

THE KENT BUILDING
151 - 159 EAST SILVER SPRING DRIVE
WHITEFISH BAY, WI 53217



RETAIL SPACE AVAILABLE FOR LEASE



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GENERAL INFORMATION

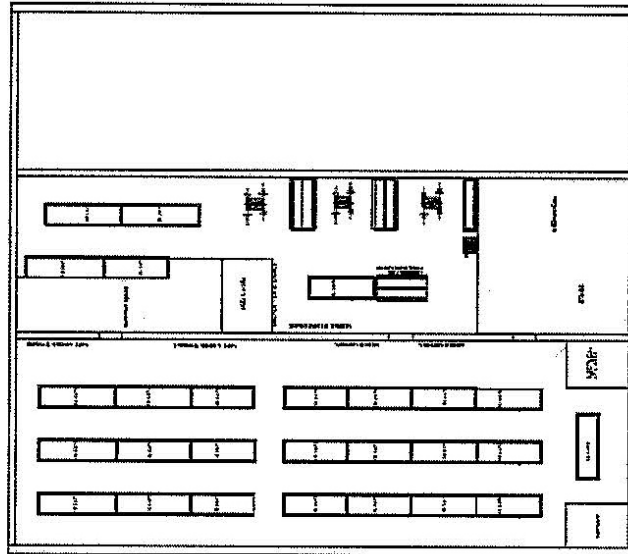
Available October 2020: Hard to find east Silver Spring retail space with attractive hard-corner location! Situated between the popular and redeveloping Bayshore mixed use town center and Sendik's Food Market to the east, this location strikes the perfect balance for visibility, parking convenience, and price point. And as everyone knows, the out-the-door lifestyle amenities can't be beat for dining, entertainment, shopping, medical, wellness and fitness, all within a walkable, pedestrian friendly community. If you've been looking for a big presence in a big retail space, this is it. Call Marianne today to discuss your space need.

Building Size (GSF)	+/-19,360 SF
Available Retail Space	5,227 sf (Divisible) hard corner including lower level storage
Lease Rate	\$28.00 NNN
Lease Term	5 years or longer
Utilities - Heating - Electricity – Air Conditioning - Electricity- Lights & Outlets - Water & Sewer - Premises Janitorial Service	Payable by tenant Payable by tenant Payable by tenant Included By Tenant
Real Estate Taxes & Operating Expenses	\$4.45/sf (tenant pays proportionate share)
Parking	Ample metered street parking is available
Grade Level Entry	Yes
Loading/Staging Area	Yes
Amenities	Highly desired Whitefish Bay location in pedestrian friendly residential and commercial district.
Tenant Improvements	Negotiable to qualified credit
Exterior Signage	Available; signage design subject to municipal and landlord review and approval.
Occupancy	October 1, 2020 (currently occupied by Erik's Bike Shop)

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

EXISTING CONDITIONS

LOWER LEVEL



TRACEMENT

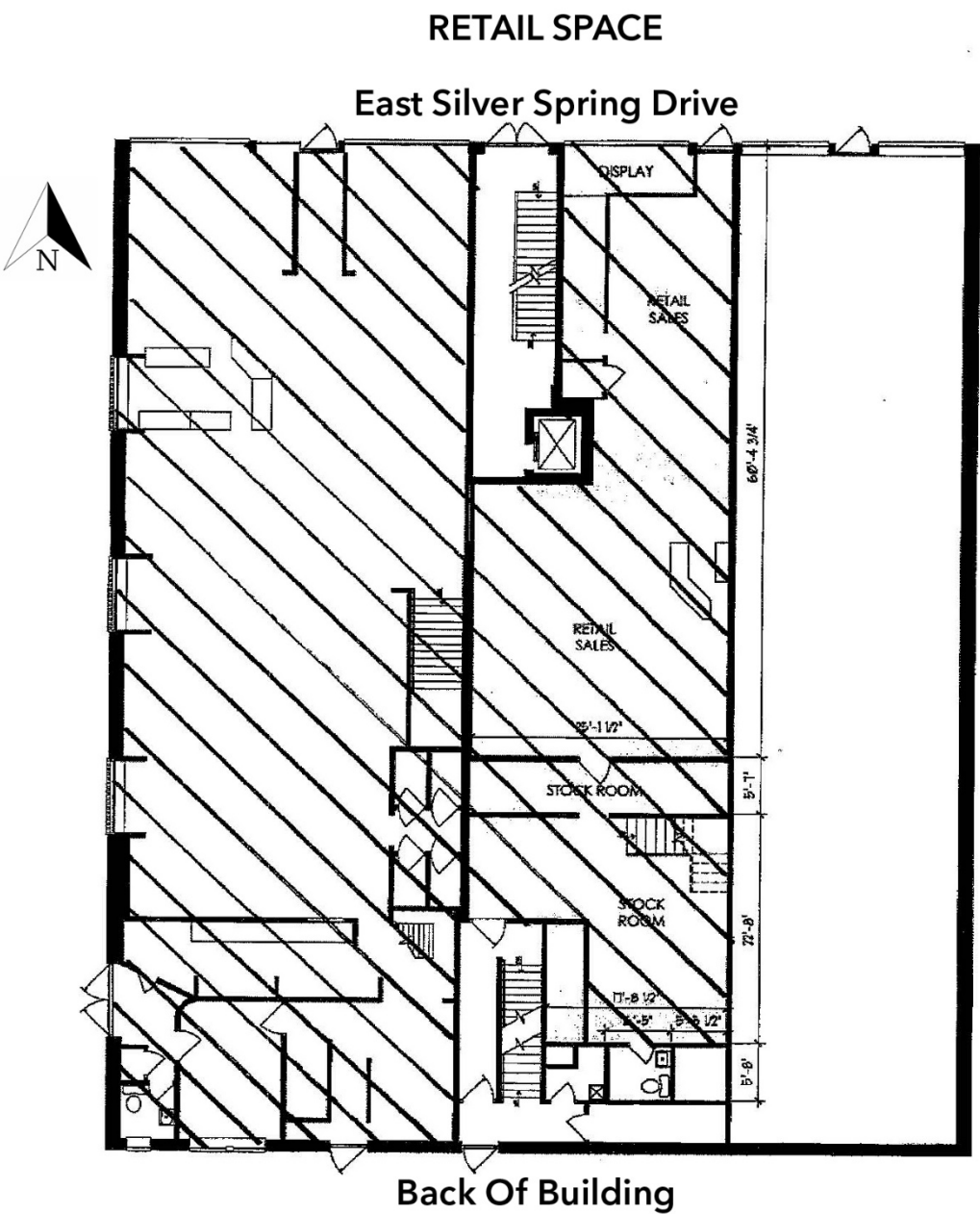
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WILLIAM L. HARRIS, JR.

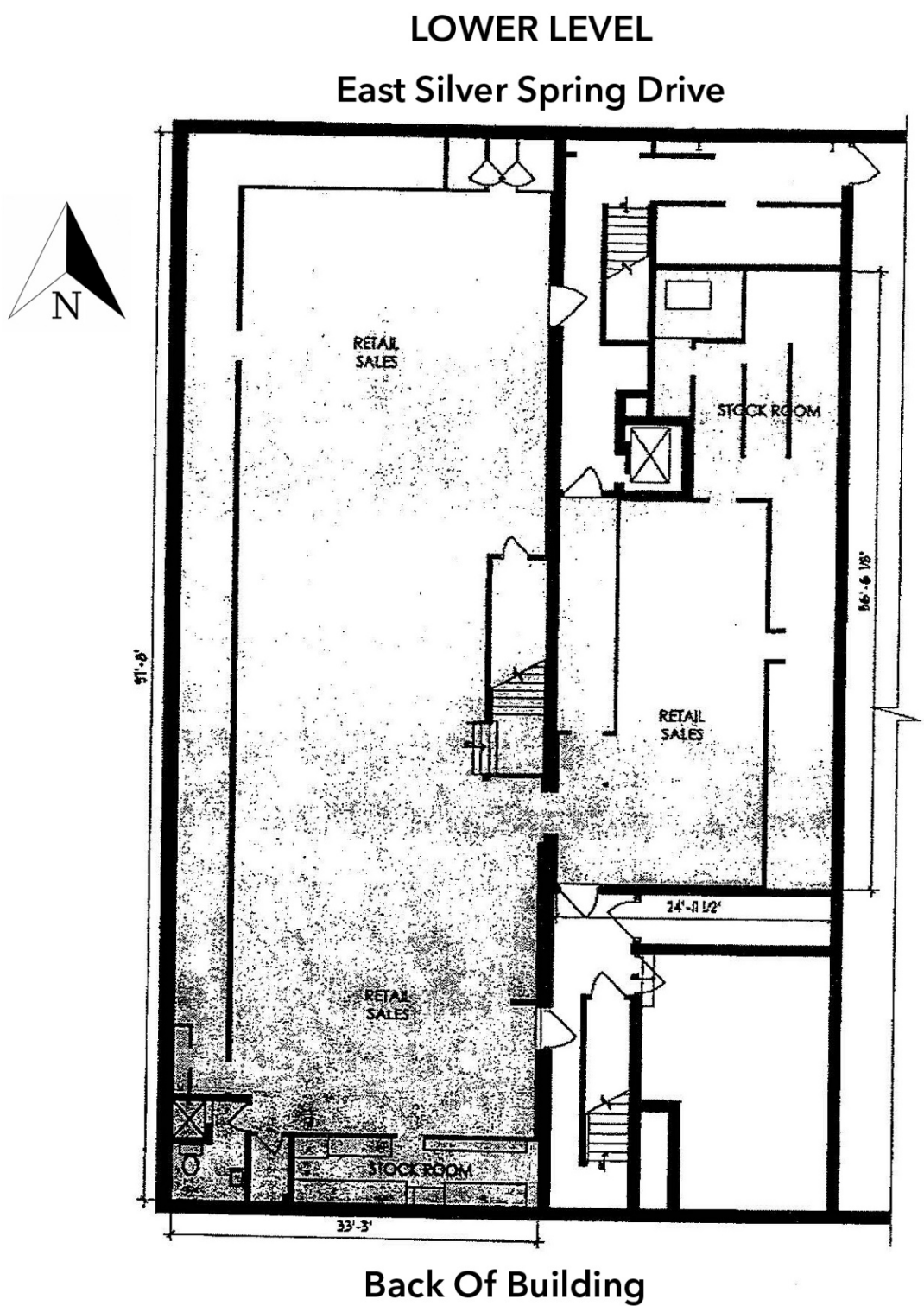


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FLOOR PLAN – Floor Outline Drawing - Main Retail



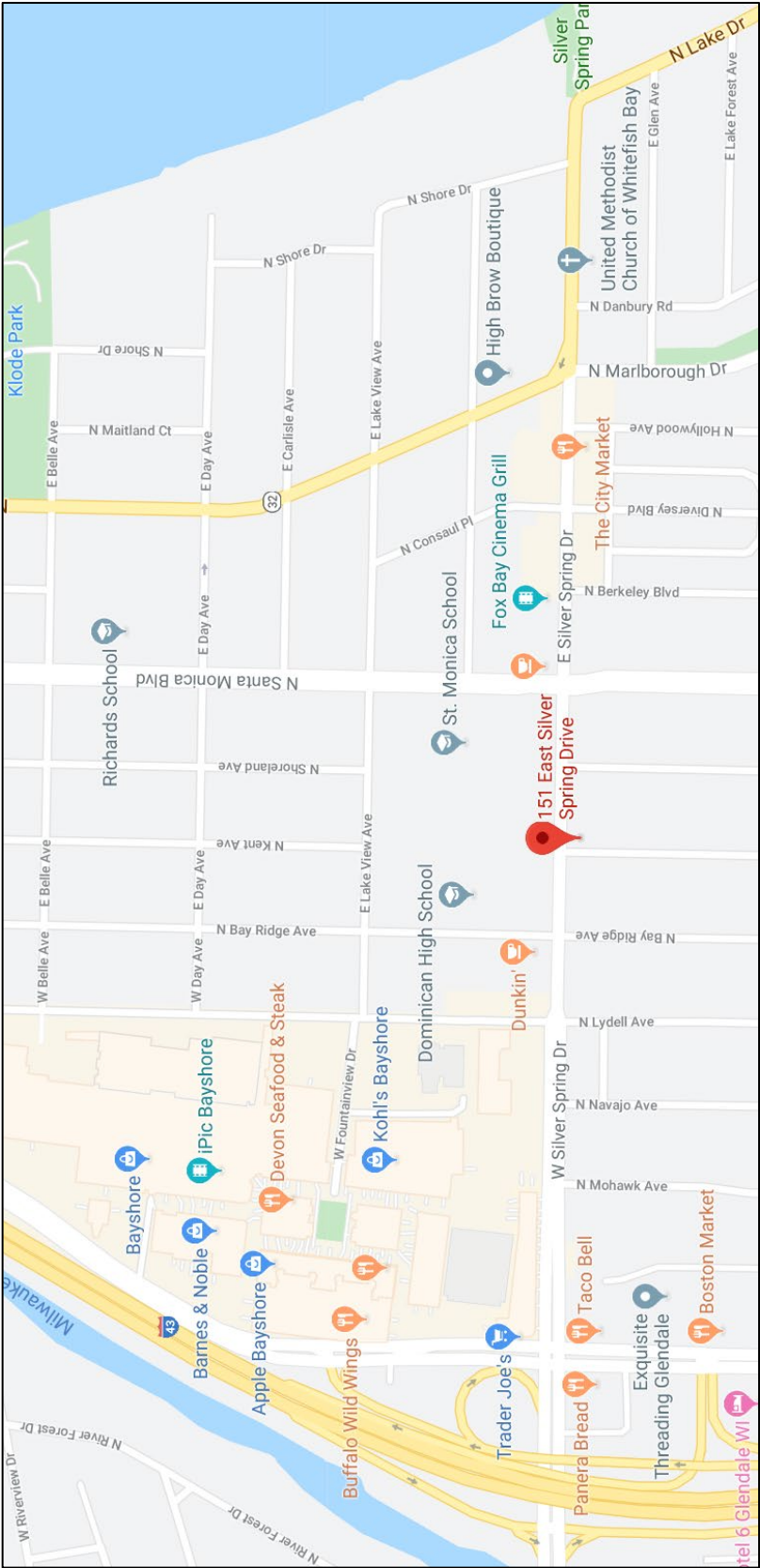
FLOOR PLAN – Floor Outline Drawing – Lower Level



151 EAST SILVER SPRING DRIVE
MILWAUKEE, WI



LOCATION MAP



151 EAST SILVER SPRING DRIVE
MILWAUKEE, WI

DEMOGRAPHICS

Population		1 Mile	2 Miles	3 Miles
	2019	13,397	36,477	99,248
	2024	13,404	36,424	99,113
Households		1 Mile	2 Miles	3 Miles
	2019	5,402	15,082	40,230
	2024	5,390	15,036	40,134
Median Household Income		1 Mile	2 Miles	3 Miles
	2019	\$95,425	\$67,497	\$47,165
	2024	\$106,503	\$77,489	\$53,345
Average Daily Traffic Volume		E Silver Spring	N Port Washington	
	2010	9,900	44,000	

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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