

**RETAIL FOR LEASE**

**1610 WASHINGTON AVENUE  
RACINE, WI 53403**



**RETAIL OPPORTUNITY  
PRIME COMMERCIAL LEASING IN  
BUSTLING LOCATION**

**1610 WASHINGTON AVENUE  
RACINE, WI 53403**

**LEASE RATE:** \$10.00/SF NNN  
**NNN RATE:** \$3.00/SF

**SQUARE FOOTAGE:** 12,000 + 8,000  
SF Basement

**AVAILABLE DATE:** April 1, 2024

**ZONING:** B4 Central Business District

**TRAFFIC COUNT:** 15,000 VPD

**SIGNAGE:** Facade and Pylon

**CONSTRUCTION:** Masonry  
**UTILITIES TO SITE:** Gas, Water/Sewer  
and 3-phase Electrical Service

**PARKING:** ~5:1,000

**ADDITIONAL INFORMATION**

1610 Washington Ave in Racine, WI, offers a prime commercial leasing opportunity in a bustling location. This versatile space features abundant parking, a drive-in door, an 8,000sf basement included in base rent, and an open floor plan; it is strategically positioned for optimal visibility, making it an ideal choice for businesses seeking a dynamic and accessible location. Elevate your business presence at this premier address, where convenience meets potential

**CONTACT**

**MICHAEL A. TESTA, CCIM**  
miket@ogdenre.com  
414-270-4169 direct  
815-482-0105 cell

**KASH KLAFKE**  
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**LUKE FEHRENBACH**  
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**Ogden**

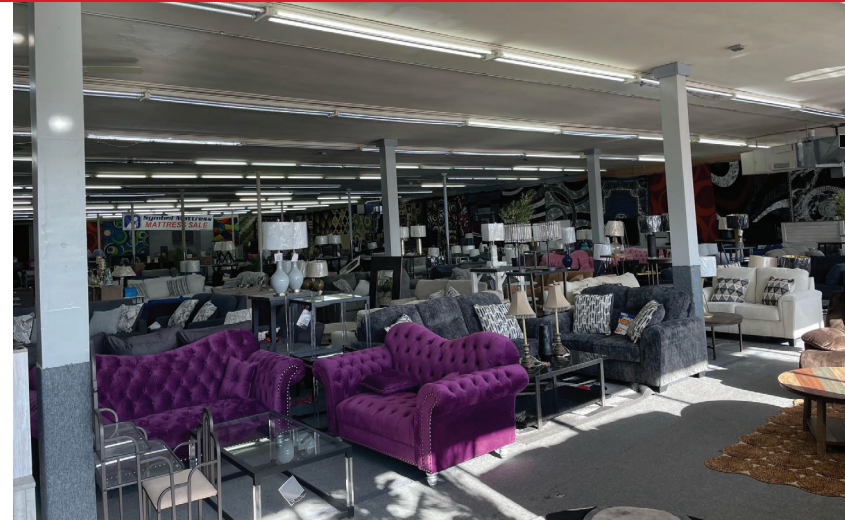
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Telephone: 414-276-5285 | Fax: 800-787-4205  
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# ADDITIONAL PHOTOS |

1610 WASHINGTON AVENUE, RACINE



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# MAP | 1610 WASHINGTON AVENUE, RACINE

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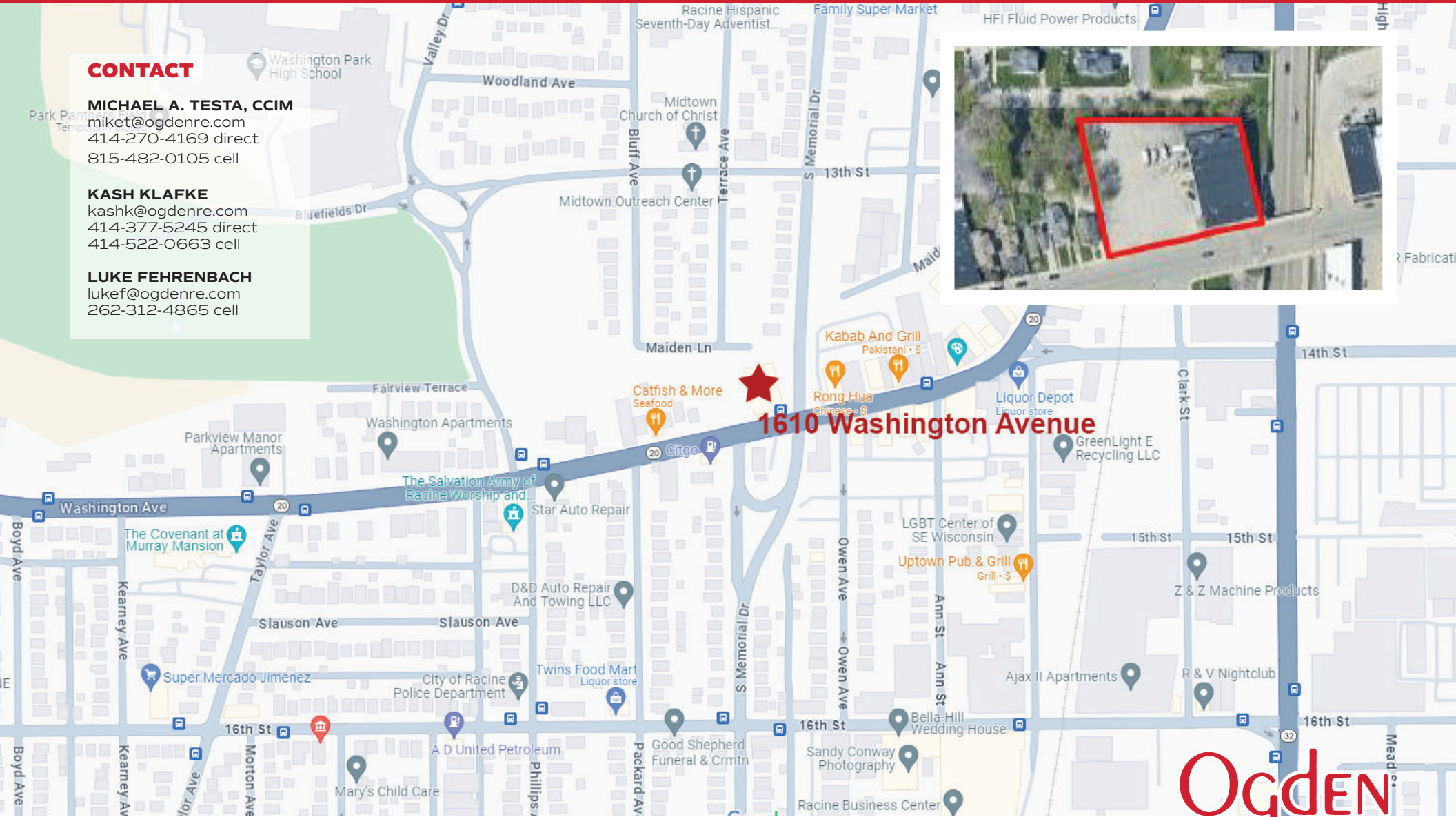
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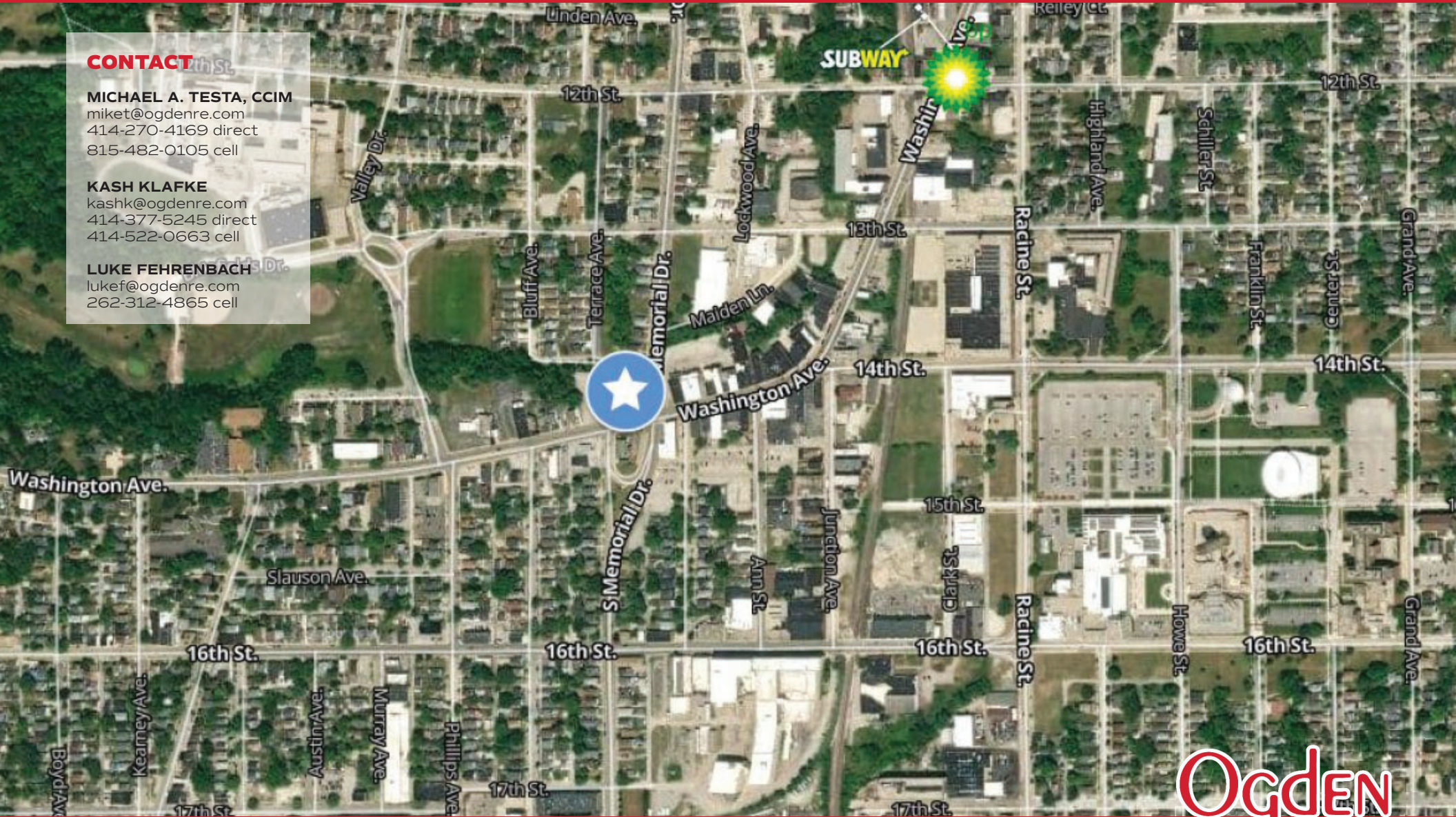
# AERIAL MAP | 1610 WASHINGTON AVENUE, RACINE

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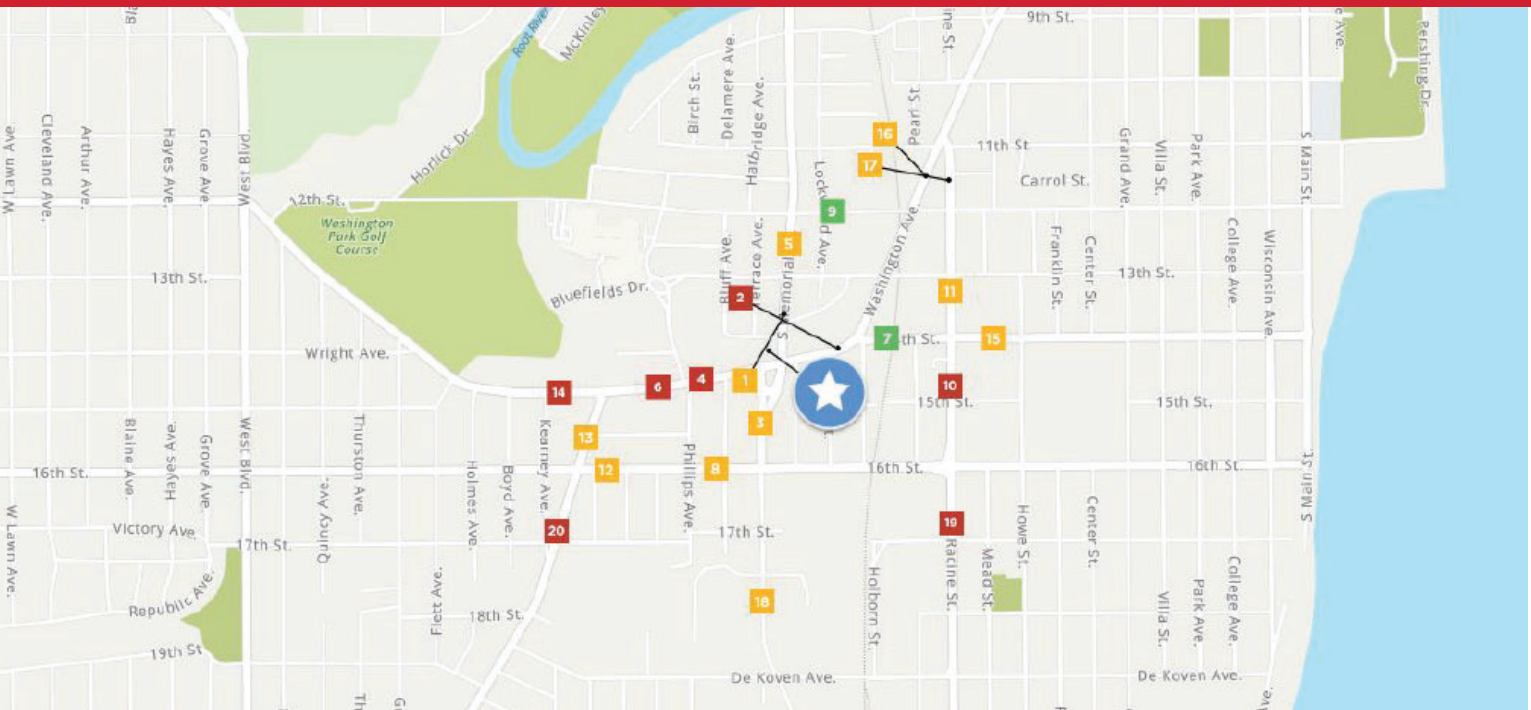
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# TRAFFIC COUNTS | 1610 WASHINGTON AVENUE, RACINE



<b>Racine St</b>	<b>11</b>	<b>16th St</b>	<b>12</b>
13th St		Morton Ave	
Year: 2021	7,063 est	Year: 2021	8,292 est
Year: 2017	9,200	Year: 2017	7,200
Year: 2014	6,200	Year: 2014	9,400
<b>Washington Ave</b>	<b>16</b>	<b>Racine St</b>	<b>17</b>
11th St		Reiley Ct	
Year: 2021	8,931 est	Year: 2021	6,105 est
Year: 2017	9,300	Year: 2017	7,700
Year: 2014	7,600	Year: 2014	5,200
<b>County X</b>	<b>13</b>	<b>Washington Ave</b>	<b>14</b>
Slauson Ave		Kearney Ave	
Year: 2021	7,381 est	Year: 2021	12,080 est
Year: 2017	8,500	Year: 2017	13,000
Year: 2014	7,100	Year: 2014	12,200
<b>S Memorial Dr</b>	<b>18</b>	<b>Racine St</b>	<b>19</b>
18th St		17th St	
Year: 2021	7,822 est	Year: 2021	12,402 est
Year: 2017	5,400	Year: 2017	15,000
Year: 2014	8,400	Year: 2014	10,100
<b>14th St</b>	<b>15</b>		
Howe St			
Year: 2021	8,679 est		
Year: 2017	9,000		
Year: 2014	8,900		
<b>County X</b>	<b>20</b>		
17th St			
Year: 2021	9,558 est		
Year: 2017	11,200		
Year: 2014	8,100		

<b>S Memorial Dr</b>	<b>1</b>	<b>Washington Ave</b>	<b>2</b>	<b>S Memorial Dr</b>	<b>3</b>	<b>Washington Ave</b>	<b>4</b>	<b>S Memorial Dr</b>	<b>5</b>
13th St		Ann St		16th St		Phillips Ave		13th St	
Year: 2021	8,973 est	Year: 2021	15,054 est	Year: 2021	10,854 est	Year: 2021	13,723 est	Year: 2021	10,176 est
Year: 2017	8,500	Year: 2017	15,800	Year: 2017	5,600	Year: 2017	14,900	Year: 2017	9,900
Year: 2014	9,500	Year: 2014	14,200	Year: 2014	10,900	Year: 2014	12,300	Year: 2014	9,900
<b>Washington Ave</b>	<b>6</b>	<b>14th St</b>	<b>7</b>	<b>16th St</b>	<b>8</b>	<b>12th St</b>	<b>9</b>	<b>Racine St</b>	<b>10</b>
Valley Dr		Junction Ave		Packard Ave		Lockwood Ave		15th St	
Year: 2021	15,330 est	Year: 2021	4,867 est	Year: 2021	7,549 est	Year: 2021	2,144 est	Year: 2021	7,271 est
Year: 2017	15,700	Year: 2017	4,800	Year: 2017	7,200	Year: 2017	2,600	Year: 2017	10,600
Year: 2014	17,200	Year: 2014	5,400	Year: 2014	9,300	Year: 2014	2,000	Year: 2014	8,400



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# DEMOGRAPHICS | 1610 WASHINGTON AVENUE, RACINE



CITY, STATE

**Racine, WI**

POPULATION

**84,113**

AVG. HHSIZE

**2.55**

MEDIAN HH INCOME

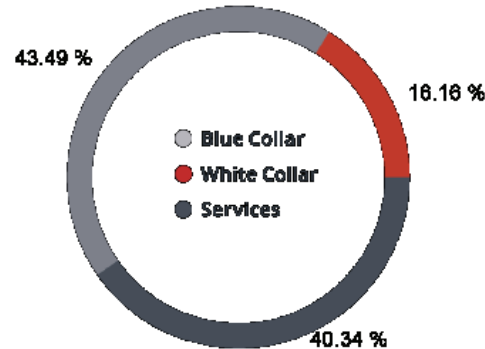
**\$44,409**

HOME OWNERSHIP

Renters: **12,908**

Owners: **19,550**

EMPLOYMENT



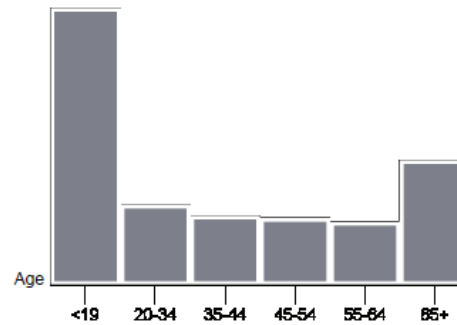
44.00 % **2.75 %**  
Employed Unemployed

EDUCATION

High School Grad: **28.63 %**  
Some College: **23.53 %**  
Associates: **6.44 %**  
Bachelors: **20.89 %**

GENDER & AGE

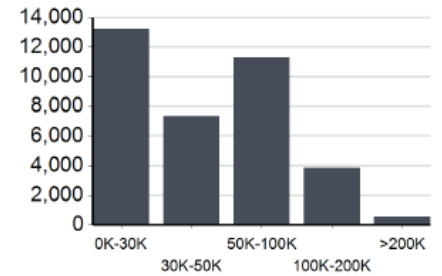
49.35 % 50.65 %



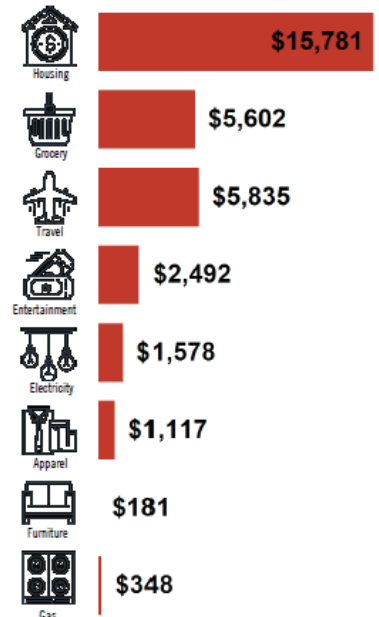
RACE & ETHNICITY

White: **41.05 %**  
Asian: **0.06 %**  
Native American: **0.06 %**  
Pacific Islanders: **0.00 %**  
African-American: **17.39 %**  
Hispanic: **24.22 %**  
Two or More Races: **17.22 %**

INCOME BY HOUSEHOLD



HH SPENDING



**Ogden**

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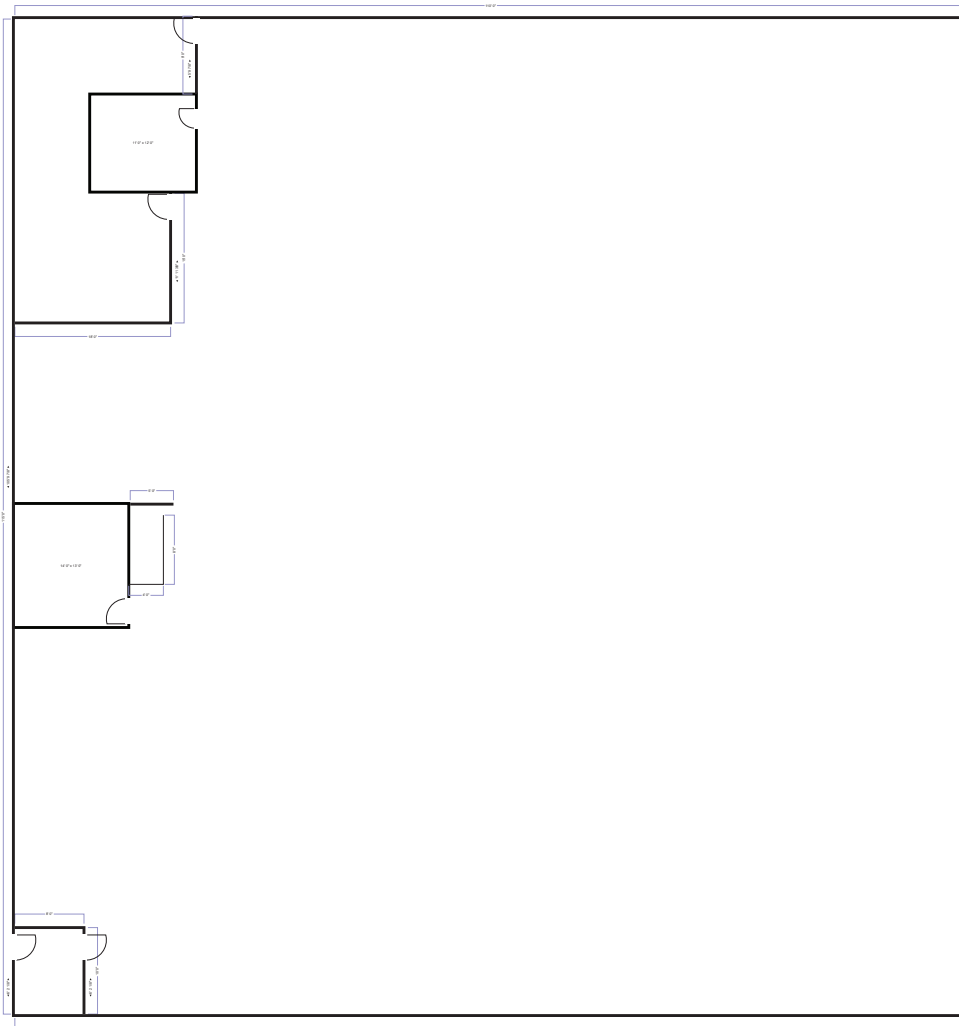
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# FLOOR PLAN | 1610 WASHINGTON AVENUE, RACINE



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# Ogden

# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must  
2 provide you the  
3 following disclosure statement:  
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The  
5 Firm is either an agent  
6 of another party in the transaction or a subagent of another firm that is the agent of another  
7 party in the transaction. A  
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.  
9 Whenever the Firm is  
10 providing brokerage services to you, the Firm and its brokers and salespersons  
11 (hereinafter Agents) owe you, the  
12 customer, the following duties:  
13 (a) The duty to provide brokerage services to you fairly and honestly.  
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
15 (c) The duty to provide you with accurate information about market conditions within a reason-  
16 able time if you request  
17 it, unless disclosure of the information is prohibited by law.  
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless  
19 disclosure of the  
20 information is prohibited by law (see lines 42-51).  
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will  
22 not disclose your  
23 confidential information or the confidential information of other parties (see lines 23-41).  
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.  
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-  
26 ner and disclose the  
27 advantages and disadvantages of the proposals.  
28 Please review this information carefully. An Agent of the Firm can answer your questions about  
29 brokerage services,  
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,  
31 tax advisor, or home  
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for  
33 information only. It is a  
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-  
35 consin statutes.

36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any  
37 information given to the  
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a  
39 reasonable person  
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-  
41 rize the Firm to  
42 disclose particular information. The Firm and its Agents shall continue to keep the information  
43 confidential after the  
44 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:  
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).  
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written  
31 inspection  
32 report on the property or real estate that is the subject of the transaction.  
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-  
34 dential, you may  
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents  
36 by other means. At a  
37 later time, you may also provide the Firm or its Agents with other Information you consider to be  
38 confidential.

39 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_

42 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and  
43 its Agents): \_\_\_\_\_  
44 \_\_\_\_\_  
45 \_\_\_\_\_

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**  
48 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party  
49 indicates is of such  
50 significance, or that is generally recognized by a competent licensee as being of such significance  
51 to a reasonable  
52 party, that it affects or would affect the party's decision to enter into a contract or agreement  
53 concerning a transaction  
54 or affects or would affect the party's decision about the terms of such a contract or agreement.  
55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-  
petent licensee  
generally recognizes will significantly and 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 is not able to or does not intend to meet his or her  
obligations under a  
contract or agreement made concerning the transaction.

56 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender  
57 registry and persons  
58 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-  
59 net at  
60 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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

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Drafted by Attorney Debra Peterson Conrad



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