

# for lease

## OVERVIEW

Colonial Plaza is located in the heart of downtown Menomonee Falls, Wisconsin. Originally constructed in 1960, the property received a new facade, new roof and various building systems upgrades from 2014-2017. The high-visibility site is located immediately north of Main Street and benefits from easy access to all parts of the Village as well as the surrounding communities.

## SPACE AVAILABLE

# 17,886 SF

### YEAR BUILT

1960; Renovated 2014-2017

### BUILDING SIZE

29,748 SF

### TRAFFIC COUNTS

10,500 VPD

### HOUSEHOLDS (5 MILES)

32,900

### MEDIAN HOUSEHOLD INCOME

\$89,500

### NNN EXPENSES

\$3.25 SF

### PARKING

168 stalls (cross parked)

### ZONING

C-2

### ASKING RATE

\$12.00 SF NNN

 somerstone

## COLONIAL PLAZA

**N89 W16899 APPLETON AVENUE  
MENOMONEE FALLS, WISCONSIN 53051**

Located along a well-established, neighborhood retail corridor in the heart of Menomonee Falls, the property and the lease space benefit from excellent visibility, easy access and updated building systems and common areas.

**AVAILABLE SEPTEMBER 2024**

## PROPERTY HIGHLIGHTS

Colonial Plaza sits between two retail nodes along Appleton Avenue, one to the south which primarily serves as a local destination with grocery, drug and fast food offerings and one just north of the shopping center, which draws regionally and is represented by national retailers such as Target, Walmart, Menards, The Home Depot, and Kohl's.

**ESTABLISHED RETAIL  
CORRIDOR**

**COST-EFFECTIVE  
SPACE**

**MAIN STREET  
LOCATION**

**UPDATED  
CONSTRUCTION**

**EXCEPTIONAL  
DEMOGRAPHICS**

**UNMATCHED  
VISIBILITY**

## FOR MORE INFORMATION

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# 17,886 sf

## THE SPACE

The lease space was completely gutted and renovated in 2014 for use as a health club. Upgrades included new electrical and plumbing systems, sprinklers, flooring, ingress/egress, interior lighting, exterior facade and lighting, and roofing. Ceiling heights in the space range from 10-13 feet. Additional storage is available in the building's basement. A loading dock serves the rear of the space.

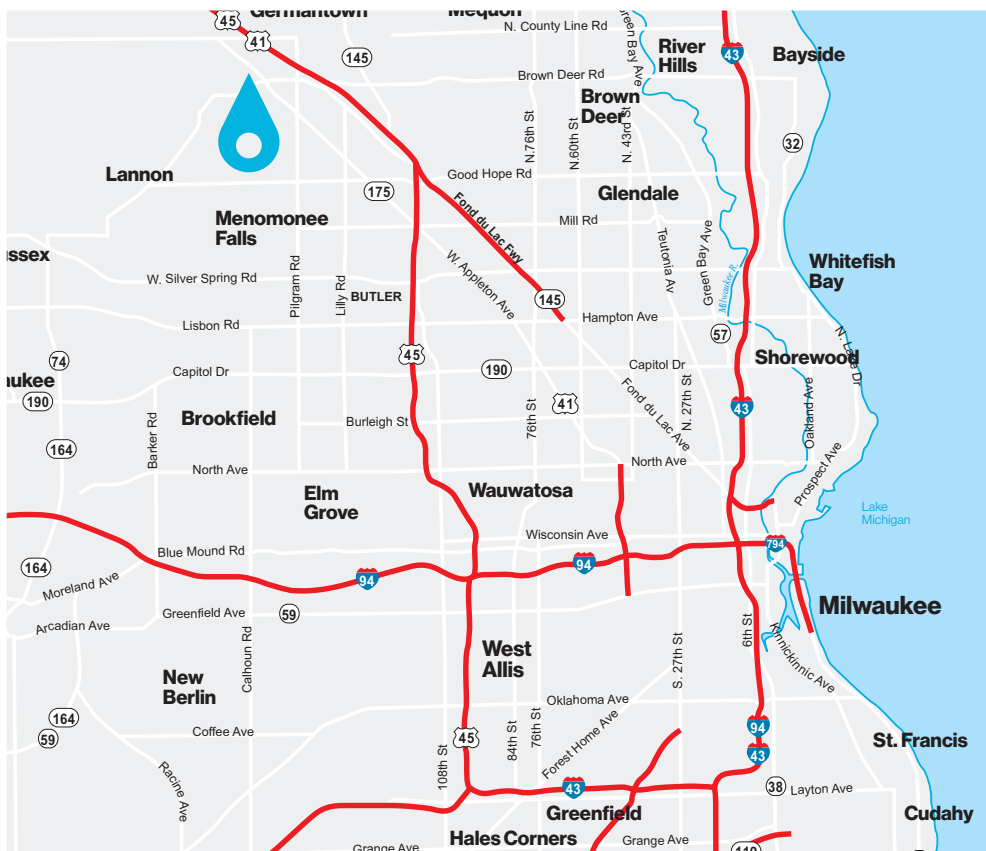


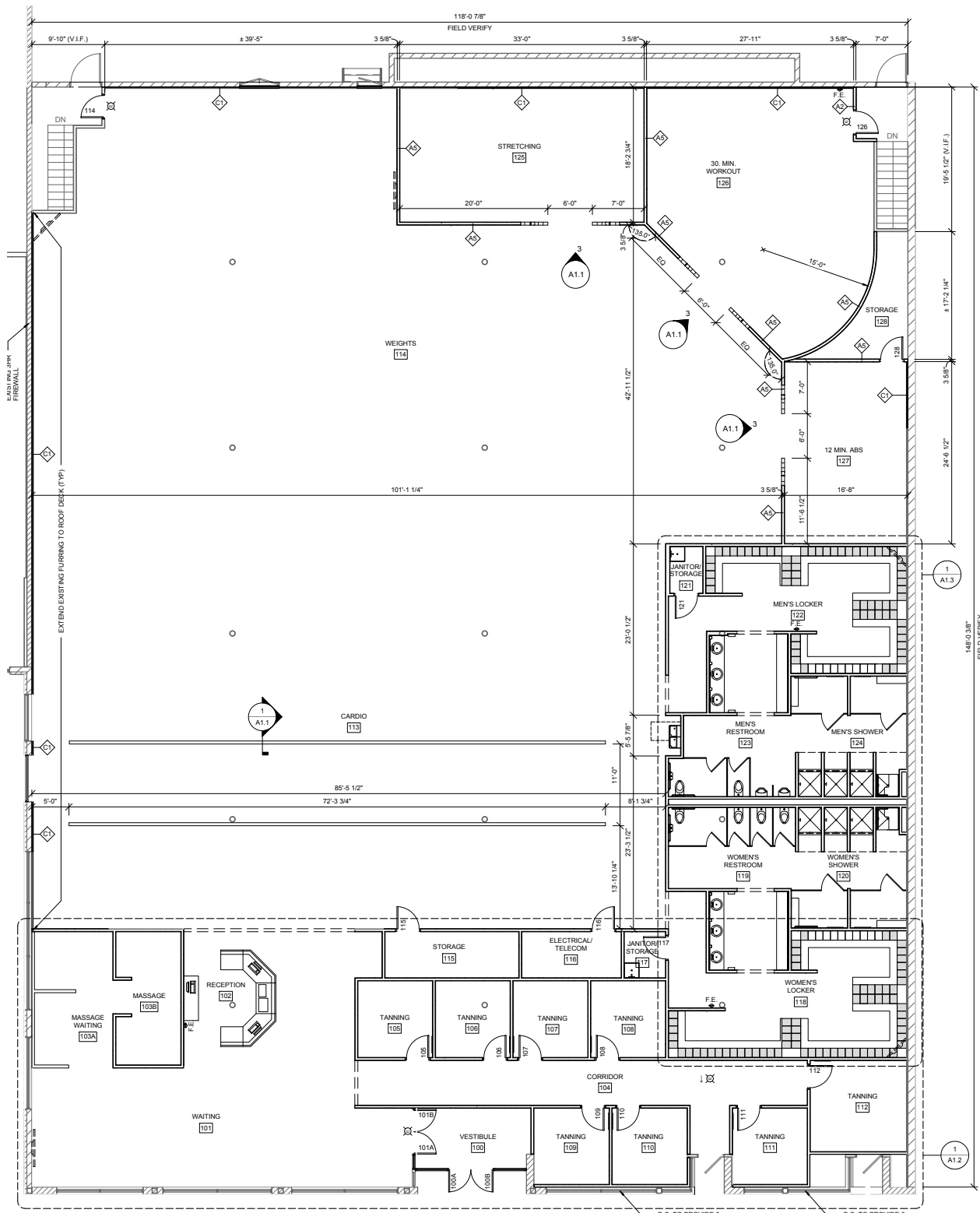
## THE MARKET

Menomonee Falls is a high-density metro suburb of roughly 39,000 people. Home to Kohl's Inc., the area is a critical regional employment hub. Employment and income demographics are among the best in the state. The Village was voted the 15th best place to live in America by Money Magazine in 2020 and a Top 50 small city in America by wallethub.com in 2022.

## FOR MORE INFORMATION

**John Thomsen**  
jthomsen@somerstone.com  
262.290.1620





**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



## **BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

### **BROKER DISCLOSURE TO CUSTOMERS**

2  
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  
14 the 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. This disclosure  
20 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  
21 duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### **CONFIDENTIALTY NOTICE TO CUSTOMERS**

22  
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 QUALIFICATIONS)

### **CONSENT TO TELEPHONE SOLICITATION**

40  
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: \_\_\_\_\_

### **SEX OFFENDER REGISTRY**

44  
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.

### **DEFINITION OF MATERIAL ADVERSE FACTS**

47  
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.

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