

1,500 SF - 4,000 SF Available
Retail Space at Conservancy Court

NAIPfefferle



620 E. Green Bay Avenue, Saukville, WI.

Property Features

- Prime visibility with an AADT of +/- 21,700
- Variety of national and local tenants (Papa Murphy's, Sherwin Williams, dance studio, and more)
- Close proximity to big box retailers like Piggly Wiggly and Walmart
- Easy accessibility - within 1/2 mile from I-43

Details

Situated in Saukville, this strip center is conveniently located less than a mile away from major Interstate 43 and big box and specialty retailers such as Piggly Wiggly, Walmart, car dealership and Starbucks.

With its close proximity to major highways and easy access to neighboring communities, this location promises excellent visibility and accessibility for businesses looking to make their mark in this community.

LEASE RATE	\$12/SF NNN
BUILDING SIZE	20,000 SF
AVAILABLE SPACE	SUITE 122 = 1,500 SF - 4,000 SF
	SUITE 118 = 2,500 SF - 4,000 SF
	SUITE 105/106 = 3,000 SF
YEAR BUILT	2005
PARKING	134 SURFACE SPACES
PARCEL SIZE	4.84 ACRES
ZONED	COMMERCIAL

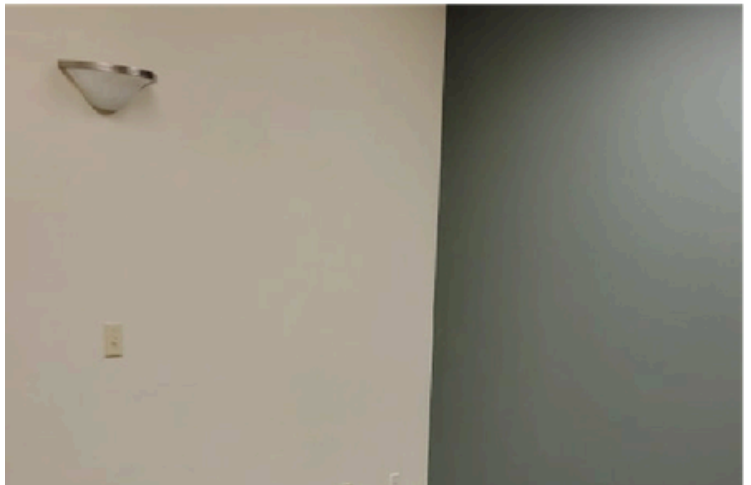
For more information:

Katrina Gee

414.405.9422 • katrinag@naipfefferle.com

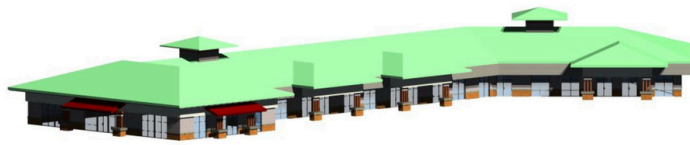
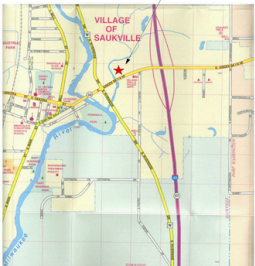
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2725 S Moorland Rd.
Suite 100
New Berlin, WI 53151
414.424.8200
naipfefferle.com



Site Plan

CONSERVANCY COURT 620 E. GREEN BAY AVE SAUKVILLE, WI 53080



CONSERVANCY COURT

TENANT FINISH OUT SUBMITTAL

ENGINEER OF RECORD
PAUL MEIER
E-27438
1456 S. 76TH STREET
WEST ALLIS, WI 53214
(414) 453-5358
Customer # 252127

GENERAL CONTRACTOR
KAHL CONSTRUCTION
420 TECHNOLOGY WAY
SAUKVILLE, WI 53080

CONTACT PERSON - TIM BACH
(262) 268-9131
Customer # 698813

HVAC DESIGNER/ CONTRACTOR
W.J.H. JACKLIN, INC.
8835 W. HEATHER AVE.
MILWAUKEE, WI 53224
(414) 355-6800
SCOTT VONAC
Customer # 838907

ELECTRICAL DESIGN / CONTRACTOR
DAVE'S ELECTRICAL
1028 B WESTERN DRIVE
HARTFORD, WI 53027
(262) 673-2535
Customer # 170569

SHEET INDEX

C	COVER / SITE PLAN AND INFORMATION
A1	FLOOR PLAN, REFLECTED CEILING
A2	FINISHES, RETAIL FIXTURE LAYOUT, PLUMBING MODIFICATIONS
H1	HVAC
E1&E2	ELECTRICAL (SUBMITTED - NOT BOUND WITH THESE SHEETS)



EXISTING SITE PLAN
SCALE 1" = 50'

BUILDING INFORMATION
Previous Transaction ID # 900096
David Fliess plan examiner
August 22, 2003
TYPE OF CONSTRUCTION 5B - IBC
OCCUPANCY GROUP M*
FIRE PROTECTED

AL=9000 SQUARE FEET
W = 25
BUILDING PERIMETER = 832
SHEET PERIMETER = 832
I PER 506.2 = 62.75
F PER 506.3 = 200
A PER EQUATION 5-1 = 9000-5602 = 1800
A = 32,602 ALLOWABLE SQUARE FEET
BUILDING ACTUAL SIZE 20,035 SQ FT

SITE INFORMATION
Site ID # 663983
David Fliess plan examiner
TAX KEY NUMBER 11-050-05-06-000
WARRANTY DEED 488916 2/23/93
ZONING B-1

AREA +/- = 4.8491 ACRES
AREA = 211,226 SQUARE FEET
BUILDING FOOTPRINT = 20,035 SQ FT
CONCRETE SIDEWALKS = 4,111 SQ FT
ASPHALT PARKING/DRIVE = 77,390 SQ FT
TOTAL IMPROVEMENTS = 103,536 SQ FT

OCCUPANCY INFORMATION

GROSS SQ FT 4000
MAX FLOOR AREA PER OCCUPANT 30 GROSS
PER 100 SQ FT
PER 100 SQ FT 50 OCCUPANT LOAD ALLOWABLE
TWO (2) EGRESS REQUIRED PER THIS SPACE
EXIT ACCESS TRAVEL DISTANCE ALLOWED = 250
EXIT ACCESS TRAVEL DISTANCE ACTUAL = 40

KAHL CONSTRUCTION
420 TECHNOLOGY WAY
SAUKVILLE, WI 53080
TELEPHONE (262) 268-9131
kahl@kahl-con.com

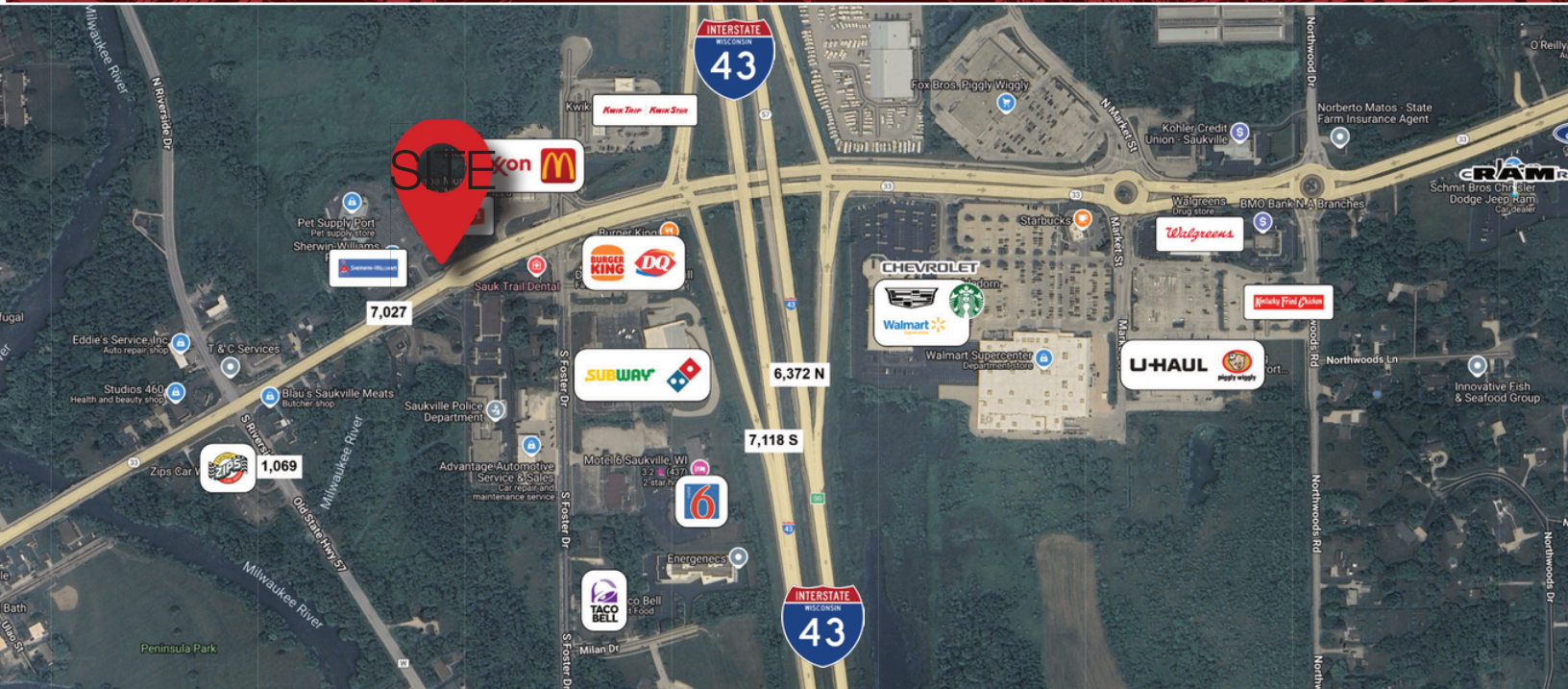
CONSERVANCY COURT
Tenant layout
620 E. Green Bay Ave

REVISIONS

Tim Bach
DATE 3/8/2009
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Demographics (1, 3 & 5 Mile Radius)

POPULATION



1 MILE:	2,456
3 MILES:	16,085
5 MILES:	32,369

AVERAGE INCOME



1 MILE:	\$94,358
3 MILES:	\$106,997
5 MILES:	\$112,097

AVERAGE HOUSEHOLDS



1 MILE:	1,113
3 MILES:	6,744
5 MILES:	13,833

EMPLOYEES



1 MILE:	1,739
3 MILES:	6,561
5 MILES:	14,337

BUSINESSES



1 MILE:	134
3 MILES:	434
5 MILES:	8,481

TRAFFIC COUNTS (VEHICLES PER DAY)



HIGHWAY 33	7,027
OLD STATE HIGHWAY 57	1,069
HIGHWAY 43	13,000+

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STATE OF WISCONSIN BROKER DISCLOSURE



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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (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:

- 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.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 or 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in 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 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 or provide that information to the Firm or its Agents by other means. 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 may be disclosed to 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.