

10005 NORTHWESTERN AVE

FRANKSVILLE, WI

FOR SALE

\$1,800,000 | \$105 PSF

- 17,059 SF Multi-Tenant Former Bank Branch with three drive through lanes
- Value Add opportunity priced well below replacement cost
- Located near the Foxconn development site



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PROPERTY OVERVIEW

ADDRESS	10005 Northwestern Ave Franksville, Wisconsin
PRICE	\$1,800,000
PRICE PER SQUARE FOOT	\$105.51
PARKING	75 surface spots
PARKING RATIO	6.6/1,000 SF NRA
YEAR BUILT	1974
BUILDING SF (GBA)	17,059 SF
FLOOR PLATE	5,686 SF
FLOORS	2 + lower level
PARCEL SIZE	2.61 acres
ZONING	B-3 (General Business)
ASSESSED VALUE (2019)	\$1,860,300
TAXES (2019)	\$34,612.23

VALUE-ADD OPPORTUNITY

- 5,032 sf on the second floor is currently occupied by Board of Health for Central Racine County Health Department, offering a steady stream of income
- First floor and lower level are currently vacant, offering the opportunity to add substantial value through lease up

PRICED WELL BELOW REPLACEMENT COST

- At \$105/sf, the asset is priced well below replacement cost

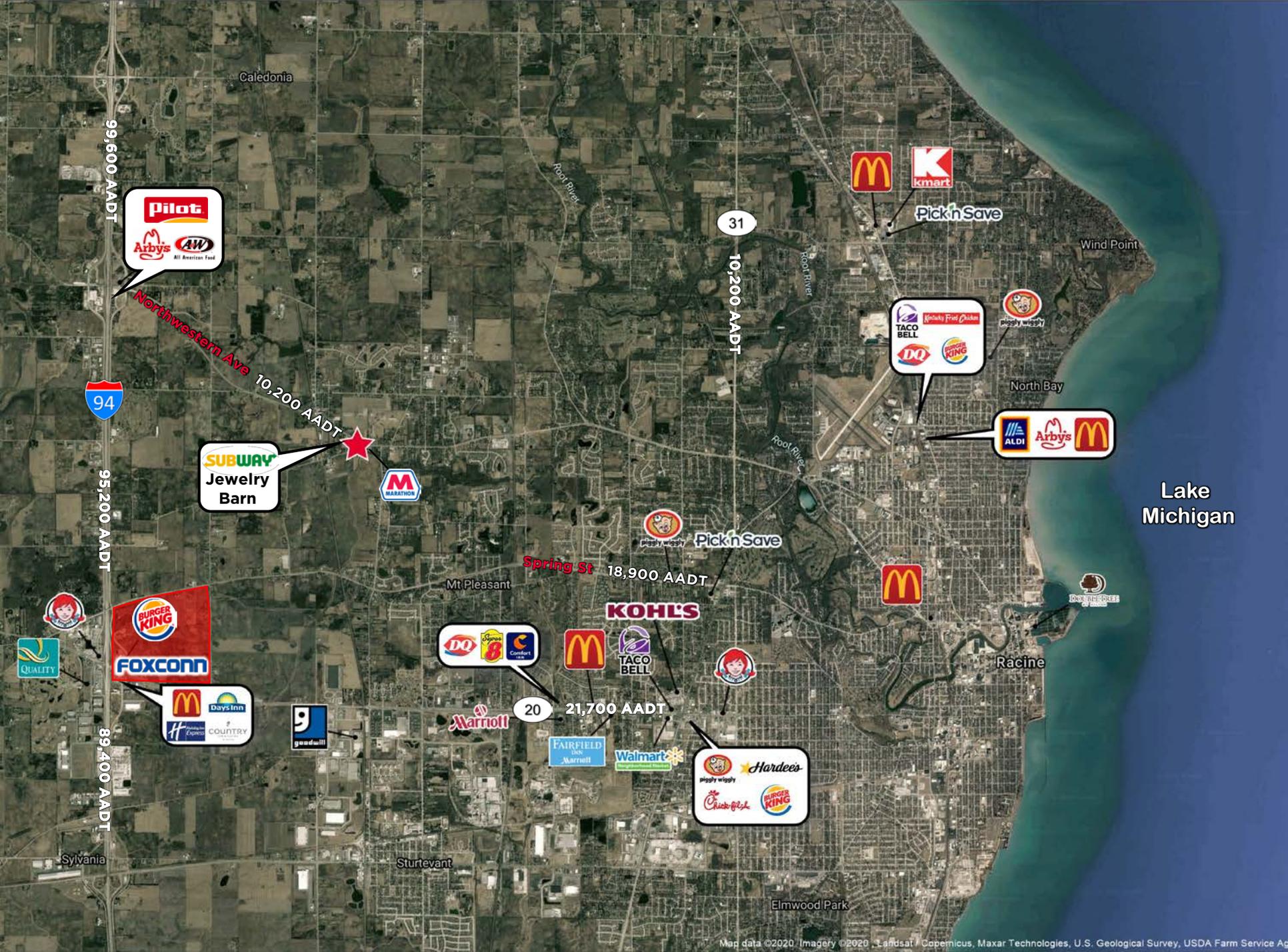
LOCATED NEAR FOXCONN DEVELOPMENT

- The property is located within a short distance to the Foxconn development which will provide thousands of new jobs to the area

STRONG INCOME DEMOGRAPHICS

- Average household income of \$84,502 within a 5-mile radius





Northwestern Ave

10,200 AADT

SUBWAY

**Jewelry
Barn**

**FULL
ACCESS**

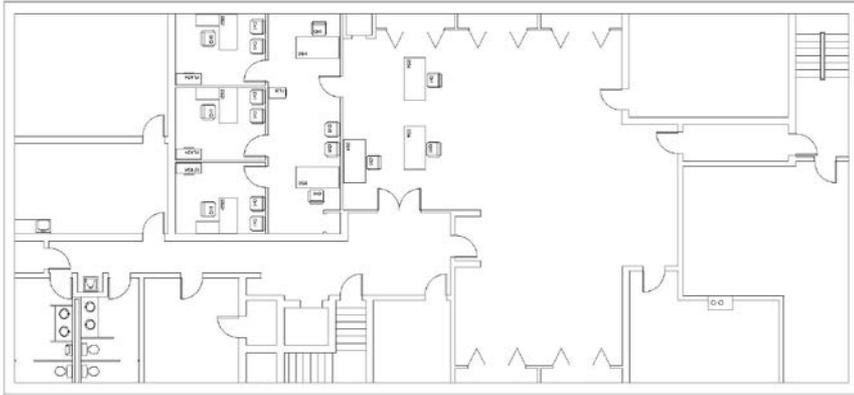
**Joey's
West**

**FULL
ACCESS**

Kraut Rd

**Jack's
Auto Service**

FLOOR PLANS

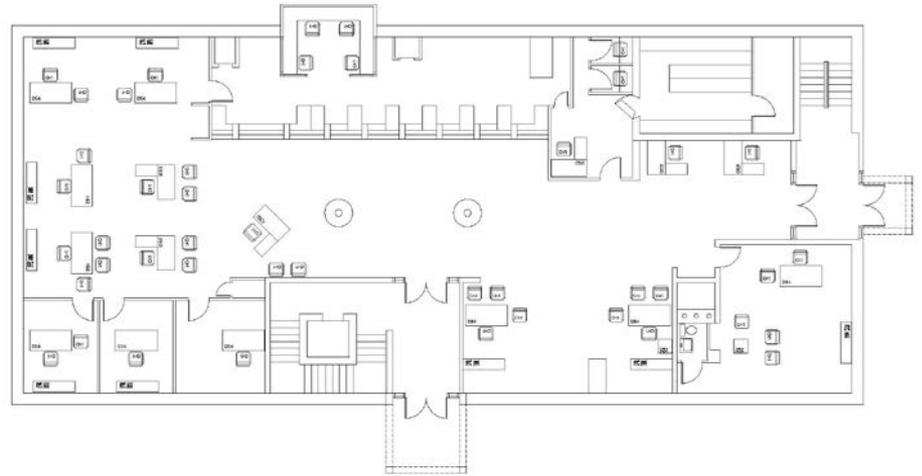


LOWER LEVEL PLAN

SCALE: 1/8" = 1'



LOWER LEVEL



FIRST FLOOR PLAN

SCALE: 1/8" = 1'



FIRST FLOOR

PROPERTY OVERVIEW

PROPERTY IMAGES



AREA OVERVIEW

Located far enough to be comfortable yet close enough to stay connected, Kenosha County's proximity to Chicago and Milwaukee offers businesses, employees and families the opportunity to thrive.

With a can-do attitude and a desire to lead, Kenosha County is an area thriving with possibility. From its heritage as one of Wisconsin's manufacturing hubs to the more than 10,000 new jobs and \$1.9 billion in capital investment in the last four years, this area is bustling with opportunity. Combine that with the Kenosha area's beautiful lakes, forests and fields and close-knit communities, and that's a recipe for businesses, employees and families to succeed.

With a 2018 estimated population of 169,290, Kenosha County is the eighth most populous county in Wisconsin. Located along I-94 between Milwaukee, Wisconsin, and Chicago, Illinois, it appeals to many companies as a hub between markets. With the recent expansion of Amazon's fulfillment center, Foxconn's groundbreaking on their first US based factory, and Haribo's first Wisconsin manufacturing facility, Kenosha County is booming with construction and job growth.

Kenosha County continues to stand out as a development hot spot for the region, state, and nation. Recent reports note that Southeast Wisconsin was the leading sub-market in the Chicagoland area with nearly 5 million square feet of industrial space under construction at the end of 2018. This represents nearly a quarter of current industrial construction activity in the Chicago Metropolitan Area. This statistic is even more impressive when you consider that the Kenosha County submarket is one of the smallest in the Chicago MSA, ranking 18 out of 19 in both the number of industrial properties and total square footage.

MAJOR PRIVATE SECTOR EMPLOYERS IN REGION	# OF EMPLOYEES
Amazon	3,000+
Uline*	2,600
Kenall Manufacturing	621
Good Foods Group	500
Snap-on	500
Fair Oaks Farms*	260
Meijer, Inc	250
Jockey International*	250-500
Associated Wholesale Grocers	250-500
Birchwood Foods/Kenosha Beef*	250-500

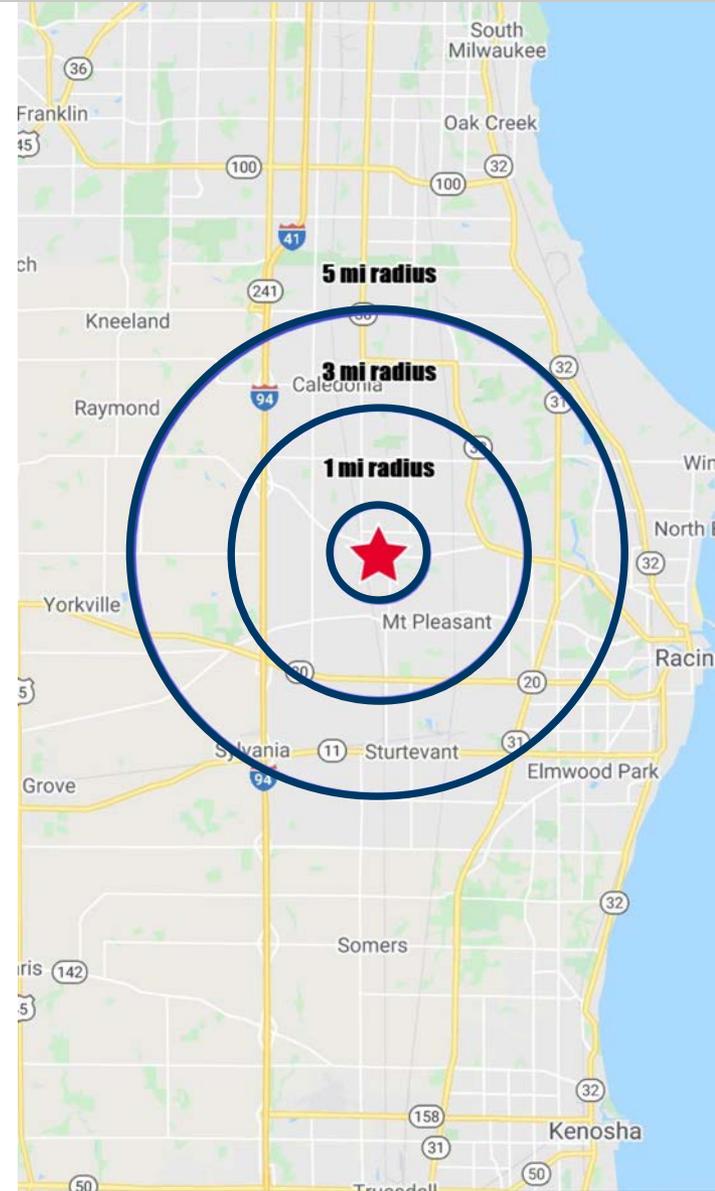
**Denotes Headquarters*



DEMOGRAPHIC PROFILE

2019 ESTIMATES	1 MILE	3 MILES	5 MILES
Population	2,052	16,682	50,883
Daytime Population	808	12,914	51,798
Households	805	5,751	21,482
Family Households	622	3,978	13,809
Average Household Size	2.5	2.3	2.3
Owner Occupied Housing Units	698	4,968	15,912
Renter Occupied Housing Units	107	783	5,569
Median Age	41.6	47.5	45.6
Average Household Income	\$108,153	\$99,865	\$84,502

2024 PROJECTIONS	1 MILE	3 MILES	5 MILES
Population	2,086	13,875	51,541
Households	814	5,794	21,631
Average Household Income	\$129,255	\$118,647	\$100,194



POPULATION OF 50,883
WITHIN FIVE MILES



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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION:

(The following information may be disclosed by Broker):

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.