

FOR LEASE

Walmart Anchored Center SWC OF HWY 45 AND PARADISE DRIVE WEST BEND, WISCONSIN



FOR LEASE

Walmart Anchored Center

SWC OF HWY 45 AND PARADISE DRIVE
WEST BEND, WISCONSIN



Rental Rate: Contact Broker



NNN Expenses: \$2.95/SF



Strong visibility from HWY 45 (31,800 VPD)



130,000 SF center shadow anchored by
Wal-Mart Supercenter (200,000 SF)



West Bend is at the center of Washington County
(134,296 people) and serves as the retail hub for the area

MARKET DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES	10 MILES
2017 Population	29,594	46,190	63,545	89,092
2017 Average Household Income	\$77,153	\$79,199	\$81,886	\$84,485
Daytime Employment	21,433	26,119	32,047	40,397

AVAILABLE ANCHOR/INLINE SPACE

61,011 SF
(APPROX. 200' X 300')

13,000 SF
(APPROX. 100' X 130')

5,000 SF
(APPROX. 50' X 100')

2,900 SF
(APPROX. 29' X 100')

OUTLOT BUILDING

8,900 SF
(APPROX. 60' DEPTH)

TRAFFIC COUNTS

31,800 VPD
HIGHWAY 45

19,207 VPD
PARADISE DRIVE

FOR LEASE

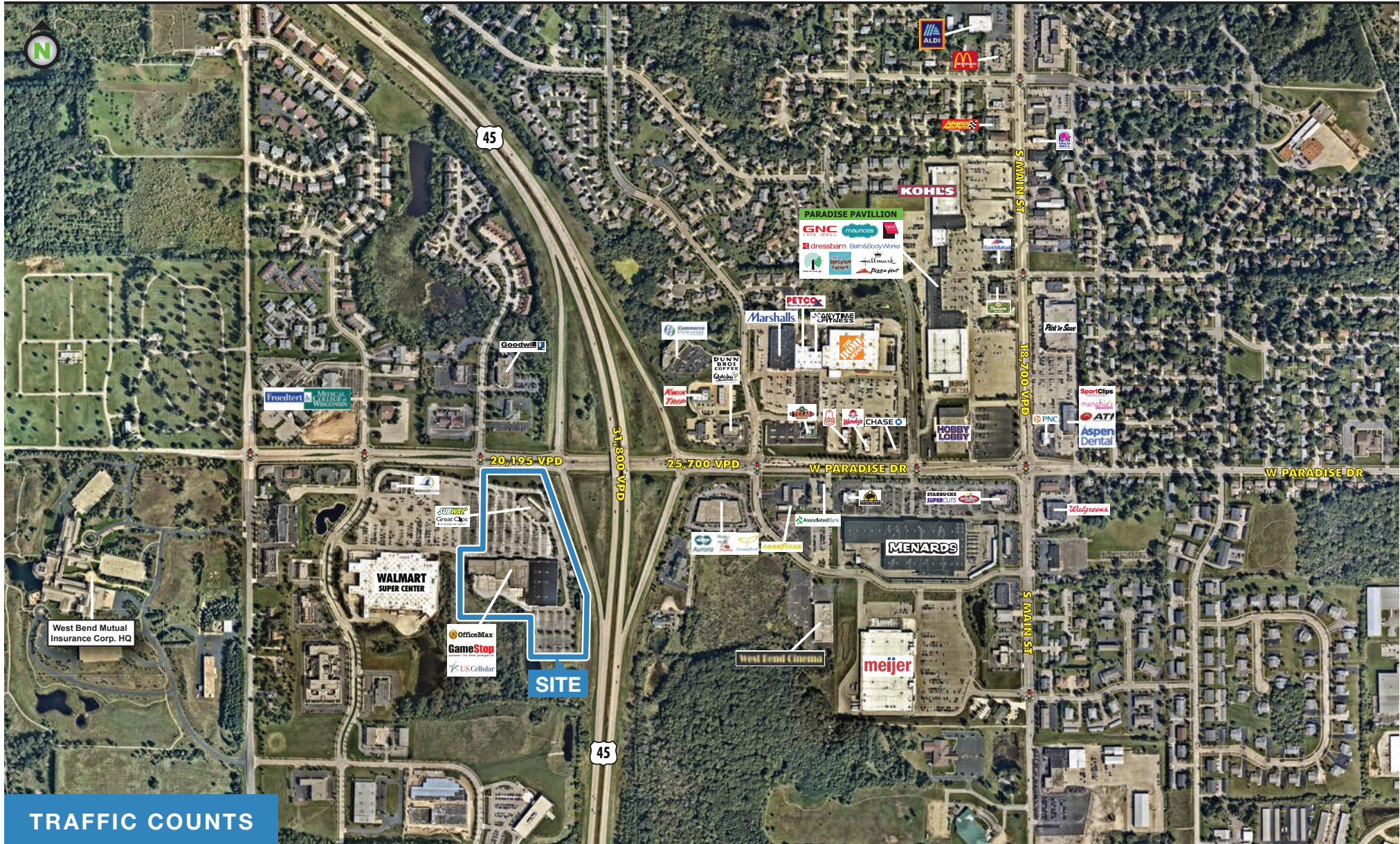
Walmart Anchored Center

SWC OF HWY 45 AND PARADISE DRIVE
WEST BEND, WISCONSIN



FOR LEASE

Walmart Anchored Center SWC OF HWY 45 AND PARADISE DRIVE WEST BEND, WISCONSIN



FOR LEASE

Walmart Anchored Center SWC OF HWY 45 AND PARADISE DRIVE WEST BEND, WISCONSIN

STATE OF WISCONSIN BROKER DISCLOSURE #4883

TO NON-RESIDENTIAL CUSTOMERS: Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective 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 prove 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(l) 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 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.

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):

(Insert information you authorize to broker to disclose such as financial qualification information)

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.

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

FOR LEASE

Walmart Anchored Center

SWC OF HWY 45 AND PARADISE DRIVE
WEST BEND, WISCONSIN



© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_March2019

FOR MORE INFORMATION, CONTACT:

PETER GLASER

Senior Vice President

+1 414 274 1638

peter.glaser@cbre.com

CBRE