RETAIL FOR LEASE

CUSHMAN & WAKEFIELD | BOERKE

2,524 SF

INLINE RETAIL FOR LEASE

4643 S 27TH STREET, GREENFIELD

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PROPERTY OVERVIEW

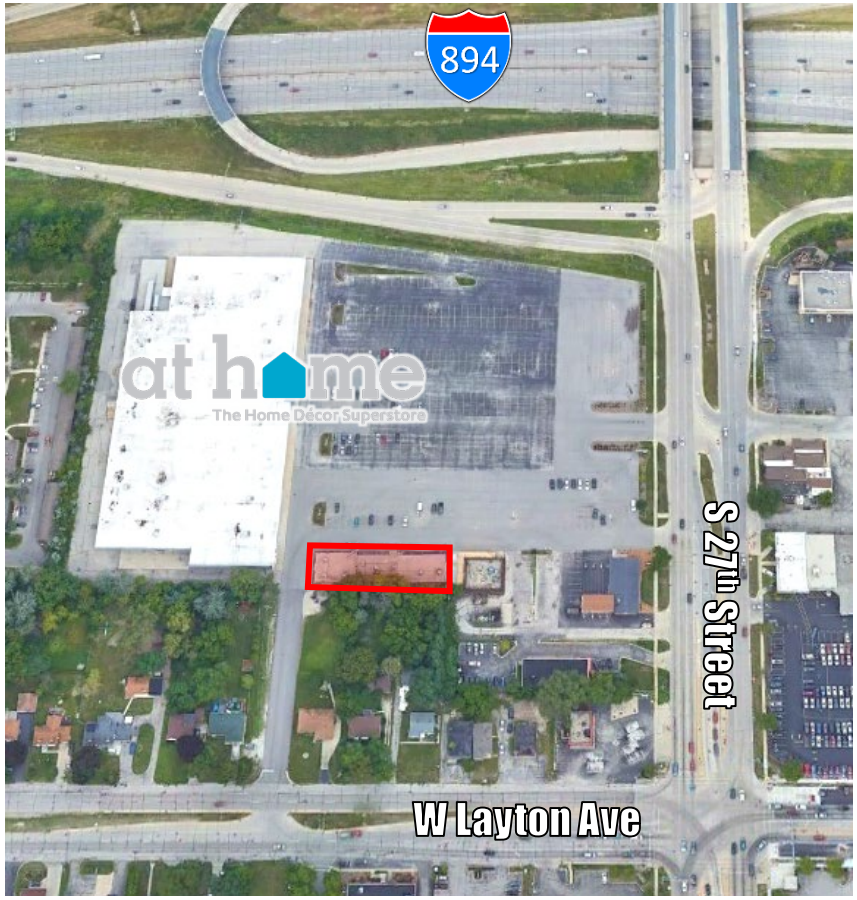
Available Date:	July 1, 2022
Available SF:	2,524 SF
Total Building Size:	8,900 SF
Parking:	120 surface spaces
Co-tenants:	Hallman Lindsay Paints, LendNation, Historic Highway 41
Signage:	Storefront
Municipality:	City of Greenfield

Features

- Four-tenant strip center located directly across from At Home
- Additional square footage available in full basement below space
- Excellent population density and high traffic counts on S. 27th Street (27,531 AADT) and I-894 (69,006 AADT)
- Just a quarter mile north of the new Festival Foods development
- Ample parking and easy access from I-894, S. 27th Street, and W. Layton Avenue

Economics

Lease Rate:	$13.00 - $15.00 PSF NNN
NNN Expenses:	$3.70 PSF



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RETAIL
MAP

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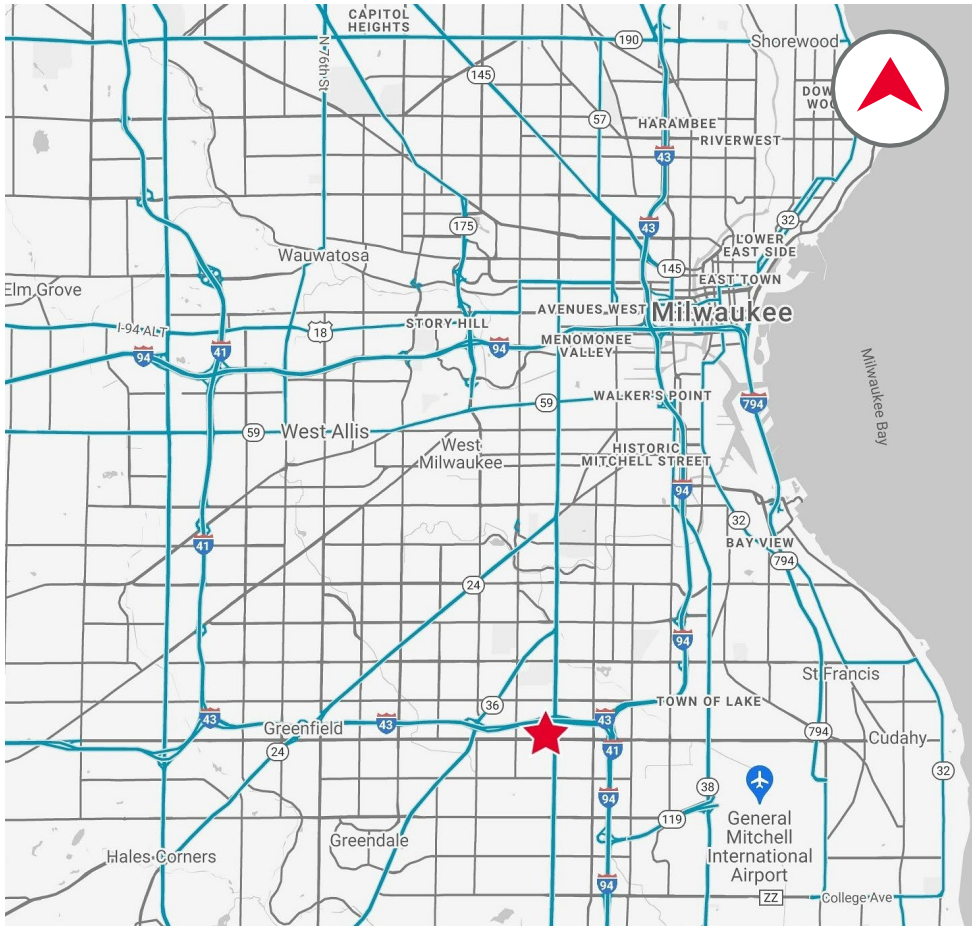
AREA MAP



Drive Times

- 0.25 miles to I-894 (1-minute drive)
- 4.3 miles to General Mitchell International Airport (10-minute drive)
- 8.0 miles to Downtown Milwaukee (11-minute drive)

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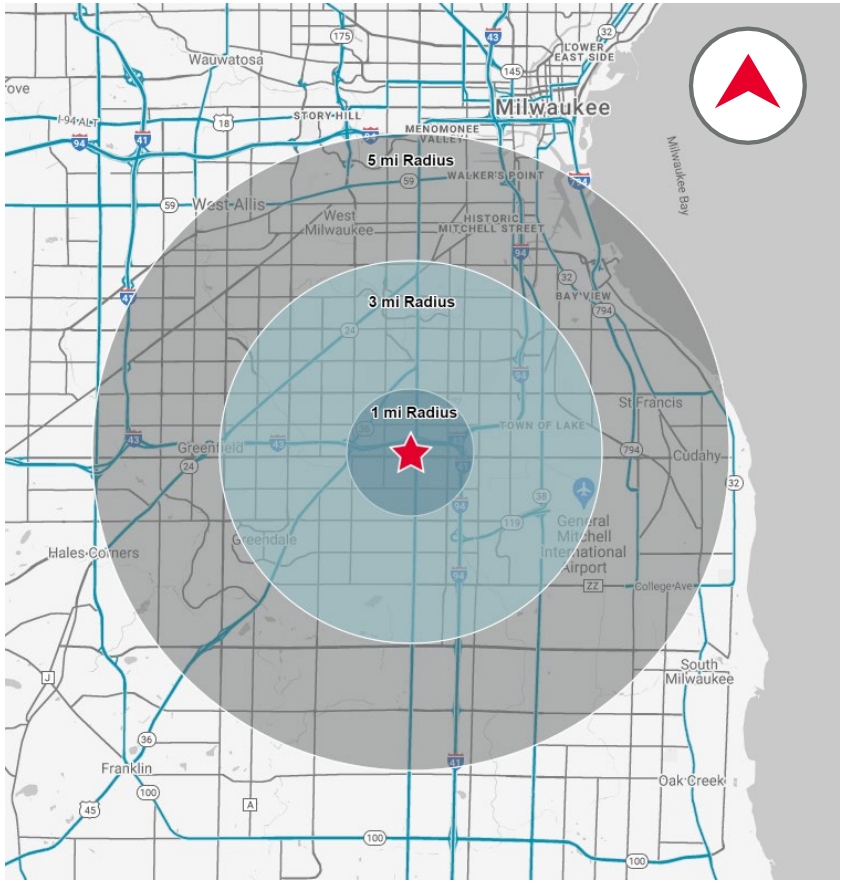
AREA DEMOGRAPHICS

POPULATION (2021)	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Estimated Population	12,494	123,409	337,465
Median Age	40.9 yrs	37.5 yrs	36.3 yrs
- Age 19 or Less	2,810 (22.5%)	30,553 (24.8%)	86,919 (25.8%)
- Age 20 to 64 Years	7,051 (56.4%)	72,133 (58.5%)	198,914 (58.9%)
- Age 60 or Over	2,633 (21.1%)	20,723 (16.8%)	51,633 (15.3%)

HOUSEHOLDS (2021)	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Estimated Households	5,623	52,080	138,715
Estimated Average Household Income	$71,278	$72,980	$70,937

OCCUPATION (2021)	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
White Collar Workers	3,141 (54.2%)	32,189 (53.6%)	86,240 (52.9%)
Blue Collar Workers	2,659 (45.8%)	27,869 (46.4%)	76,696 (47.1%)

TOTAL ANNUAL CONSUMER EXPENDITURE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Retail Expenditure	$147.13 M	$1.39 B	$3.62 B
Apparel Expenditure	$10.86 M	$102.46 M	$267.44 M
Entertainment Expenditure	$17.36 M	$163.69 M	$424.91 M
Food & Beverage Expenditure	$46.26 M	$438.14 M	$1.14 B



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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
    1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
    2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

_____

_____

_____

NON- CONFIDENTIAL INFORMATION (*the following information my be disclosed by the Firm and its Agents*):

_____

_____

_____

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov or by telephone at 608-240-5830.