

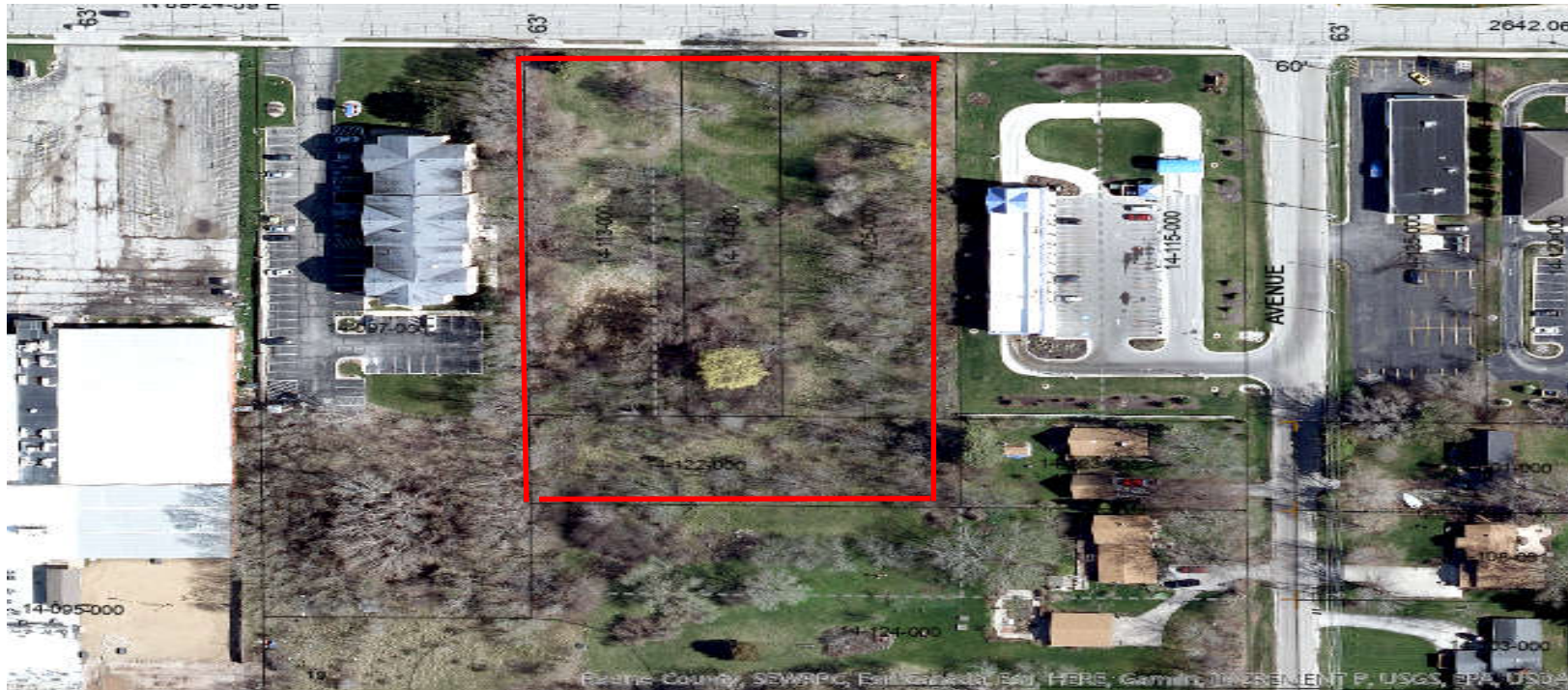
# Commercial Vacant Land

6335 Washington Ave

Racine, WI

**BERKSHIRE  
HATHAWAY** | Epic  
HomeServices Real Estate

COMMERCIAL DIVISION



## THE OFFERING

Sale Price: \$1,500,000

Acres : 2.98 +/-

Road Frontage: 264.20 Ft.

Parcel's: 151-03-22-14-122-000

151-03-22-14-125-000

151-03-22-14-114-000

Anthony J. DeBartolo, CCIM

President/Co-Owner

Direct 262-605-1504

Cell: 262-818-8669

Email: [tony@epicmidwest.com](mailto:tony@epicmidwest.com)

600 52nd Street, Ste 333

Kenosha, WI 53140

[www.epicmidwest.com](http://www.epicmidwest.com)

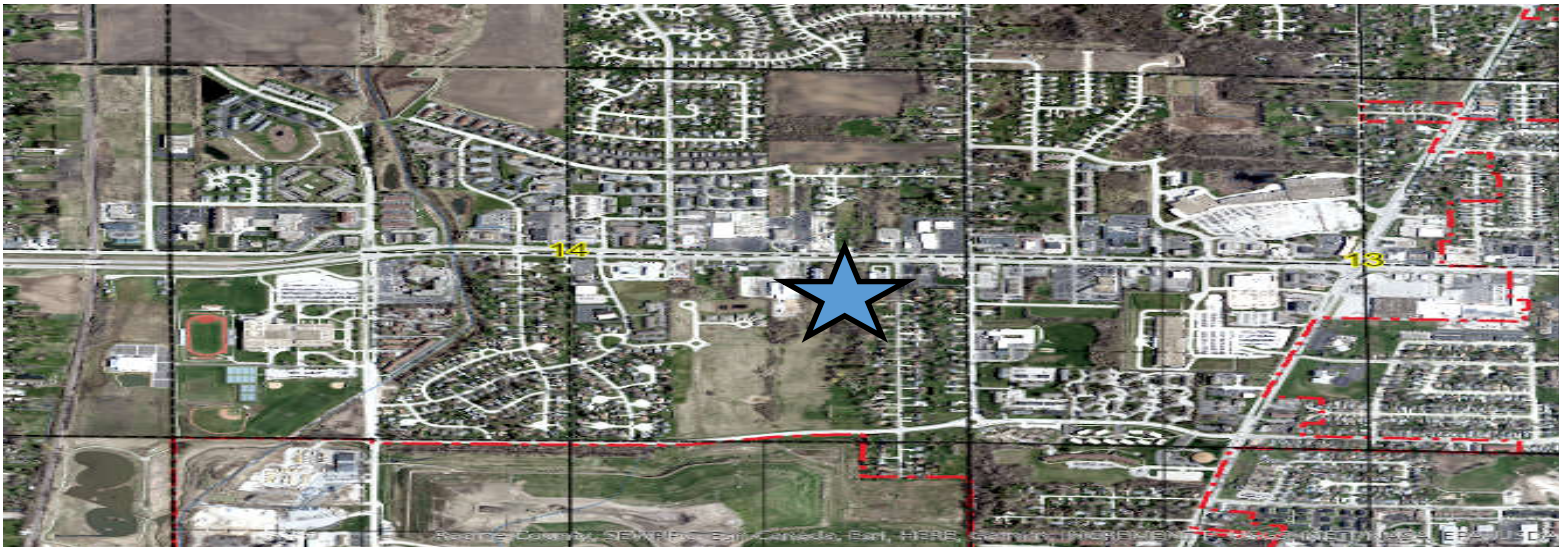
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## Property Details

- Four parcels included
- 2.98 Acres +/-
- 264.20 frontage on (Hwy 20) Washington Ave.
- Utilities at the site.
- High visibility
- Traffic count over 60,000 vehicles per day.

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# Executive Summary

6301-6475 Washington Ave  
 6301-6475 Washington Ave, Racine, Wisconsin, 53406  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 42.71892  
 Longitude: -87.85862

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,174	67,996	120,291
2020 Population	7,381	69,937	121,312
2023 Population	7,340	70,456	121,697
2028 Population	7,166	71,338	122,795
2010-2020 Annual Rate	0.28%	0.28%	0.08%
2020-2023 Annual Rate	-0.17%	0.23%	0.10%
2023-2028 Annual Rate	-0.48%	0.25%	0.18%
2020 Male Population	46.6%	49.4%	49.3%
2020 Female Population	53.4%	50.6%	50.7%
2020 Median Age	47.6	40.1	38.8
2023 Male Population	46.0%	49.5%	49.4%
2023 Female Population	54.0%	50.5%	50.6%
2023 Median Age	47.8	40.6	39.1

In the identified area, the current year population is 121,697. In 2020, the Census count in the area was 121,312. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 122,795 representing a change of 0.18% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 39.1, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	66.7%	64.1%	60.4%
2023 Black Alone	16.4%	16.6%	18.0%
2023 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2023 Asian Alone	3.4%	1.6%	1.3%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	4.1%	6.3%	8.1%
2023 Two or More Races	8.9%	10.7%	11.4%
2023 Hispanic Origin (Any Race)	11.7%	17.4%	20.1%

Persons of Hispanic origin represent 20.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.6 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	66	74	73
2010 Households	3,294	27,149	46,832
2020 Households	3,497	28,384	48,646
2023 Households	3,485	28,687	49,267
2028 Households	3,437	29,441	50,401
2010-2020 Annual Rate	0.60%	0.45%	0.38%
2020-2023 Annual Rate	-0.11%	0.33%	0.39%
2023-2028 Annual Rate	-0.28%	0.52%	0.46%
2023 Average Household Size	2.07	2.37	2.41

The household count in this area has changed from 48,646 in 2020 to 49,267 in the current year, a change of 0.39% annually. The five-year projection of households is 50,401, a change of 0.46% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 30,894 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Executive Summary

6301-6475 Washington Ave  
 6301-6475 Washington Ave, Racine, Wisconsin, 53406  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	20.8%	19.3%	19.9%
<b>Median Household Income</b>			
2023 Median Household Income	\$57,141	\$62,906	\$59,792
2028 Median Household Income	\$62,776	\$70,912	\$66,829
2023-2028 Annual Rate	1.90%	2.42%	2.25%
<b>Average Household Income</b>			
2023 Average Household Income	\$76,562	\$85,112	\$83,146
2028 Average Household Income	\$87,668	\$97,419	\$94,884
2023-2028 Annual Rate	2.75%	2.74%	2.68%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$37,702	\$34,547	\$33,700
2028 Per Capita Income	\$43,615	\$40,071	\$38,987
2023-2028 Annual Rate	2.96%	3.01%	2.96%
<b>GINI Index</b>			
2023 Gini Index	39.4	38.8	40.5

### Households by Income

Current median household income is \$59,792 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$66,829 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$83,146 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$94,884 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,700 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,987 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	101	107	102
2010 Total Housing Units	3,551	29,133	51,157
2010 Owner Occupied Housing Units	2,034	18,874	30,547
2010 Renter Occupied Housing Units	1,261	8,274	16,286
2010 Vacant Housing Units	257	1,984	4,325
2020 Total Housing Units	3,687	29,979	52,204
2020 Owner Occupied Housing Units	2,010	18,786	30,199
2020 Renter Occupied Housing Units	1,487	9,598	18,447
2020 Vacant Housing Units	181	1,587	3,534
2023 Total Housing Units	3,681	30,463	52,949
2023 Owner Occupied Housing Units	2,084	19,054	30,776
2023 Renter Occupied Housing Units	1,401	9,633	18,491
2023 Vacant Housing Units	196	1,776	3,682
2028 Total Housing Units	3,685	31,222	54,068
2028 Owner Occupied Housing Units	2,088	19,245	31,241
2028 Renter Occupied Housing Units	1,349	10,196	19,160
2028 Vacant Housing Units	248	1,781	3,667

### Socioeconomic Status Index

2023 Socioeconomic Status Index	49.2	49.6	47.9
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Currently, 58.1% of the 52,949 housing units in the area are owner occupied; 34.9%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 52,204 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.44%. Median home value in the area is \$197,715, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 6.91% annually to \$276,136.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Retail Specialty Report

Racine County2022

Prepared by Site To Do Business

Summary Demographics	Census 2010	2023	2028			
Population	195,408	198,236	198,269			
Households	75,651	79,854	80,945			
Families	51,400	52,452	52,989			
Average Household Size	2.52	2.43	2.39			
Owner Occupied Housing Units	52,852	54,748	55,388			
Renter Occupied Housing Units	22,799	25,106	25,557			
Median Age	39.0	41.1	41.9			
Trends: 2023 - 2028 Annual Rate	Area	State	National			
Population	0.00%		0.77%			
Households	0.27%		0.75%			
Families	0.20%		0.68%			
Owner HHs	0.23%		0.92%			
Median Household Income	2.44%		2.70%			
Population Summary						
2000 Total Population		188,831	188,831			
2010 Total Population		195,408	195,408			
2023 Total Population		198,236	198,236			
2023 Group Quarters		4,487	4,487			
2028 Total Population		198,269	198,269			
2018-2023 Annual Rate		0.00%	0.00%			
2023 Total Daytime Population		183,847	183,847			
Workers		82,075	82,075			
Residents		101,772	101,772			
Housing Units by Occupancy Status and Tenure	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	82,164	100.0%	85,562	100.0%	86,810	100.0%
Occupied	75,651	92.1%	79,854	93.3%	80,945	93.2%
Owner	52,852	64.3%	54,748	64.0%	55,388	63.8%
Renter	22,799	27.7%	25,106	29.3%	25,557	29.4%
Vacant	6,513	7.9%	5,708	6.7%	5,865	6.8%
Owner Occupied Housing Units by Value	2023		2028			
	Number	Percent	Number	Percent		
Total	54,738	100.0%	55,378	100.0%		
<\$50,000	1,352	2.5%	680	1.2%		
\$50,000-\$99,999	2,642	4.8%	1,205	2.2%		
\$100,000-\$149,999	6,955	12.7%	3,636	6.6%		
\$150,000-\$199,999	8,952	16.4%	5,816	10.5%		
\$200,000-\$249,999	6,569	12.0%	5,503	9.9%		
\$250,000-\$299,999	4,942	9.0%	5,442	9.8%		
\$300,000-\$399,999	13,196	24.1%	17,831	32.2%		
\$400,000-\$499,999	5,253	9.6%	7,758	14.0%		
\$500,000-\$749,999	3,496	6.4%	5,461	9.9%		
\$750,000-\$999,999	1,241	2.3%	1,914	3.5%		
\$1,000,000-\$1,499,999	95	0.2%	106	0.2%		
\$1,500,000-\$1,999,999	12	0.0%	3	0.0%		
\$2,000,000+	33	0.1%	23	0.0%		
Median Value			\$259,096		\$330,324	



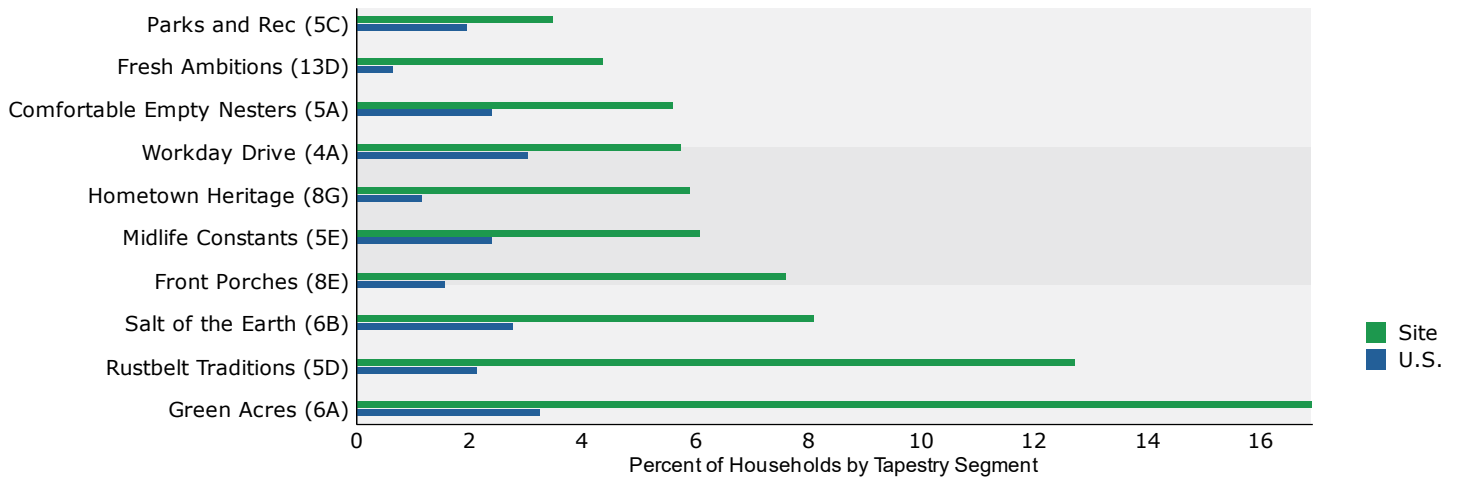
# Retail Specialty Report

Racine County 2022

Prepared by Site To Do Business

Rank	Tapestry Segment	2023 Households		2023 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Green Acres (6A)	16.9%	16.9%	3.3%	3.3%	521
2	Rustbelt Traditions (5D)	12.7%	29.7%	2.1%	5.4%	593
3	Salt of the Earth (6B)	8.1%	37.8%	2.8%	8.2%	291
4	Front Porches (8E)	7.6%	45.4%	1.6%	9.8%	480
5	Midlife Constants (5E)	6.1%	51.5%	2.4%	12.2%	252
<b>Subtotal</b>		<b>51.4%</b>		<b>12.2%</b>		
6	Hometown Heritage (8G)	5.9%	57.4%	1.2%	13.4%	502
7	Workday Drive (4A)	5.8%	63.2%	3.1%	16.4%	189
8	Comfortable Empty Nesters (5A)	5.6%	68.8%	2.4%	18.8%	233
9	Fresh Ambitions (13D)	4.4%	73.2%	0.7%	19.5%	666
10	Parks and Rec (5C)	3.5%	76.7%	2.0%	21.5%	178
<b>Subtotal</b>		<b>25.2%</b>		<b>9.4%</b>		
11	Traditional Living (12B)	3.3%	80.0%	1.9%	23.3%	177
12	Retirement Communities (9E)	3.1%	83.1%	1.2%	24.5%	259
13	Middleburg (4C)	2.4%	85.5%	3.1%	27.6%	80
14	Savvy Suburbanites (1D)	2.1%	87.7%	3.0%	30.5%	72
15	Small Town Sincerity (12C)	1.7%	89.4%	1.8%	32.3%	97
<b>Subtotal</b>		<b>12.6%</b>		<b>11.0%</b>		
16	Heartland Communities (6F)	1.5%	90.9%	2.2%	34.5%	69
17	Old and Newcomers (8F)	1.4%	92.3%	2.3%	36.8%	63
18	In Style (5B)	1.0%	93.4%	2.2%	39.1%	47
19	Metro Fusion (11C)	1.0%	94.4%	1.5%	40.5%	69
20	City Commons (11E)	0.9%	95.3%	0.9%	41.4%	100
<b>Subtotal</b>		<b>5.8%</b>		<b>9.1%</b>		
<b>Total</b>		<b>95.3%</b>		<b>41.4%</b>		<b>230</b>

## Top Ten Tapestry Segments Site vs. U.S.





# Retail Specialty Report

Racine County2022

Prepared by Site To Do Business

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	95,252	61.6%	100
Bought any women's clothing in last 12 months	79,740	51.5%	99
Bought clothing for child <13 years in last 6 months			
Bought any shoes in last 12 months	114,700	74.1%	100
Bought costume jewelry in last 12 months			
Bought any fine jewelry in last 12 months	30,936	20.0%	98
Bought a watch in last 12 months	20,368	13.2%	95
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	73,979	92.6%	101
HH bought/leased new vehicle last 12 mo	7,767	9.7%	96
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	142,156	91.9%	102
Bought/changed motor oil in last 12 months	83,139	53.7%	105
Had tune-up in last 12 months	37,258	24.1%	97
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months			
Drank regular cola in last 6 months	58,084	37.5%	101
Drank beer/ale in last 6 months	62,632	40.5%	102
<b>Cameras (Adults)</b>			
Own digital point & shoot camera/camcorder	17,487	11.3%	103
Own digital SLR camera/camcorder	15,920	10.3%	95
Printed digital photos in last 12 months	42,914	27.7%	103
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	53,421	34.5%	99
Have a smartphone	143,958	93.0%	99
Have a smartphone: Android phone (any brand)	65,024	42.0%	109
Have a smartphone: Apple iPhone	81,092	52.4%	93
Number of cell phones in household: 1	24,883	31.2%	102
Number of cell phones in household: 2	31,968	40.0%	102
Number of cell phones in household: 3+	21,858	27.4%	95
HH has cell phone only (no landline telephone)	55,933	70.0%	102
<b>Computers (Households)</b>			
HH owns a computer	67,653	84.7%	99
HH owns desktop computer	32,434	40.6%	102
HH owns laptop/notebook	54,841	68.7%	98
HH owns any Apple/Mac brand computer	16,288	20.4%	84
HH owns any PC/non-Apple brand computer	57,906	72.5%	102
HH purchased most recent computer in a store	31,600	39.6%	101
HH purchased most recent computer online	20,908	26.2%	95
Spent <\$500 on most recent home computer	13,694	17.1%	108
Spent \$500-\$999 on most recent home computer	16,605	20.8%	102
Spent \$1,000-\$1,499 on most recent home computer	8,952	11.2%	93
Spent \$1,500-\$1,999 on most recent home computer	3,409	4.3%	93
Spent \$2,000+ on most recent home computer	3,589	4.5%	83



# Retail Specialty Report

Racine County2022

Prepared by Site To Do Business

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 mos	103,324	66.8%	104
Bought brewed coffee at convenience store in last 30 days	19,630	12.7%	105
Bought cigarettes at convenience store in last 30 days	11,084	7.2%	117
Bought gas at convenience store in last 30 days	67,407	43.6%	110
Spent at convenience store in last 30 days: <\$20	11,287	7.3%	99
Spent at convenience store in last 30 days: \$20-\$39	15,284	9.9%	100
Spent at convenience store in last 30 days: \$40-\$50	13,641	8.8%	113
Spent at convenience store in last 30 days: \$51-\$99	10,811	7.0%	114
Spent at convenience store in last 30 days: \$100+	34,498	22.3%	107
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	54,560	35.3%	95
Went to live theater in last 12 months	10,443	6.7%	99
Went to a bar/night club in last 12 months	25,692	16.6%	102
Dined out in last 12 months	81,472	52.7%	101
Gambled at a casino in last 12 months	17,711	11.4%	107
Visited a theme park in last 12 months	16,919	10.9%	94
Viewed movie (video-on-demand) in last 30 days	16,361	10.6%	95
Viewed TV show (video-on-demand) in last 30 days	11,671	7.5%	100
Watched any pay-per-view TV in last 12 months			
Downloaded a movie over the Internet in last 30 days	8,094	5.2%	87
Downloaded any individual song in last 6 months	30,365	19.6%	98
Watched a movie online in the last 30 days	48,245	31.2%	91
Watched a TV program online in last 30 days	32,554	21.0%	95
Played a video/electronic game (console) in last 12 months	20,224	13.1%	102
Played a video/electronic game (portable) in last 12 months	10,192	6.6%	99
<b>Financial (Adults)</b>			
Have home mortgage (1st)	60,635	39.2%	103
Used ATM/cash machine in last 12 months	95,803	61.9%	98
Own any stock	21,778	14.1%	94
Own U.S. savings bond	11,939	7.7%	108
Own shares in mutual fund (stock)	21,896	14.2%	103
Own shares in mutual fund (bonds)	13,906	9.0%	105
Have interest checking account	62,624	40.5%	103
Have non-interest checking account	59,865	38.7%	102
Have savings account	115,243	74.5%	101
Have 401K retirement savings plan	38,824	25.1%	103
Own/used any credit/debit card in last 12 months	142,898	92.3%	99
Avg monthly credit card expenditures: <\$111	18,846	12.2%	106
Avg monthly credit card expenditures: \$111-\$225	11,656	7.5%	98
Avg monthly credit card expenditures: \$226-\$450	14,199	9.2%	99
Avg monthly credit card expenditures: \$451-\$700	14,397	9.3%	101
Avg monthly credit card expenditures: \$701-\$1,000	12,390	8.0%	98
Avg monthly credit card expenditures: \$1,001+			
Did banking online in last 12 months	90,150	58.3%	99
Did banking on mobile device in last 12 months	72,477	46.8%	98
Paid bills online in last 12 months			





# Retail Specialty Report

Racine County2022

Prepared by Site To Do Business

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
Used beef (fresh/frozen) in last 6 months			
Used bread in last 6 months	75,643	94.7%	100
Used chicken (fresh or frozen) in last 6 months	55,999	70.1%	101
Used turkey (fresh or frozen) in last 6 months	12,431	15.6%	105
Used fish/seafood (fresh or frozen) in last 6 months	47,236	59.2%	98
Used fresh fruit/vegetables in last 6 months	70,505	88.3%	100
Used fresh milk in last 6 months	66,972	83.9%	102
Used organic food in last 6 months	18,703	23.4%	90
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	74,175	47.9%	97
Exercise at club 2+ times per week	17,581	11.4%	97
Visited a doctor in last 12 months	125,092	80.8%	101
Used vitamin/dietary supplement in last 6 months	100,537	65.0%	98
<b>Home (Households)</b>			
Any home improvement in last 12 months	33,700	42.2%	107
Used housekeeper/maid/professional HH cleaning service in last 12	23,645	29.6%	97
Purchased low ticket HH furnishings in last 12 months	19,931	25.0%	102
Purchased big ticket HH furnishings in last 12 months	22,759	28.5%	100
Bought any small kitchen appliance in last 12 months	20,642	25.8%	99
Bought any large kitchen appliance in last 12 months	13,442	16.8%	103
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	81,778	52.8%	103
Carry medical/hospital/accident insurance	133,901	86.5%	101
Carry homeowner insurance	101,598	65.7%	106
Carry renter's insurance	17,381	11.2%	94
Have auto insurance: 1 vehicle in household covered	24,236	30.4%	99
Have auto insurance: 2 vehicles in household covered	26,493	33.2%	101
Have auto insurance: 3+ vehicles in household covered	21,790	27.3%	103
<b>Pets (Households)</b>			
Household owns any pet			
Household owns any cat	20,763	26.0%	113
Household owns any dog	33,956	42.5%	108
<b>Psychographics (Adults)</b>			
Buying American is important to me	53,126	34.3%	107
Usually buy items on credit rather than wait	18,580	12.0%	94
Usually buy based on quality - not price	22,406	14.5%	96
Price is usually more important than brand name	42,006	27.1%	100
Usually use coupons for brands I buy often	17,165	11.1%	101
Am interested in how to help the environment	26,836	17.3%	93
Usually pay more for environ safe product	17,235	11.1%	91
Usually value green products over convenience			
Likely to buy a brand that supports a charity			
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	26,993	17.4%	92
Bought hardcover book in last 12 months	41,451	26.8%	99
Bought paperback book in last 12 month	51,910	33.5%	99
Read any daily newspaper (paper version)	24,026	15.5%	101
Read any digital newspaper in last 30 days	71,938	46.5%	92
Read any magazine (paper/electronic version) in last 6 months	132,266	85.5%	98

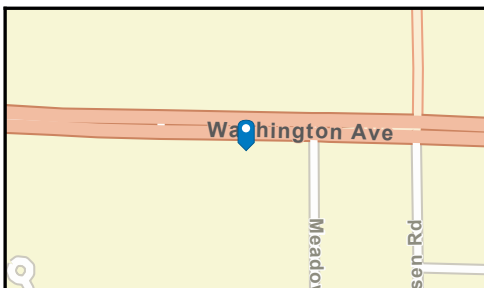
Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	104,728	67.7%	102
Went to family restaurant/steak house: 4+ times a month	32,559	21.0%	102
Went to fast food/drive-in restaurant in last 6 months	141,237	91.3%	101
Went to fast food/drive-in restaurant 9+ times/mo	61,132	39.5%	102
Fast food/drive-in last 6 months: eat in	32,520	21.0%	103
Fast food/drive-in last 6 months: home delivery	19,187	12.4%	92
Fast food/drive-in last 6 months: take-out/drive-thru	95,564	61.8%	106
Fast food/drive-in last 6 months: take-out/walk-in	31,863	20.6%	92
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any tablet	88,953	57.5%	98
Own any e-reader	20,913	13.5%	94
Own e-reader/tablet: iPad	52,848	34.2%	92
HH has Internet connectable TV	34,301	43.0%	100
Own any portable MP3 player	17,272	11.2%	100
HH owns 1 TV	13,266	16.6%	91
HH owns 2 TVs	22,977	28.8%	102
HH owns 3 TVs	19,448	24.4%	106
HH owns 4+ TVs	18,612	23.3%	103
HH subscribes to cable TV	27,170	34.0%	100
HH subscribes to fiber optic	3,381	4.2%	80
HH owns portable GPS navigation device	17,823	22.3%	107
HH purchased video game system in last 12 mos	5,058	6.3%	79
HH owns any Internet video device for TV	41,778	52.3%	100
<b>Travel (Adults)</b>			
Domestic travel in last 12 months	83,111	53.7%	100
Took 3+ domestic non-business trips in last 12 months	21,501	13.9%	100
Spent on domestic vacations in last 12 months: <\$1,000	21,247	13.7%	100
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	10,081	6.5%	102
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	6,053	3.9%	102
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	6,517	4.2%	106
Spent on domestic vacations in last 12 months: \$3,000+	10,093	6.5%	98
Domestic travel in the 12 months: used general travel website	7,718	5.0%	90
Foreign travel in last 3 years	44,399	28.7%	87
Took 3+ foreign trips by plane in last 3 years	8,402	5.4%	74
Spent on foreign vacations in last 12 months: <\$1,000	10,277	6.6%	85
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	3,798	2.5%	80
Spent on foreign vacations in last 12 months: \$3,000+	5,006	3.2%	76
Foreign travel in last 3 years: used general travel website	7,909	5.1%	81
Nights spent in hotel/motel in last 12 months: any	69,787	45.1%	100
Took cruise of more than one day in last 3 years	14,526	9.4%	93
Member of any frequent flyer program	37,616	24.3%	88
Member of any hotel rewards program	43,834	28.3%	98

6301-6475 Washington Ave  
 6301-6475 Washington Ave, Racine, Wisconsin, 53406  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 42.71892  
 Longitude: -87.85862



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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



# Traffic Count Profile

6301-6475 Washington Ave  
6301-6475 Washington Ave, Racine, Wisconsin, 53406  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.71892  
Longitude: -87.85862

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	Washington Ave	Meadow Ln (0.05 miles E)	2017	34,400
0.09	Washington Avenue	Commerce Dr (0.14 miles W)	2021	31,100
0.20	Washington Ave	Sunnyslope Dr (0.02 miles W)	2005	24,500
0.22	S Emmertsen Rd	Kinzie Ave (0.08 miles N)	2017	8,600
0.23	S Emmertsen Rd	13th St (0.07 miles N)	2014	4,900
0.46	Washington Ave	Village Center Dr (0.01 miles W)	2017	33,500
0.46	16th St	Meadow Ln (0.15 miles E)	2011	7,900
0.49	Washington Ave	Prairie Dr (0.08 miles E)	2017	33,400
0.61	S Green Bay Rd	Wright Ave (0.12 miles S)	2014	31,600
0.64	South Green Bay Road	Woodchuck Ct (0.04 miles N)	2019	34,000
0.68	Wright Avenue	Oakdale Ave (0.02 miles W)	2021	4,500
0.69	Oakes Rd	Warwick Way (0.03 miles S)	2017	9,500
0.69	Washington Ave	S Green Bay Rd (0.06 miles W)	2017	30,700
0.70	S Green Bay Rd	Washington Ave (0.16 miles S)	2014	33,800
0.72	16th St	S Green Bay Rd (0.06 miles W)	2017	8,200
0.73	S Green Bay Rd	Lincoln Village Dr (0.01 miles N)	2014	38,100
0.90	16th Street	Fox Tail Dr (0.02 miles E)	2021	10,900
0.94	N Frontage Rd	S Airline Rd (0.07 miles E)	2017	5,100
0.99	S Green Bay Rd	21st St (0.05 miles SW)	2005	35,300
1.01	Washington Ave	Perry Ave (0.03 miles W)	2017	30,000
1.04	21st St	S Green Bay Rd (0.04 miles W)	2017	10,200
1.09	Wright Avenue	Perry Ave (0.05 miles W)	2021	3,800
1.09		S Emmertsen Rd (0.07 miles S)	2021	7,200
1.14	South Stuart Road	Slater Ave (0.09 miles N)	2021	3,800
1.15	Ohio St	13th St (0.02 miles S)	2017	15,500
1.16	Ohio St	Lindermann Ave (0.06 miles S)	2017	13,600
1.16	Willow Road	16th St (0.13 miles S)	2021	4,800
1.16	Ohio Street	Haven Ave (0.03 miles S)	2021	9,800
1.19		15th St (0.04 miles S)	2021	10,700
1.20	Ohio St	15th St (0.0 miles NE)	2017	15,800

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2023 Kalibrate Technologies (Q3 2023).



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 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 inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

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

39 \_\_\_\_\_

40 \_\_\_\_\_

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

### 42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <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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