

SOUTH 27TH STREET RETAIL CORRIDOR

NWQ OF SOUTH 27TH STREET & WEST OHIO AVENUE



ADDRESS:

2700 block of W Ohio Ave
Milwaukee, WI 53215

PROPERTY DETAILS:

Approximately 65,700 SF (~1.5 Acres)

PRICE:

Negotiable

ZONING:

G-2 Commercial

TRAFFIC COUNTS:

29,100 AADT - South 27th Street
18,800 AADT - West Oklahoma Ave
14,500 AADT - West Morgan Ave

PROPERTY FEATURES:

- Located within one of the busiest retail nodes in the City of Milwaukee
- Approx. 230 feet of frontage along West Ohio Avenue with access to South 27th Street
- Good visibility from South 27th Street

NEIGHBORING RETAILERS INCLUDE:





1.5 ACRES - SOUTH 27TH STREET RETAIL CORRIDOR

NWQ OF SOUTH 27TH STREET & WEST OHIO AVENUE

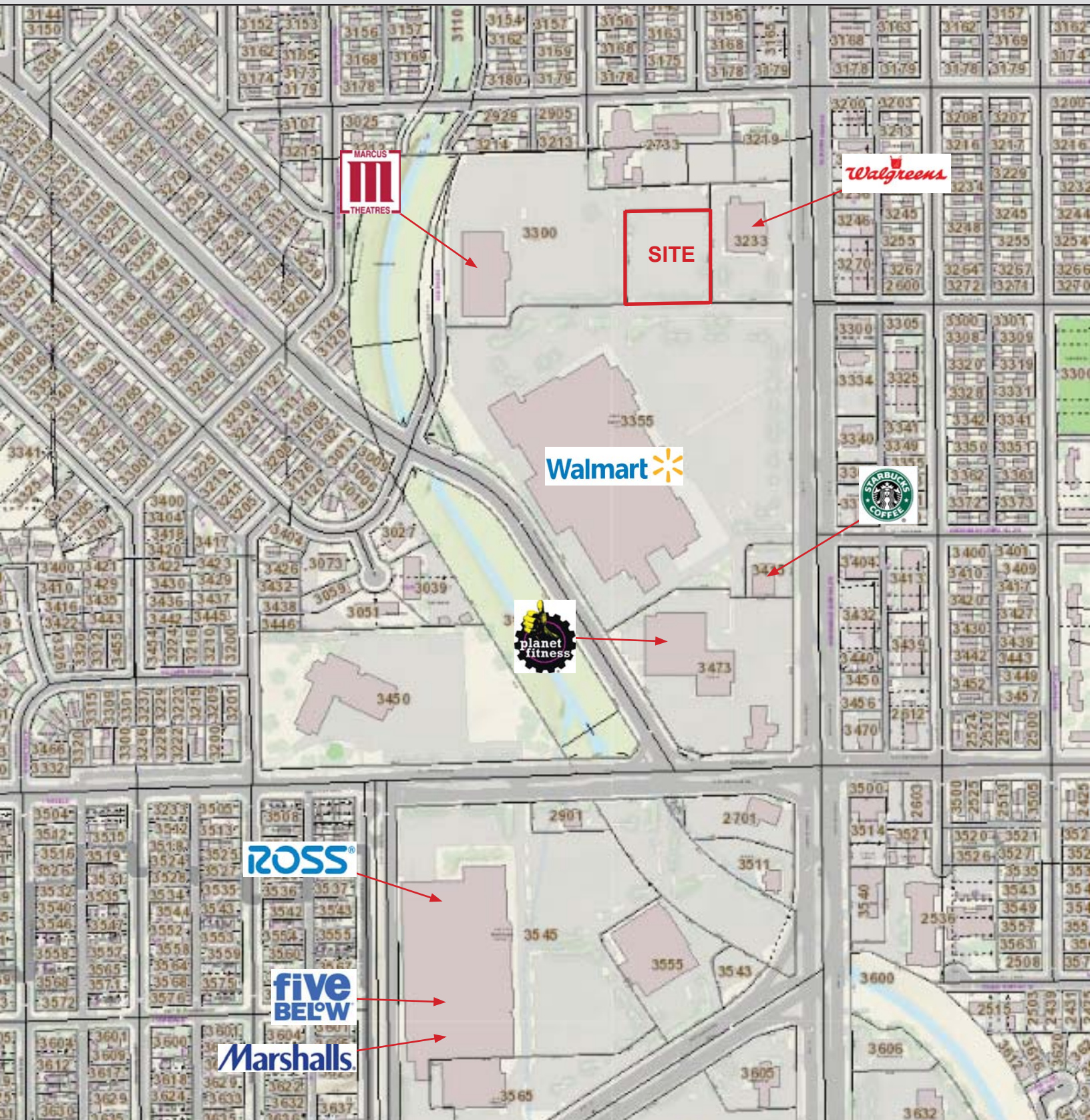


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	18,894	198,936	384,518
2018 Average HH Income	\$57,485	\$55,312	\$59,146
2018 Daytime Population	22,086	164,893	433,102





SOUTH 27TH STREET RETAIL CORRIDOR NWQ OF S 27TH ST. & W OHIO AVE.





**SOUTH 27TH STREET RETAIL CORRIDOR
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Doc# 2901

CERTIFIED SURVEY MAP NO. 8430

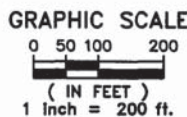
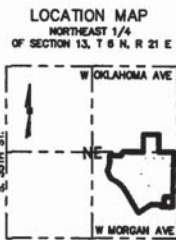
Being a division of Parcel 3 of Certified Survey Map No. 6745, being a part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 13, Town 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

- () INDICATES RECORDED BEARINGS
- △ INDICATES IRON ROD SET, UNLESS NOTED
- + INDICATES CHISELED CROSS (FOUND), UNLESS NOTED
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.



INTERIOR ANGLES	
A	90°08'40"
B	179°05'30"
C	89°55'21"
D	270°06'15"
E	140°13'49"
F	87°38'10"
G	225°24'45"
H	180°24'45"
I	135°00'00"

OWNER:
WAL-MART REAL ESTATE, BUSINESS TRUST
BUSINESS TR. PROP TAX #055
DIVISION STORE #01-2828
P.O. BOX 8050
BENTONVILLE, AR 72712
TAX KEY #533103000
ZONED PD



ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, T 6 N, R 21 E, WHICH BEARS SOUTH 00°53'26" EAST (AUGUST 2010 DATUM)
SEE SHEET 2 OF 5 FOR EASEMENTS AND CURVE TABLE
SHEET 1 OF 5 SHEETS

INFRASTRUCTURE SERVICES DIVISION
Marcia Cornell 3/13/12
 CENTRAL DRAFTING & RECORDS MANAGER
Matthew Lewis 3/13/12
 ENGR. IN CHARGE ENVIRONMENTAL ENGR.
 CORRECT
Jeffrey Palumbo 3/13/12
 CITY ENGINEER
 APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

JAN 25 2012

 STAFF APPROVED



**SOUTH 27TH STREET RETAIL CORRIDOR
NWQ OF S 27TH ST. & W OHIO AVE.**

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

EDG 18 LLC

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

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

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____
38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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