FOR SALE

CUSHMAN & WAKEFIELD | BOERKE

2,412 SF

FORMER RETAIL BANK BUILDING WITH FRONTAGE ON S MAIN ST

876 S MAIN ST, WEST BEND, WI

NATHAN POWERS
PRINCIPAL
414.203.3035
npowers@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

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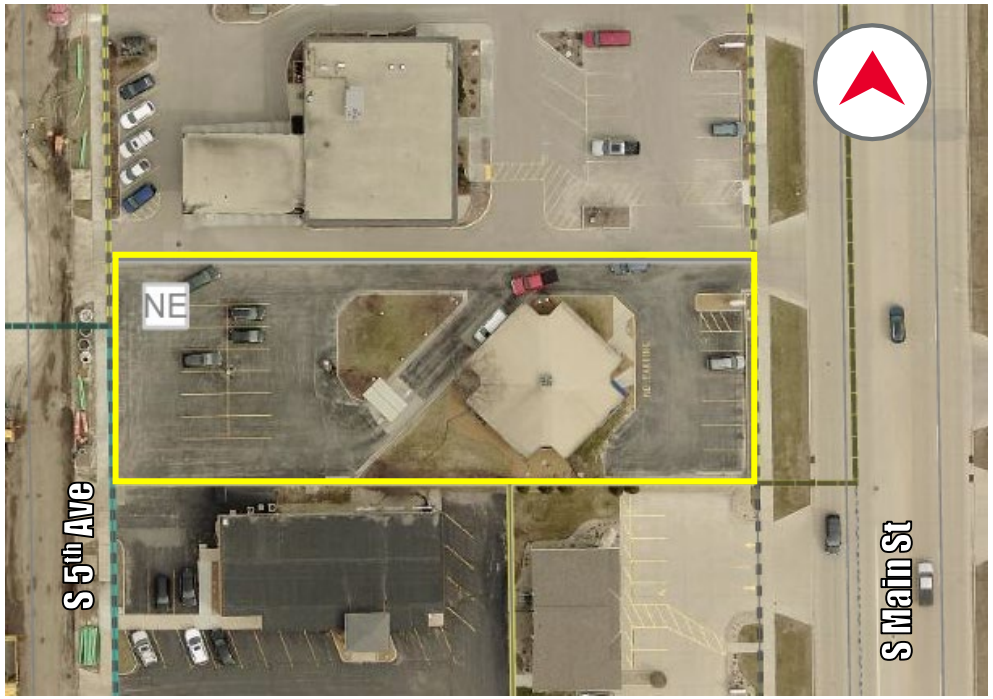
PROPERTY OVERVIEW

Features

- Situated on the west side of S Main St with frontage on Main St; parcel sandwiched between S 5th Ave and S Main St
- Great visibility from S Main St – access to site via S Main (front entrance) and S 5th Ave (back of property)

Site Size:	0.54 AC / 23,522 SF
Total Building SF:	2,415 SF (including basement)
Year Built:	1973
Number of Floors:	Two (2) (including basement)
Number of Drive-Thru Lanes:	Two (2)
Parking:	Eighteen (18) stalls total *6 stalls in front, 12 in back of building*
Zoning:	B-1 Community Business
Parcel Number:	1119-231-0004
Assessment (2022):	$514,900
LIST PRICE:	**$500,000**



NOTE: Seller will NOT impose a deed restriction upon closing.

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RETAIL
MAP

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AERIAL PHOTOS

Building fronts S Main St; view facing west

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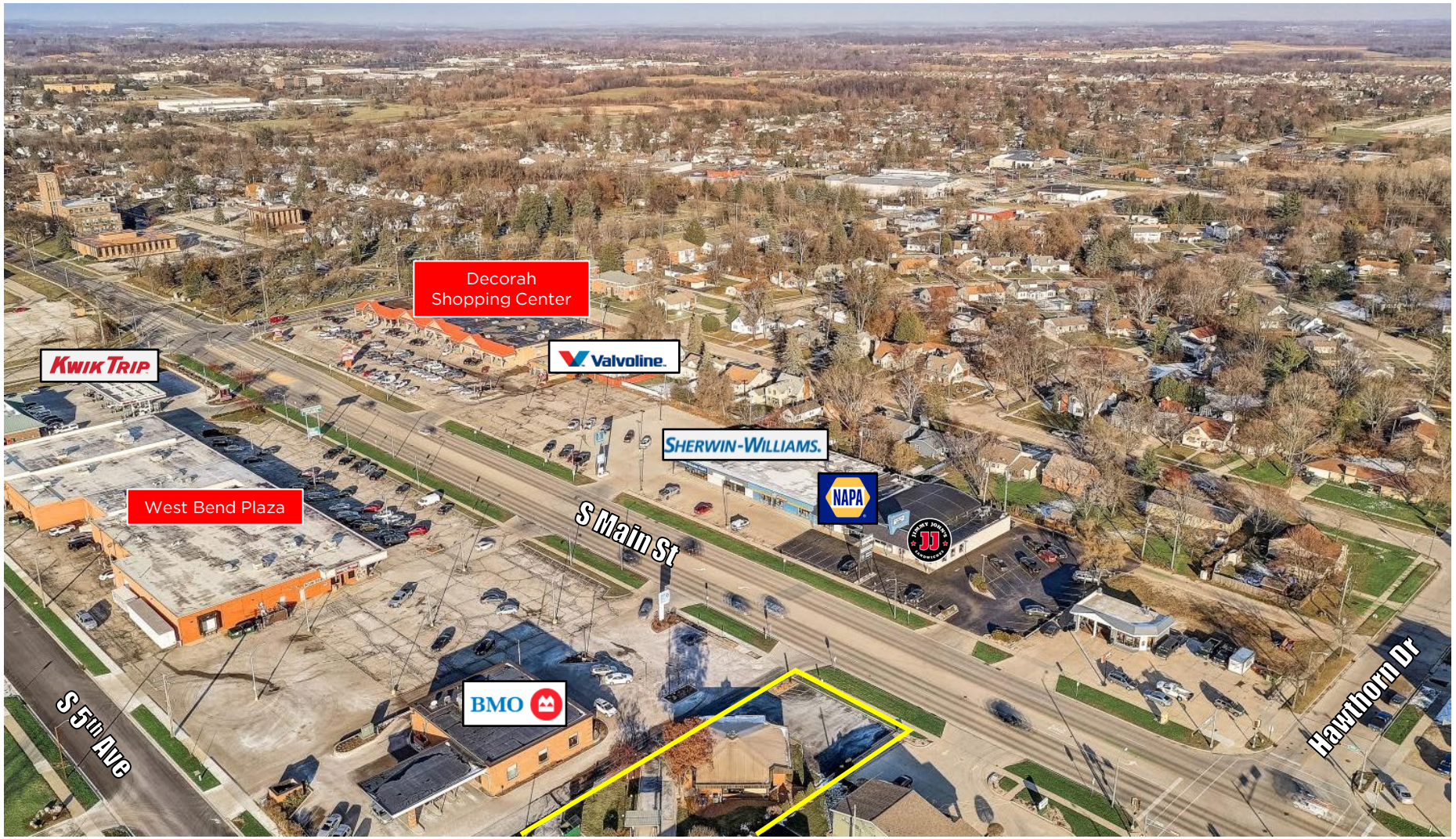

S Main St north of site

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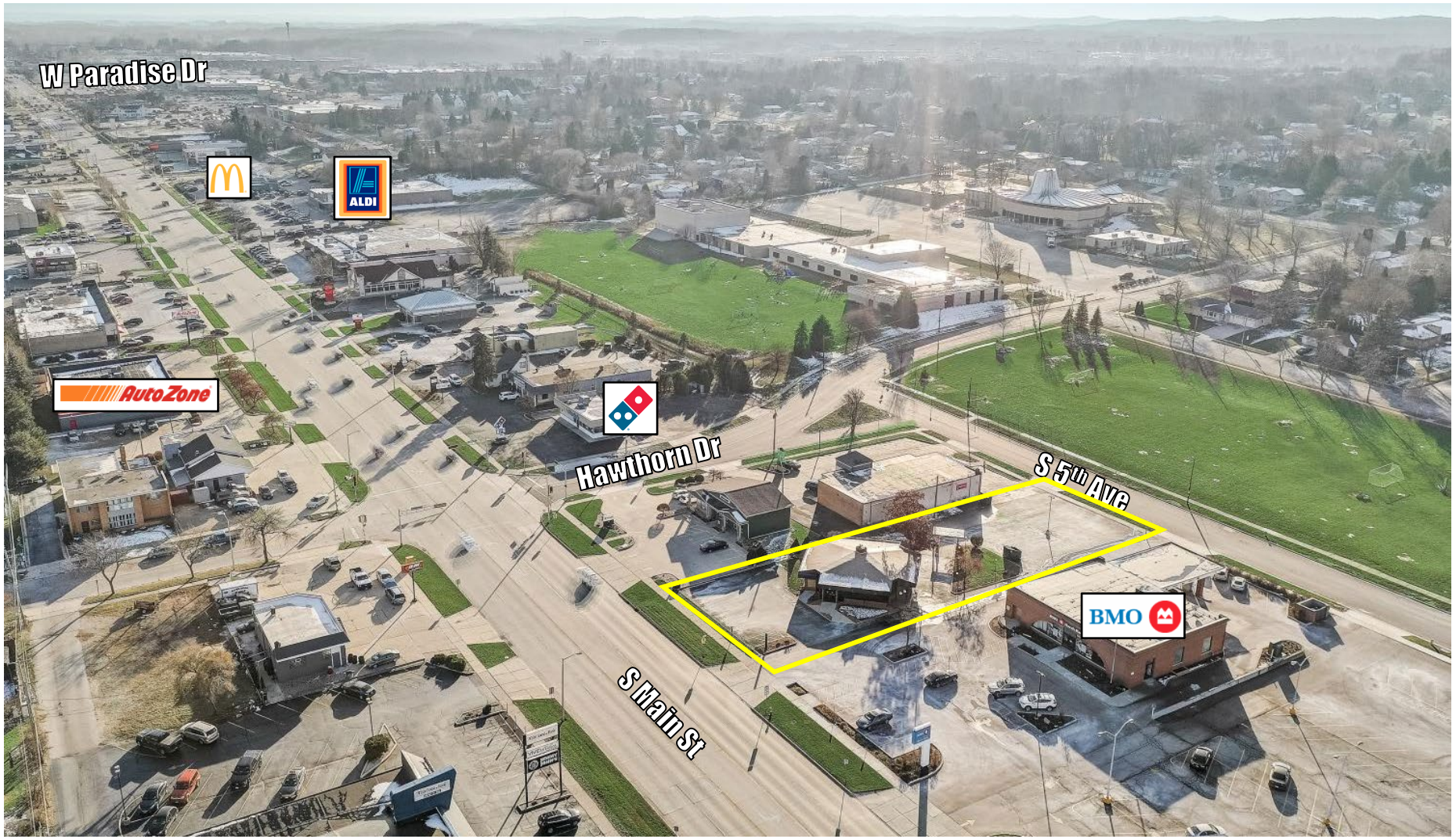

View facing south on S Main St from site; W Paradise Dr in a distance

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PROPERTY PHOTOS

Front of building; view from S Main St

Entrance to building on east side of building

Drive-thru on north side of building

Aerial of building; parking in front and back

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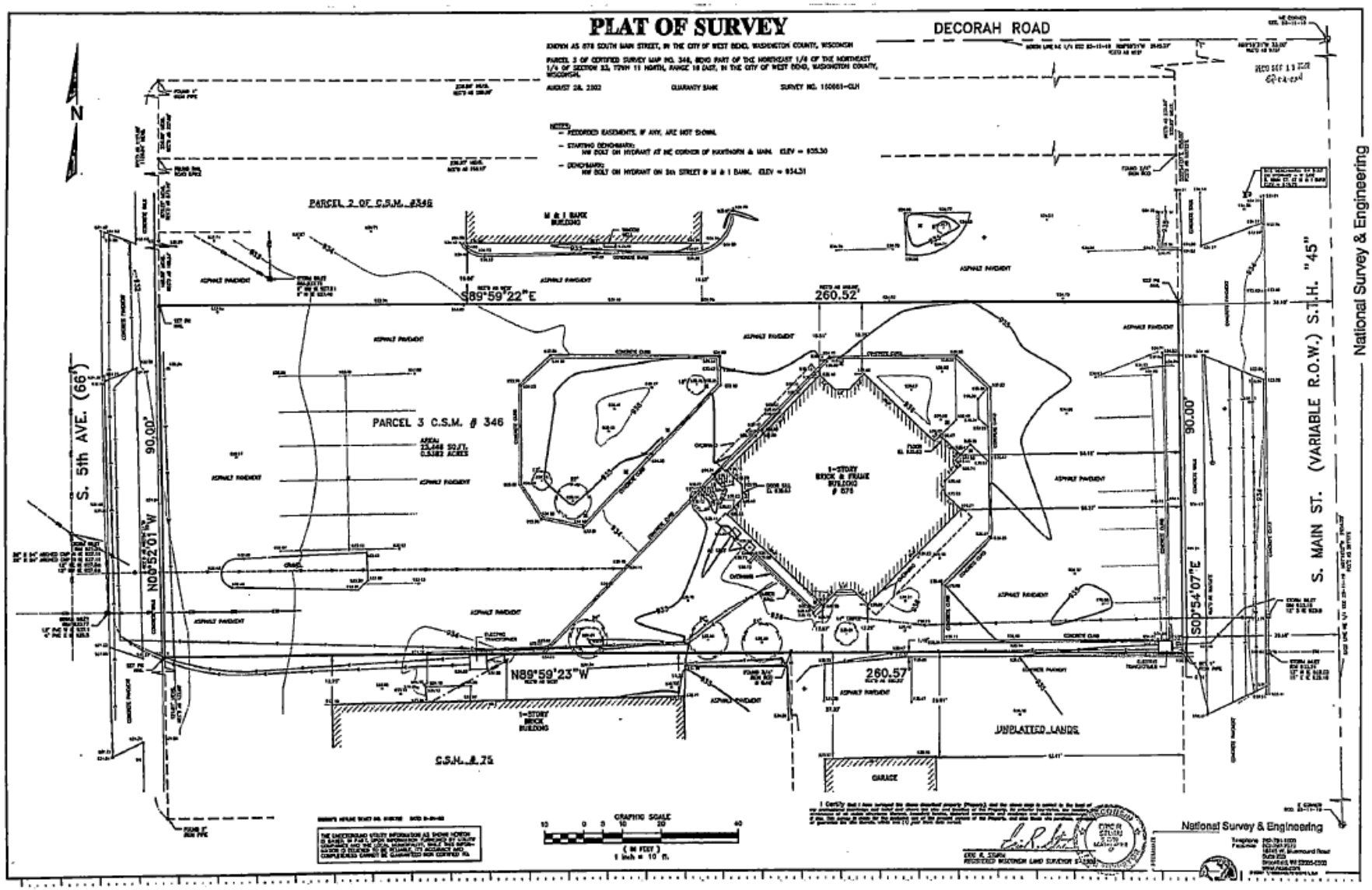
PLAT OF SURVEY



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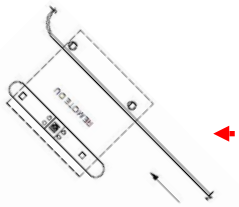
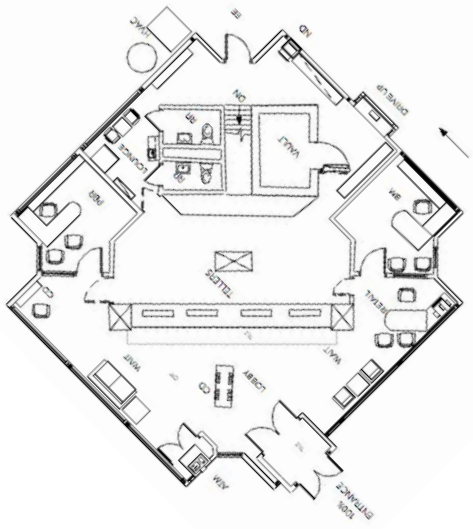
BUILDING FLOOR PLAN



Remote drive thru lane



Drive thru lane along side of building

S Main St Runs along the west side of the building

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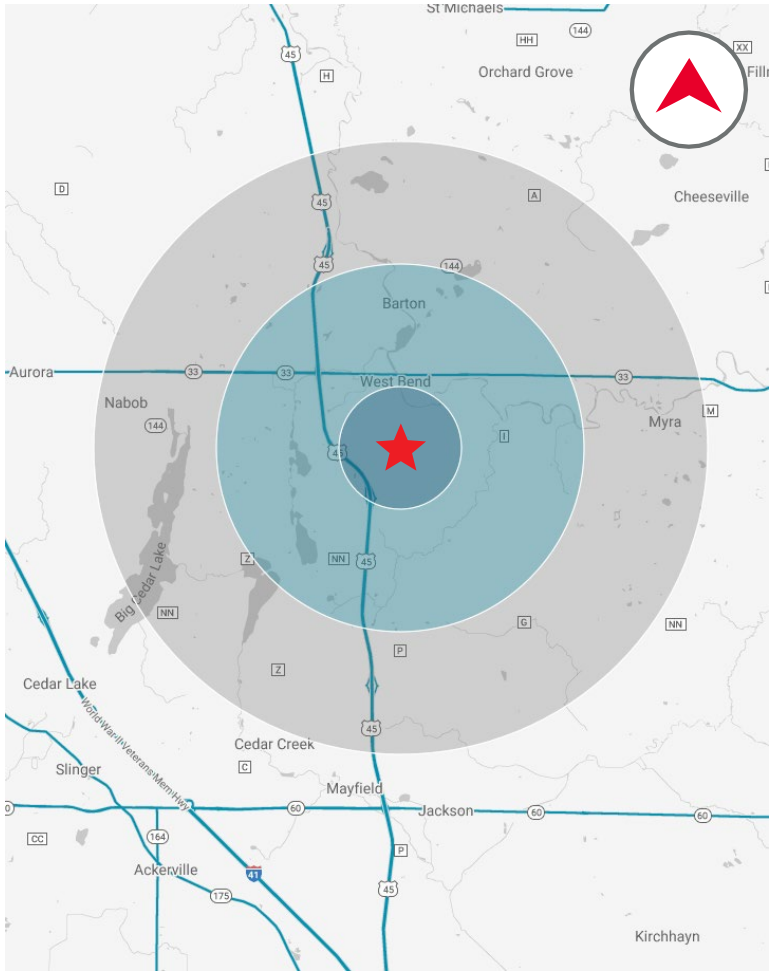
AREA DEMOGRAPHICS

POPULATION (2022)	1 MILE	3 MILES	5 MILES
Estimated Population	9,441	34,547	43,342
Median Age	40.3	41.1	42.2

HOUSEHOLDS (2022)	1 MILE	3 MILES	5 MILES
Estimated Households	4,105	14,931	18,409
Estimated Average Household Income	$90,602	$86,469	$94,850
Estimated Median Household Income	$65,325	$69,791	$75,239

TOTAL ANNUAL CONSUMER EXPENDITURE (2022)	1 MILE	3 MILES	5 MILES
Total Retail Expenditure	$128.14 M	$451.53 M	$593.37 M
Entertainment Expenditure	$15.28 M	$53.75 M	$71.07 M
Food & Beverage Expenditure	$39.98 M	$140.77 M	$184.47 M



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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.