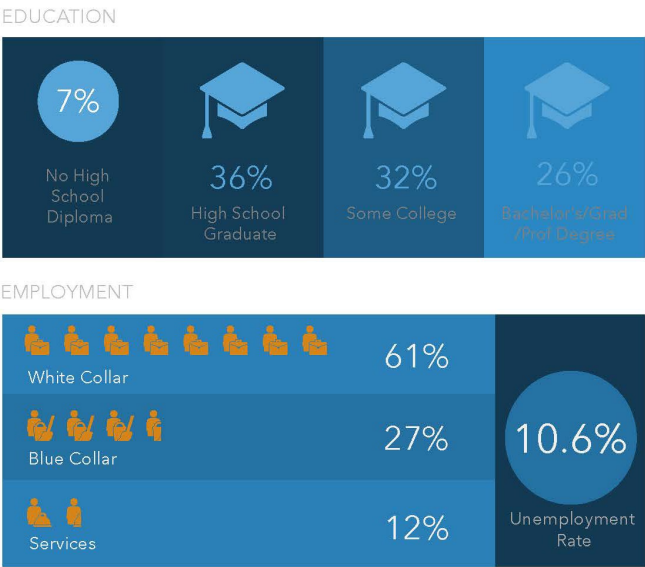
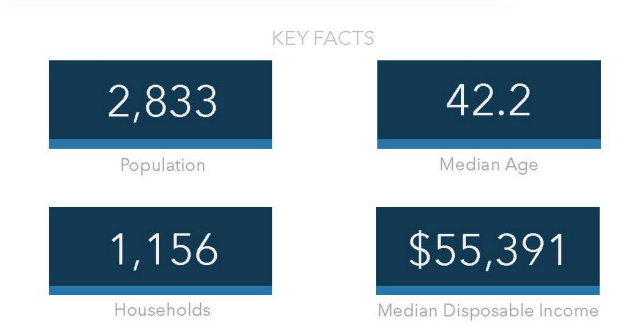
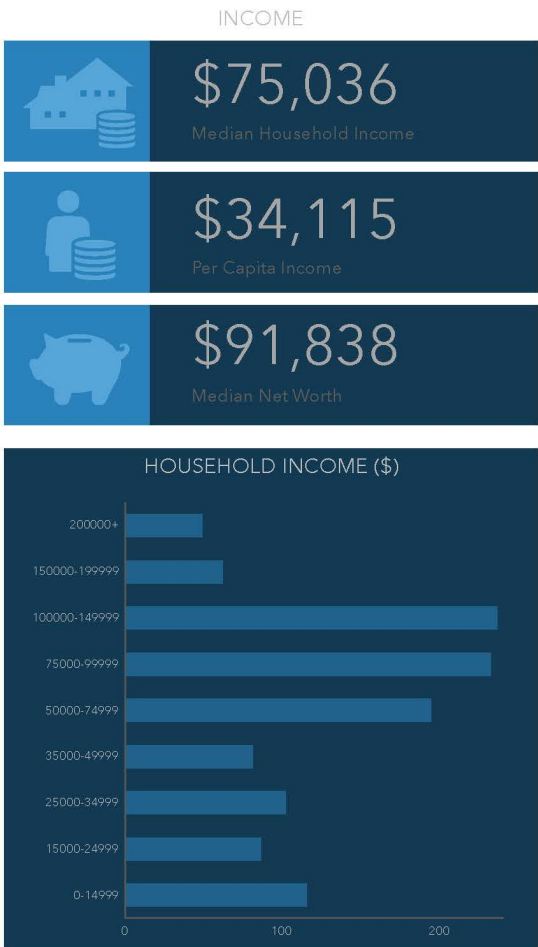
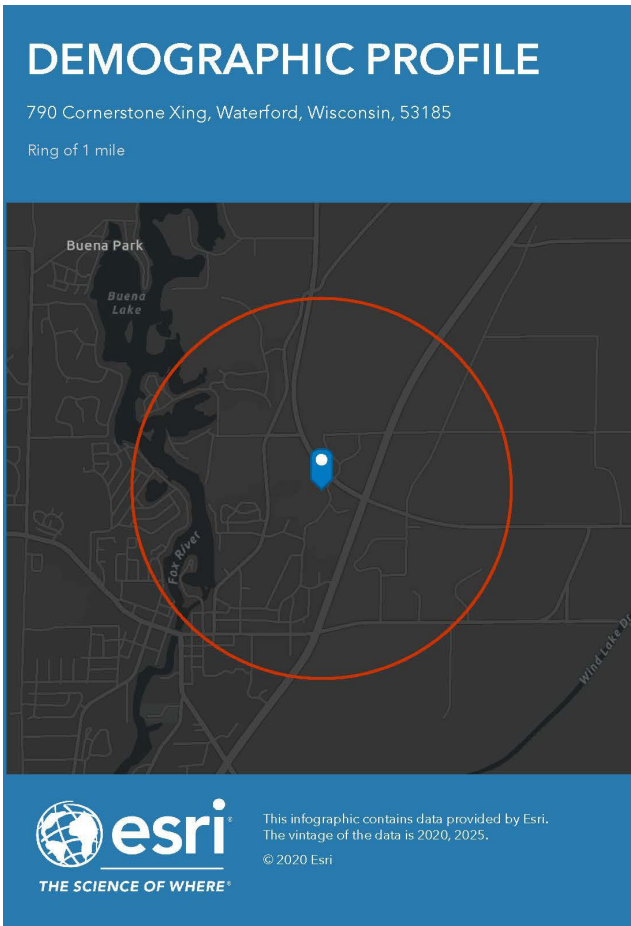


DEMOGRAPHICS

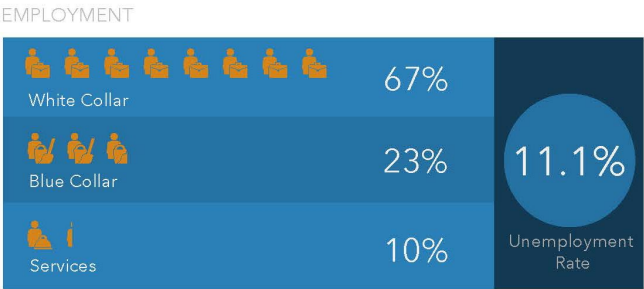
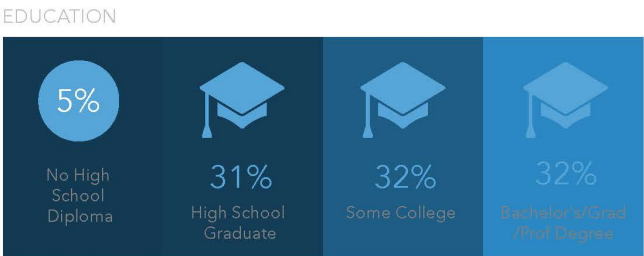
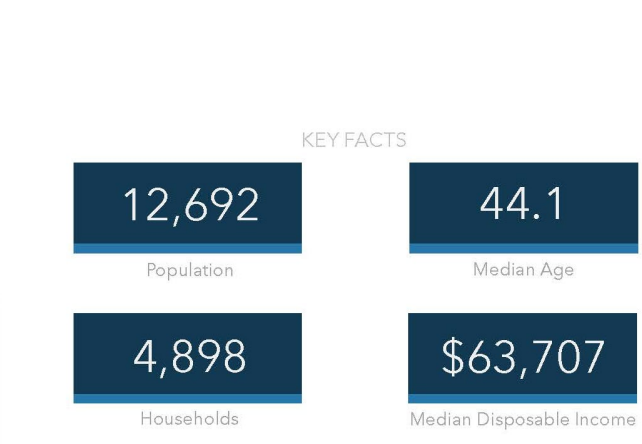
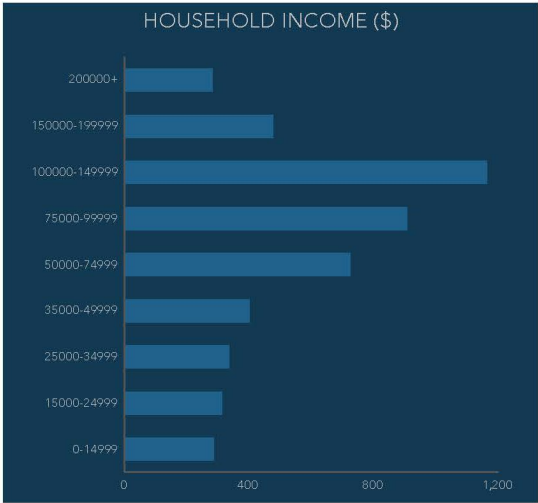
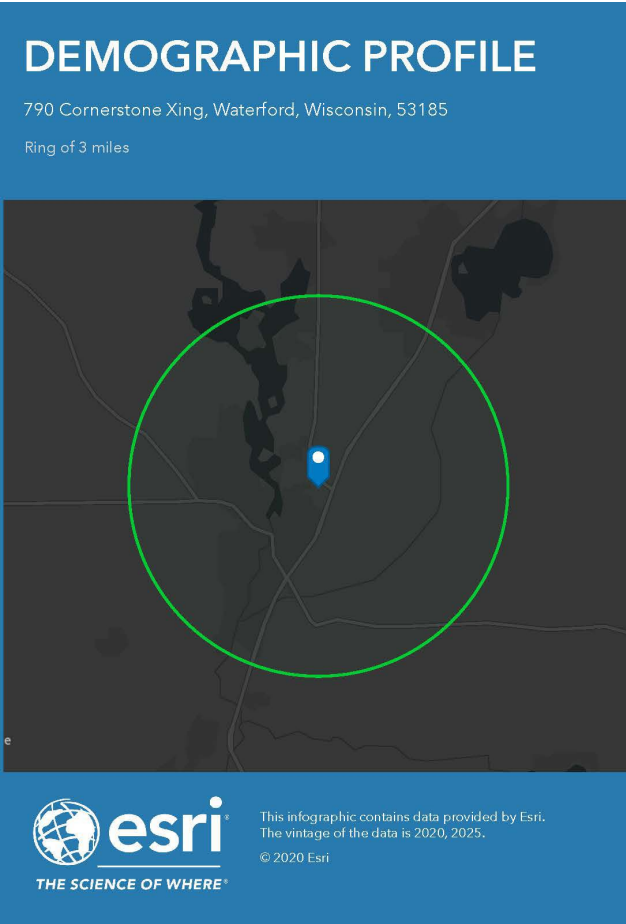
	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Estimated Population	2,833	12,692	22,260
2025 Project Population	2,868	13,001	22,690
2010 Census Population	2,757	11,926	21,219
Project Annual Growth 2020 – 2025	0.25%	0.48%	0.38%
2020 Median Age	42	44	45
HOUSEHOLDS			
2020 Estimated Households	1,156	4,898	8,411
2025 Projected Households	1,175	5,024	8,594
2010 Census Households	1,114	4,571	7,953
Projected Annual Growth 2020 – 2025	0.33%	0.51%	0.43%
RACE & ETHNICITY			
2020 Estimated White	95.7%	97.4%	97.4%
2020 Estimated Black or African American	0.3%	0.3%	0.3%
2020 Estimated Asian or Pacific Islander	1.0%	0.7%	0.6%
2020 Estimated American Indian	0.4%	0.2%	0.3%
2020 Estimated Other Races	1.0%	0.8%	0.5%
2020 Estimated Hispanic Origin (any race)	4.2%	2.5%	2.5%
INCOME			
2025 Estimated Average Household Income	\$89,787	\$107,930	\$114,145
2025 Estimated Median Household Income	\$76,360	\$89,730	\$95,224
BUSINESS			
2020 Estimated Total Businesses	138	364	579
2020 Estimated Total Employees	1,107	3,648	4,787



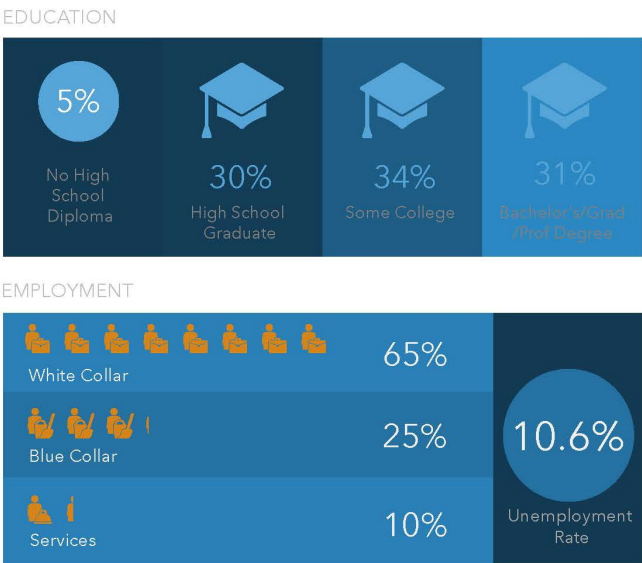
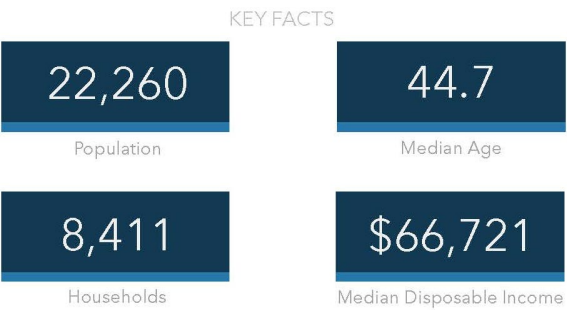
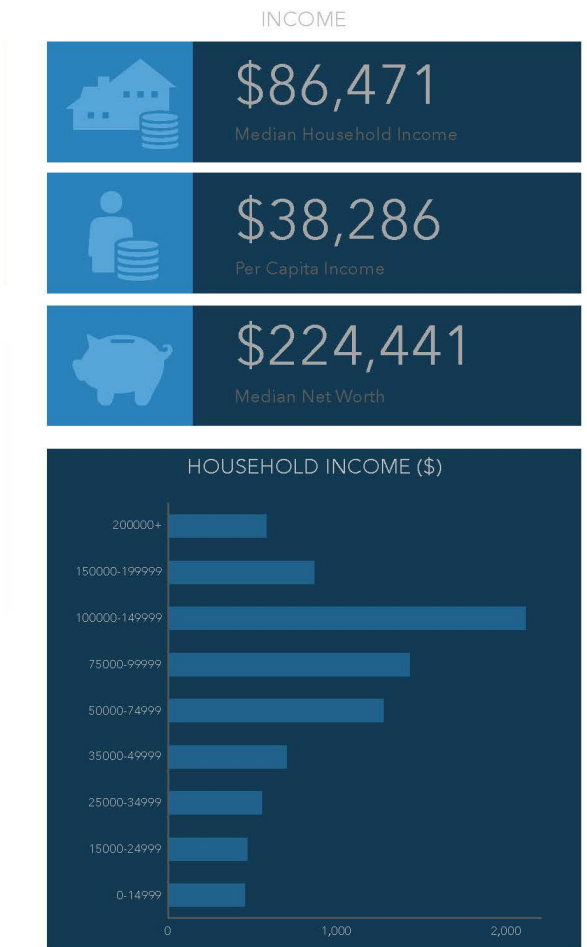
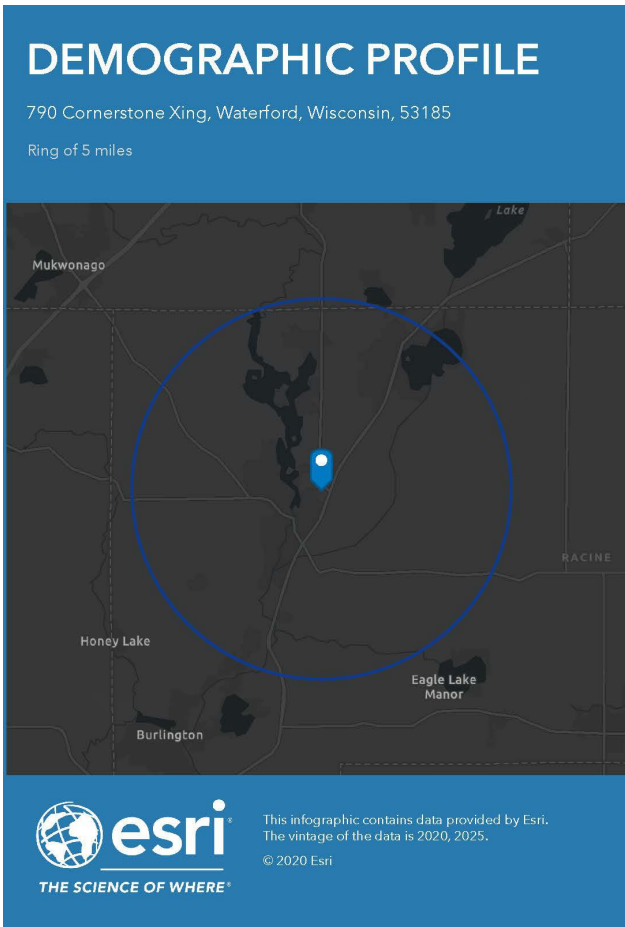
DEMOGRAPHICS – 1 MILE



DEMOGRAPHICS – 3 MILES



DEMOGRAPHICS – 5 MILES



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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790 Cornerstone Crossing

VILLAGE & COUNTY RESOURCES & WEB LINKS

VILLAGE OF WATERFORD (WATERFORDWI.ORG)

Business Resources

- [Waterford Area Chamber of Commerce](#)
- [Absolutely Waterford - Main Street Program](#)
- [Guide to Starting a Business in Waterford](#)
- [Curb Appeal Facade Improvement Grant Program](#)
- [RCEDC Summary of Services](#)
- [Racine County Economic Development Corporation \(RCEDC\)](#)
- [Business Lending Partners - Wisconsin SBA 504 Lender](#)
- [Racine County - Doing Business in Racine County](#)
- [Southeastern Wisconsin Regional Planning Commission](#)
- [Wisconsin Economic Development Corporation](#)
- [Wisconsin Women's Business Initiative](#)
- [UW-Parkside Small Business Development Center](#)
- [Wisconsin Innovation Service Center](#)
- [WI Alcohol & Tobacco Laws for Retailers](#)
- [Small Business Administration](#)
- [How to Write a Business Plan](#)
- [SCORE - Mentors to America's Small Business](#)

VISION OF WATERFORD – 2018 MASTER PLAN UPDATE (available at the Village website in downloadable PDF form)

ECONOMIC DEVELOPMENT INCENTIVES

Economic development incentives may be available from the Village of Waterford and/or Racine County. For further information, please contact the following government representatives:

Village of Waterford: Zeke Jackson
Village Administrator
123 N. River Street
Waterford, WI 53185
O: 262.534.3980
M: 920.421.4457
E: zjackson@waterfordwi.org

Racine County Economic
Development Corporation: Laura Million
Business Development Manager
2320 Renaissance Boulevard
Sturtevant, WI 53177
O: 262.898.7530
M: 262.676.9575
E: lmillion@rcedc.org

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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