

FOR LEASE

LINCOLN PLAZA

2225 - 2267 S 108TH ST, WEST ALLIS, WI 53227





RETAIL SPACE FOR LEASE

PROPERTY INFO

- Available Space: 1,600-3,200 SF
- Lease Rate: Negotiable (Significant Tenant Improvement Allowance - Call Broker)
- NNN Expenses: \$6.09 PSF
 - CAM: \$2.45
 - Taxes: \$3.17
 - Insurance: \$0.47
- Full access onto HWY 100
- Ample parking
- Immediate occupancy
- Situated among a variety of national retailers

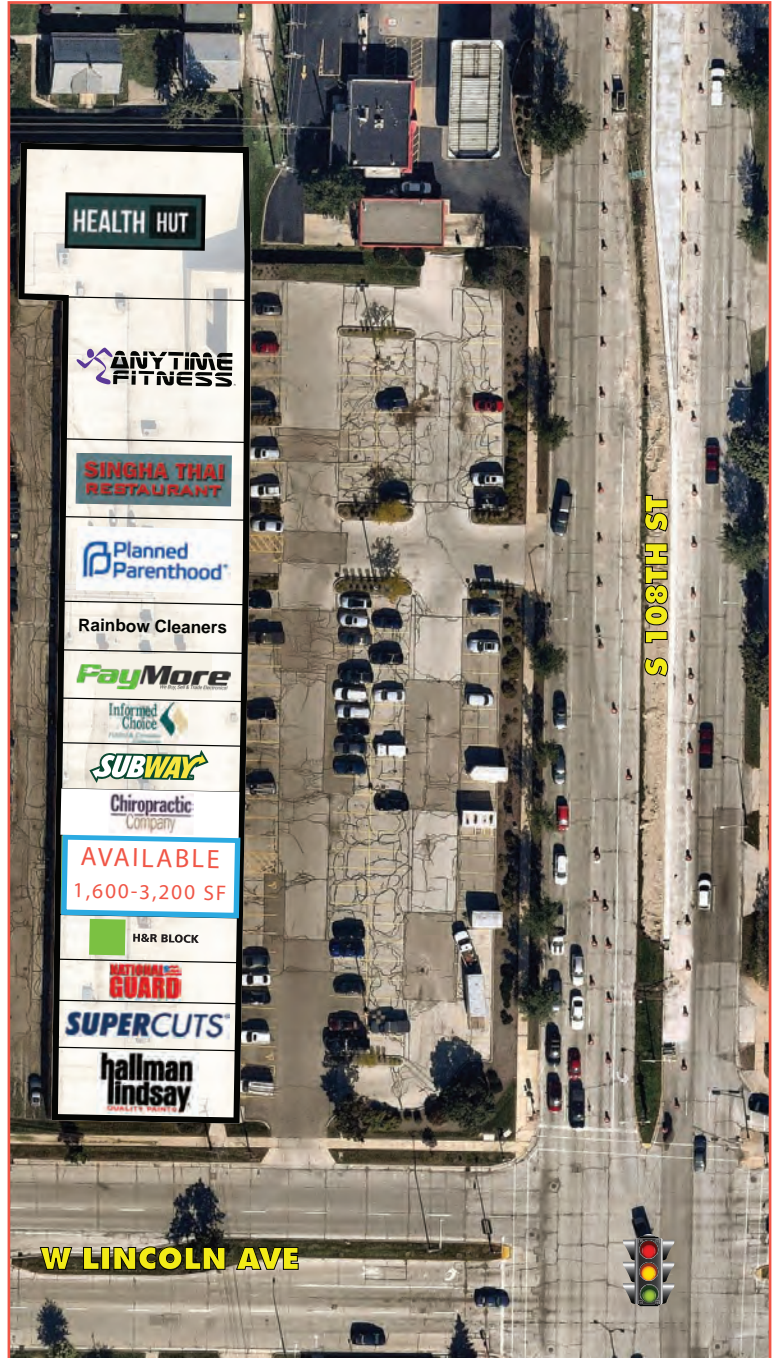


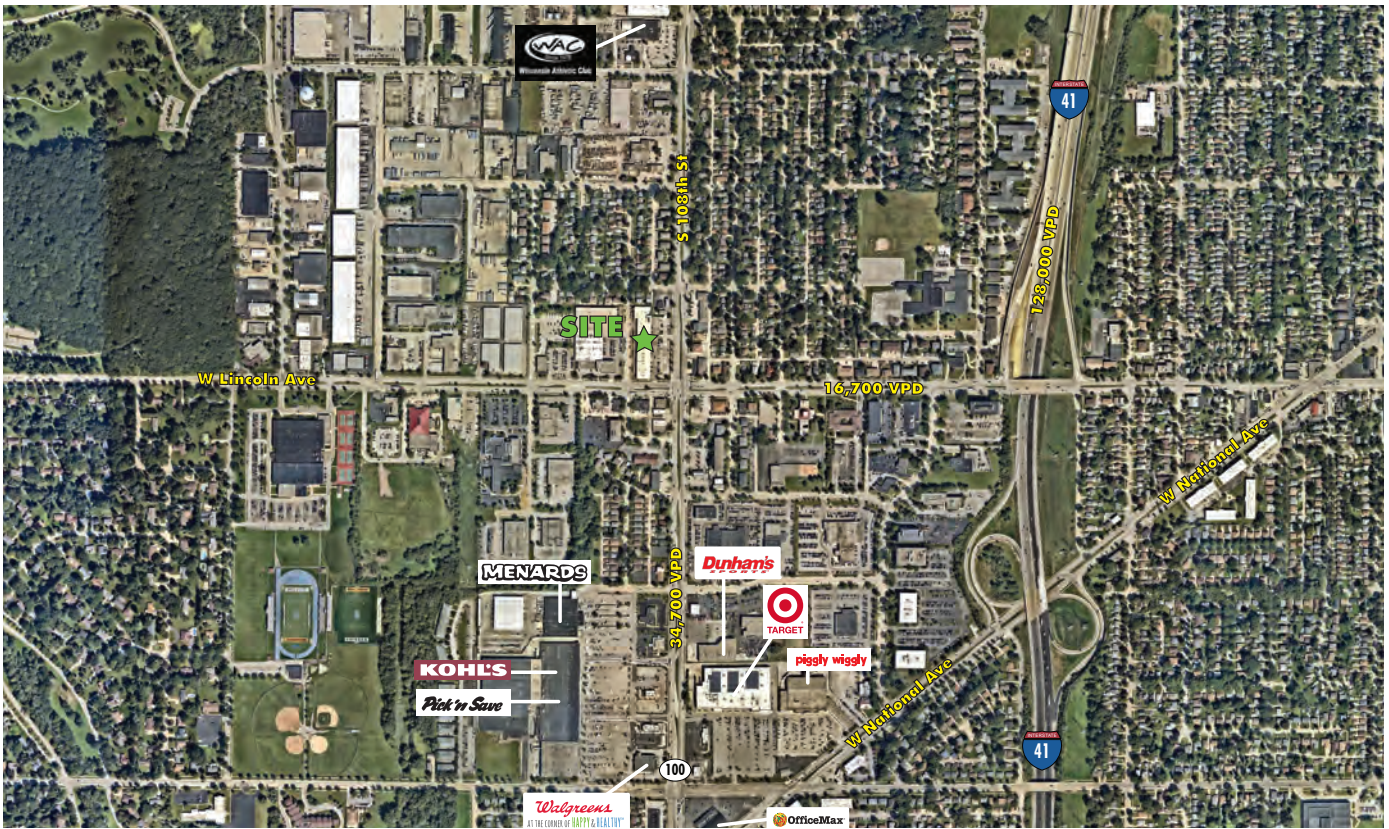
Professionally owned & managed by



LINCOLN PLAZA
 2225 - 2267 S 108TH ST, WEST ALLIS, WI 53227

SUITE	TENANT	SIZE
2225	Health Hut	7,830 SF
2229	Anytime Fitness	5,780 SF
2237	Singha Thai	3,200 SF
2239	Planned Parenthood	3,200 SF
2243	Rainbow Cleaners	1,300 SF
2245	PayMore	1,870 SF
2247	Informed Choice	1,485 SF
2251	Subway	1,600 SF
2255	Chiropractic Co.	1,600 SF
2257	AVAILABLE	1,600-3,200 SF
2261	H&R Block	1,600 SF
2263	WI National Guard	1,600 SF
2265	Supercuts	1,600 SF
2267	Hallman Lindsay	3,200 SF





2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,294	110,690	275,049
DAYTIME POPULATION	14,695	121,860	300,270
AVG HH INCOME	\$59,959	\$72,965	\$80,734

PLEASE CONTACT:

Devin Tessmer
Senior Associate
+1 414 274 1644
devin.tessmer@cbre.com

Carlos Wu
Associate
+1 414 274 1667
carlos.wu@cbre.com

TRAFFIC COUNTS

HWY 100	37,000 VPD
LINCOLN AVE	16,500 VPD

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Suite 2257 - 3,200 SF







THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.

- 1 Personal Service:** When you work with Baceline you get a personal team; leasing, | construction, property management and a community event planner. Our goal is to improve your business. We pride ourselves on providing personal service and support you can count on.
- 2 Partnership:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



**Baceline
Investments** LLC

INVESTING IN OUR COMMUNITIES
www.bacelineinvestments.com

STATE OF WISCONSIN BROKER DISCLOSURE To Non-Residential Customers

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 Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

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

- The duty to prove 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

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 of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION:

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse act" 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 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 not able to or does not intend to meet his or her obligation under a contract or agreement made concerning the transaction.

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

