

**Bay Ridge Plaza**  
**6316 52nd Street**  
**Kenosha, WI 53144**

**BERKSHIRE  
HATHAWAY**  
EPIC REAL ESTATE



**OFFERING PRICE: \$1,695,000**

**LOT SIZE: 2.5 ACRES**

**ZONING: B2**

**PARKING: 100+**

**PARCEL #: 08-222-34-160-062**

**EXISTING BUILDING SIZE: 4,411 SQ. FT.**

**TWO BUILDABLE PADS FOR ADDITIONAL UPSIDE  
4,500 SQ. FT. EACH**

**REAL ESTATE TAXES: \$21,613**

Anthony J. DeBartolo, CCIM

President/Co-Owner

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**DEMOGRAPHICS**

	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION	70,287	121,318
AVERAGE HH INCOME	\$65,476	\$67,923
TRAFFIC COUNT (2024)	HWY 158: 19,200 HWY 31: 32,600	

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**Annual Operating Income Statement**

**Revenue:** **\$108,012**

**TENANTS**

**Expenses:**

Real Estate Taxes: **\$15,576**

Insurance: **\$3,288**

Utilities: **\$1,015**

Lawn/Snow: **\$2,418**

Water: **\$1,138**

Repairs: **\$2,325**

Miscellaneous: **\$1,500**

**Total Expenses:** **\$27,260**

**Gyro Grill**

**Pha Khao Thai-Lao**

**Net Income:** **\$80,752**



**\* Expenses are based on 1/3 of the property.**

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**Bay Ridge Plaza – Retail Development Opportunity with Major Upside**

Bay Ridge Plaza features a **fully leased shopping center**, a **two-tenant building**, and **two buildable retail pads** offering excellent growth potential for investors or owner-users.

**Development Highlights:**

- **Pad 1:** Build up to **5,000 sq. ft.**
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- **Combined Pads 1 & 2:** Build up to **10,000 sq. ft.**
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- **Major Upside:** Expand the existing center, increase rental revenue, or custom-build for users such as **retail, medical, office, or restaurant** tenants.
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- **Site Fully Improved:** Sewer, water, stormwater management, and paving already in place – **just bring your plans.**

**Location:**

- **Situated on Hwy 158 (52nd Street), just west of Hwy 31 (Green Bay Road)** – one of Kenosha's busiest retail corridors.
- 
- Close proximity to national retailers, restaurants, and dense residential neighborhoods.

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