



PREMIER MEDICAL OFFICE • 2,814 SF AVAILABLE • SUBLEASE TERM THRU 12/31/29 • RATE: \$18 NNN

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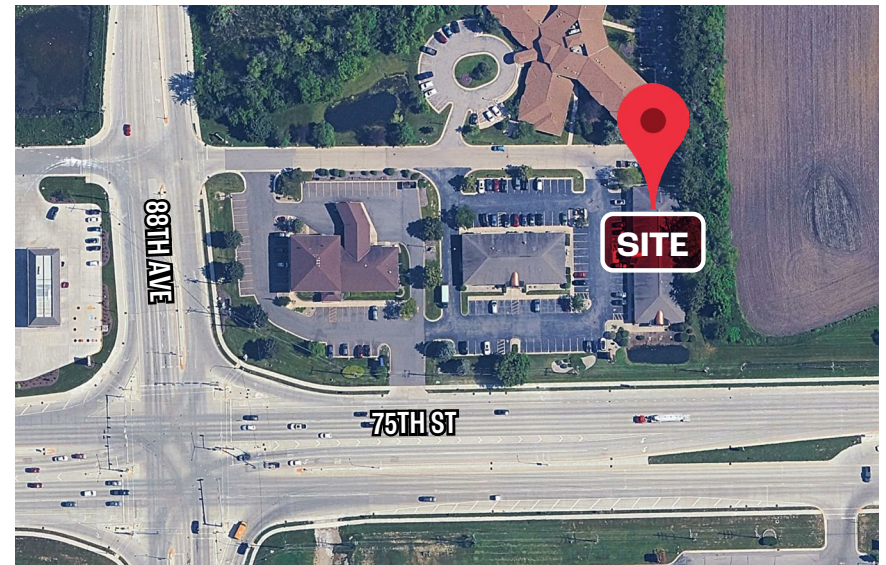


Property Information

SUBLEASE OVERVIEW

Property Address	8500 75th St Suites 105-106, Kenosha, WI 53142
Sublease Size	2,814 SF
Availability	Immediate
Sublease Term	Through 12/31/2029
Sublease Rate	\$18.00 NNN

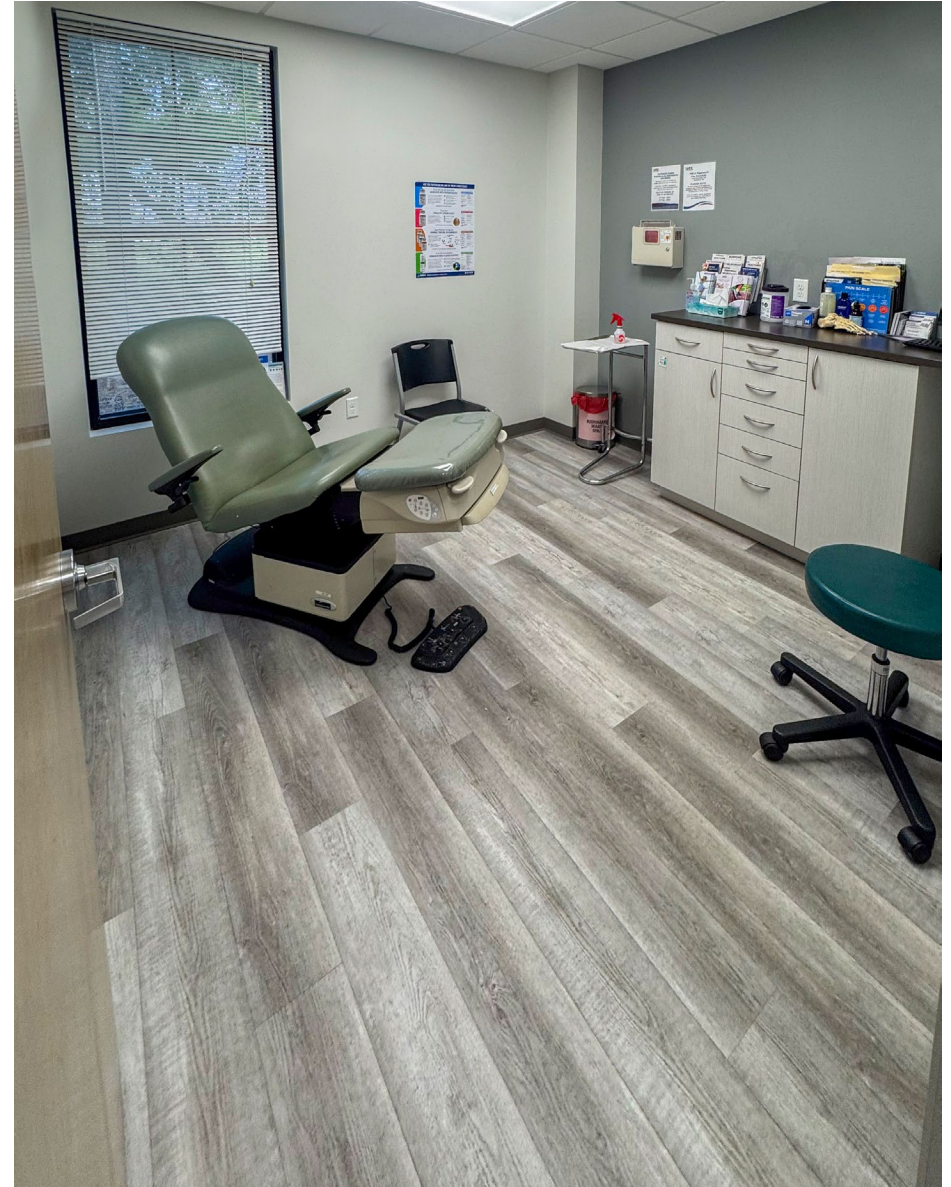
The subject property presents a turnkey opportunity for a medical user seeking fully built-out clinical infrastructure. The suite features an updated medical office build-out comprising four exam rooms, dedicated MRI and X-ray rooms, a nurse station and work area, reception and waiting area, in-suite restroom, and break room. The configuration supports immediate occupancy for a range of outpatient, diagnostic, and specialty medical uses. All non-permanent equipment will be removed prior to occupancy; however, a subtenant wishing to retain any existing equipment for the sublease term may negotiate its inclusion as part of the sublease agreement.



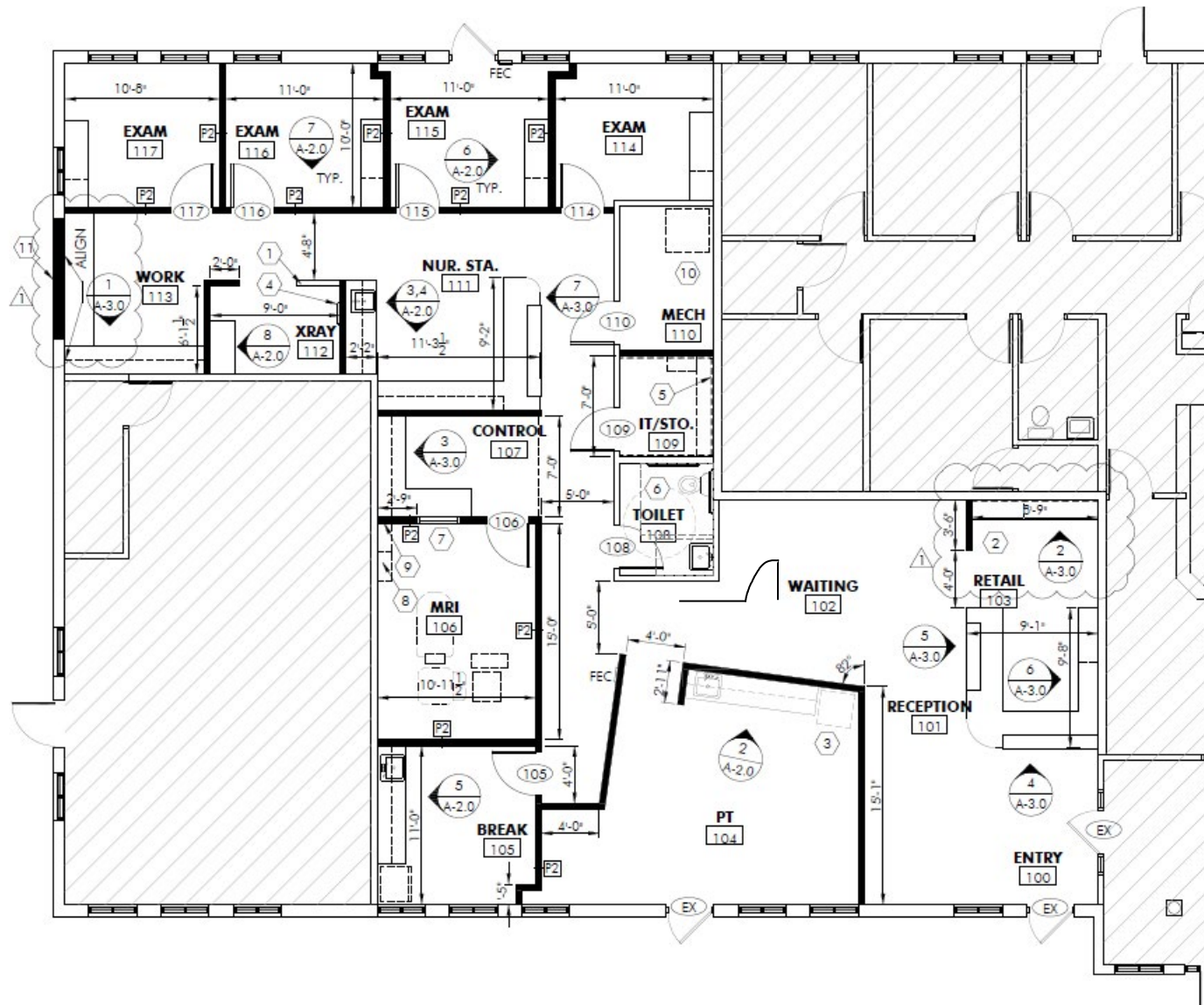
Property Imagery



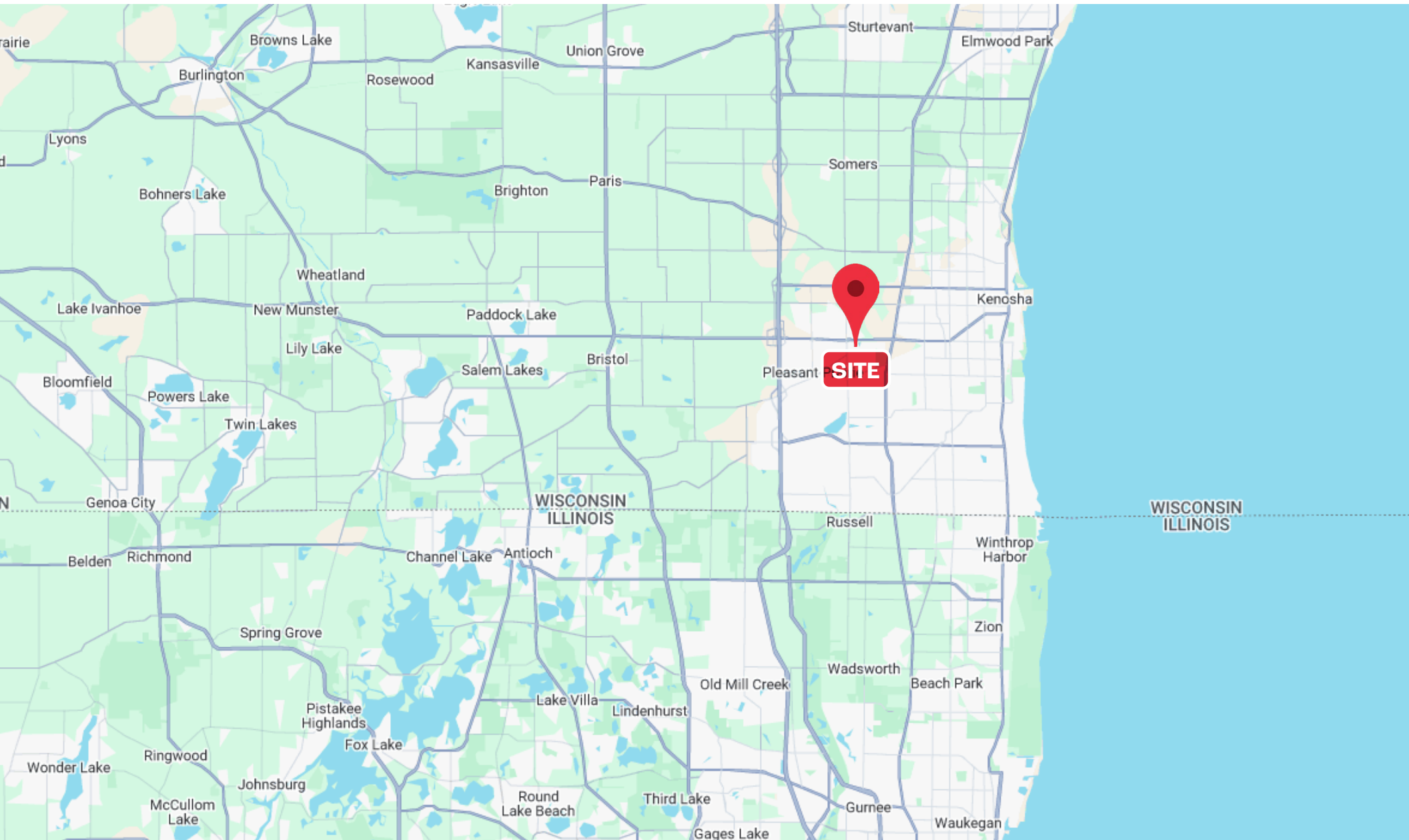
Property Imagery



Construction Plan



Map



Kenosha Market Summary



Kenosha is a city in southeastern Wisconsin and the county seat of Kenosha County. Located on the southwestern shore of Lake Michigan, it is the principal city of the Kenosha Metropolitan Statistical Area. As of the 2020 census, the city had a population of 99,986, while the metropolitan area had approximately 169,000 residents. Positioned midway between Chicago and Milwaukee along the Interstate 94 corridor, Kenosha serves as an important center for manufacturing, distribution and cross-border commerce.

Founded in 1835, Kenosha developed as a port and manufacturing city with strong ties to the automotive industry. While manufacturing remains an important part of the local economy, the city has diversified into advanced manufacturing, healthcare, logistics and corporate services. Major employers include Snap-on Incorporated, Jockey International, Uline, Amazon and Aurora Health Care. The region's location within both the Chicago

and Milwaukee labor markets has also supported continued industrial and commercial investment.

Kenosha benefits from direct access to Interstate 94, the Port of Kenosha and Metra commuter rail service to downtown Chicago, making it attractive for both businesses and commuters. The city has experienced significant industrial development in recent years, particularly along the I-94 corridor, where large-scale logistics and distribution facilities continue to expand.

Downtown Kenosha has undergone substantial redevelopment, with new mixed-use projects, waterfront improvements and expanded residential development complementing its historic downtown district. Combined with its transportation infrastructure, skilled workforce and proximity to two major metropolitan areas, Kenosha continues to strengthen its role as a regional economic hub in southeastern Wisconsin.

No. 1 Housing Market in the U.S. — 2025
(*Wall Street Journal / Realtor.com Housing Market Index*)

No. 1 Only Wisconsin city served by Metra commuter rail to Chicago (*Metra*)

No. 4 Largest city in Wisconsin (*U.S. Census Bureau*)

1 HR Drive to both Downtown Chicago & Milwaukee (*City of Kenosha*)

\$424 M Annual Tourism spending in Kenosha County — 2022 (*Wisconsin Department of Tourism*)

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	7,510	36,913	104,318
2025 Population	7,602	36,838	100,892
2030 Population Projection	7,622	36,815	100,097
Households			
2020 Households	2,847	14,321	40,760
2025 Households	2,905	14,294	39,409
2030 Household Projection	2,917	14,283	39,089
Annual Growth 2020-2025	1.3%	0.9%	0.3%
Avg Household Size	2.60	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$335,872	\$278,791	\$250,163
Median Year Built	2000	1986	1971
Owner Occupied Households	1,927	9,775	24,177
Renter Occupied Households	991	4,508	14,912
Households By Income			
< \$25,000	302	1,675	6,196
\$25,000 - 50,000	305	1,972	7,218
\$50,000 - 75,000	322	2,518	6,555
\$75,000 - 100,000	365	1,848	4,484
\$100,000 - 125,000	335	1,529	4,062
\$125,000 - 150,000	314	1,378	3,775
\$150,000 - 200,000	480	1,639	3,667
\$200,000+	483	1,736	3,451
Avg Household Income	\$131,743	\$112,510	\$97,895
Median Household Income	\$111,865	\$88,291	\$74,026

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	6,314	30,644	83,113
Age 20+	5,780	28,266	76,466
Age 35+	3,763	18,681	49,187
Age 55+	2,243	11,607	30,195
Age 65+	1,276	6,898	17,843
Median Age	39.60	40.50	39.10
Avg Age	39.70	40.50	39.60
Education			
Some High School, No Diploma	230	2,141	6,878
High School Graduate	1,288	6,608	19,561
Some College, No Degree	1,484	8,259	22,862
Associate Degree	284	1,534	4,378
Bachelor's Degree	1,613	5,884	12,897
Advanced Degree	629	2,972	7,535
Employment			
Civilian Employed	4,487	20,859	53,784
Civilian Unemployed	148	551	1,719
Civilian Non-Labor Force	1,572	8,757	26,143
U.S. Armed Forces	0	1	131
Housing Value			
< \$100,000	202	712	1,811
\$100,000 - 200,000	144	1,934	6,818
\$200,000 - 300,000	339	2,855	7,053
\$300,000 - 400,000	768	2,407	4,400
\$400,000 - 500,000	255	993	1,848
\$500,000 - 1,000,000	198	824	2,040
\$1,000,000+	15	66	364

Demographic data © CoStar 2026

LISTED BY



Commercial
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