

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

Office: 262-605-1504

Cell: 262-818-8669

Email: tony@epicmidwest.com

600 52ND Street, Ste 333

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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**

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**

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

TENANTS

Gyro Grill

Pha Khao Thai-Lao

*** 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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