

FOR LEASE

# DREXEL TOWN SQUARE

Restaurant Space — 5,052 SF  
Drexel Ave. & Howell Ave. · Oak Creek, WI



5,052 SF  
TOTAL SPACE

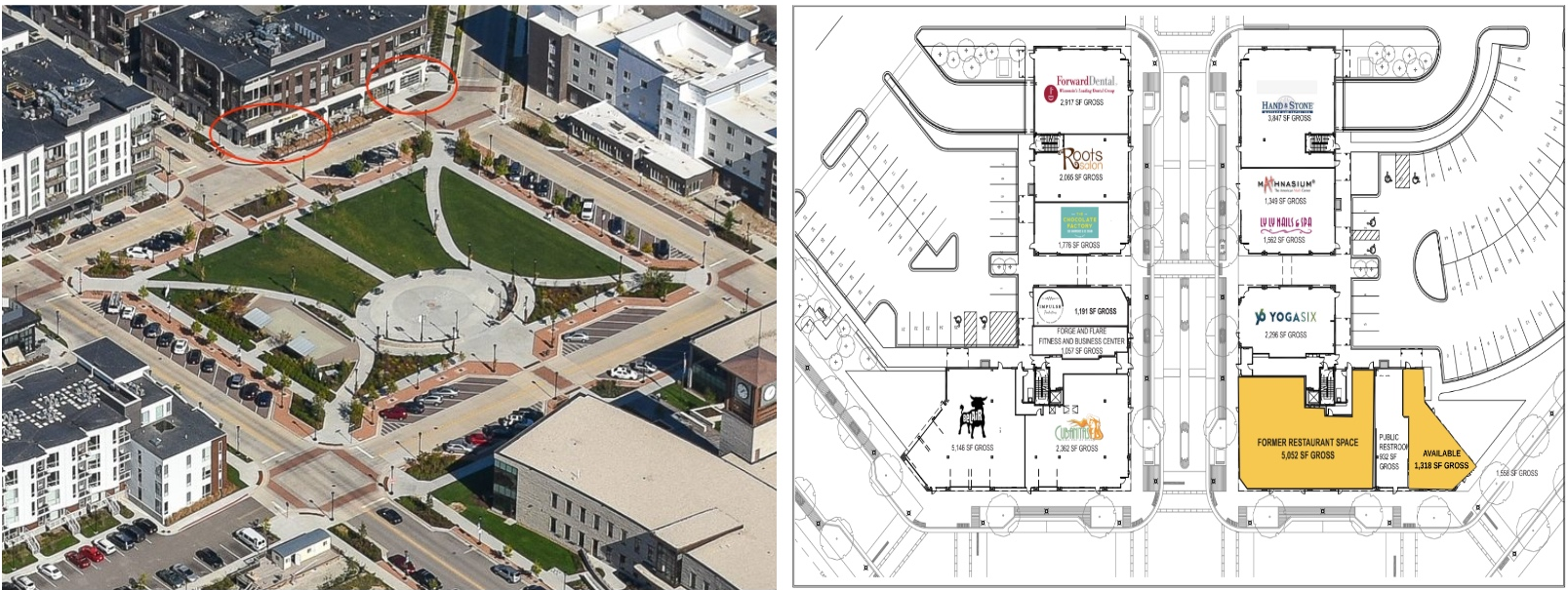
Shared Parking  
PARKING

For Lease

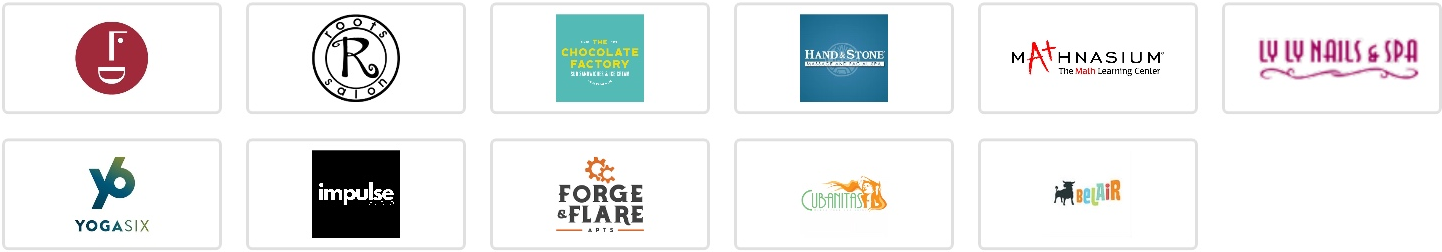
SITE HIGHLIGHTS

- ▶ 5,052 SF former restaurant space with existing infrastructure
  - ▶ Located on Main Street across from Oak Creek City Hall & Library
  - ▶ Anchored by 192,000 SF Meijer + 43,000+ SF of additional retail
  - ▶ Highly visible corner at Drexel Ave. & Howell Ave.
- ▶ Indoor seating capacity: 179 / Outdoor seating: 120
  - ▶ Town Square hosts dozens of community events throughout the year
  - ▶ 469 luxury residential units on-site
  - ▶ Less than 5 miles from General Mitchell International Airport

MAIN STREET SITE PLAN



NOTABLE NEIGHBORS



TRAFFIC & DEMOGRAPHICS

| METRIC                       | VALUE                               |
|------------------------------|-------------------------------------|
| Drexel Ave. ADT              | 19,000 VPD                          |
| Howell Ave. ADT              | 27,500 VPD                          |
| Distance to Mitchell Airport | < 5 Miles                           |
| Distance to Chicago          | 80 Miles                            |
| Seating Capacity(Indoor)     | 179 Seats                           |
| Seating Capacity(Outdoor)    | 120 Seats                           |
| 1-Mile Population            | Est. 12,000+                        |
| Oak Creek Growth             | Fastest Growing in Milwaukee County |

# WISCONSIN BROKER DISCLOSURE

to Non-Residential Customers – Required by Wisconsin Statutes §452.135

## DISCLOSURE TO CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

**You are a customer of the brokerage firm (hereinafter Firm).**

The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. §452.01(5g).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means.

**NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

## CONFIDENTIAL INFORMATION:

## DEFINITION OF MATERIAL ADVERSE FACTS

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 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" means a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect: (1) the value of the property; (2) the costs or benefits of entering into the transaction; or (3) the ability of the party to perform its obligations under a proposed contract.

## NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections online at *doc.wi.gov* or by phone at 1-800-946-6247. The broker is not required to provide information about the sex offender registry or registered sex offenders.

### CUSTOMER ACKNOWLEDGMENT

CUSTOMER NAME

SIGNATURE

DATE

### BROKER / LICENSEE

BROKER NAME

LICENSE NO.

DATE