

Single Tenant Investment

6535 Green Bay Road

Kenosha, WI 53142

**BERKSHIRE
HATHAWAY**
EPIC REAL ESTATE



OFFERING PRICE: \$1,400,000

Square Feet: 6,961

ZONING: B2

PARKING: 47

PARCEL #: 03-122-03-151-012

Land Size: 1.1 Acres

Real Estate Taxes: \$17,937

Lease: Mortified Gross

Cap Rate: 6.6%

Anthony J. DeBartolo, CCIM
President/Co-Owner

Office: 262-605-1504

Cell: 262-818-8669

Email: tony@epicmidwest.com

600 52ND Street, Ste 333

Kenosha, WI 53140

www.epicmidwest.com

Single Tenant Investment

6535 Green Bay Road

Kenosha, WI 53140

**BERKSHIRE
HATHAWAY**
EPIC REAL ESTATE



TENANT: Kenosha News (Lee Enterprises, Inc)

Lee Enterprises, Inc. is a publicly traded American media company. It publishes 72 daily newspapers in 25 states, and more than 350 weekly, classified, and specialty publications.¹

Anthony J. DeBartolo, CCIM

President/Co-Owner

Office: 262-605-1504

Cell: 262-818-8669

Email: tony@epicmidwest.com

600 52ND Street, Ste 333

Kenosha, WI 53140

www.epicmidwest.com

Single Tenant Investment

6535 Green Bay Road

Kenosha, WI 53140

**BERKSHIRE
HATHAWAY**
EPIC REAL ESTATE

Annual Operating Income Statement

Revenue: \$113,333

Expenses:

Real Estate Taxes: \$17,937

Insurance: \$2,500

Total Expenses: \$20,437

Net Income: \$92,896

Tenant is responsible for all utilities, Lawn Care, Snow Removal, Water, and Maintenance.

Anthony J. DeBartolo, CCIM

President/Co-Owner

Office: 262-605-1504

Cell: 262-818-8669

Email: tony@epicmidwest.com

600 52ND Street, Ste 333

Kenosha, WI 53140

www.epicmidwest.com

Bay Ridge Plaza
6316 52nd Street
Kenosha, WI 53144

**BERKSHIRE
HATHAWAY**
EPIC REAL ESTATE



DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION	71,894	120,817
AVERAGE HH INCOME	\$65,476	\$67,923
TRAFFIC COUNT (2024)	Green Bay Road (South) 38,600 Green Bay Road (North) 35,200	

Anthony J. DeBartolo, CCIM
President/Co-Owner

Office: 262-605-1504

Cell: 262-818-8669

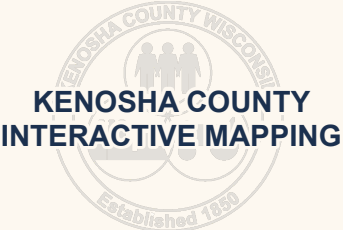
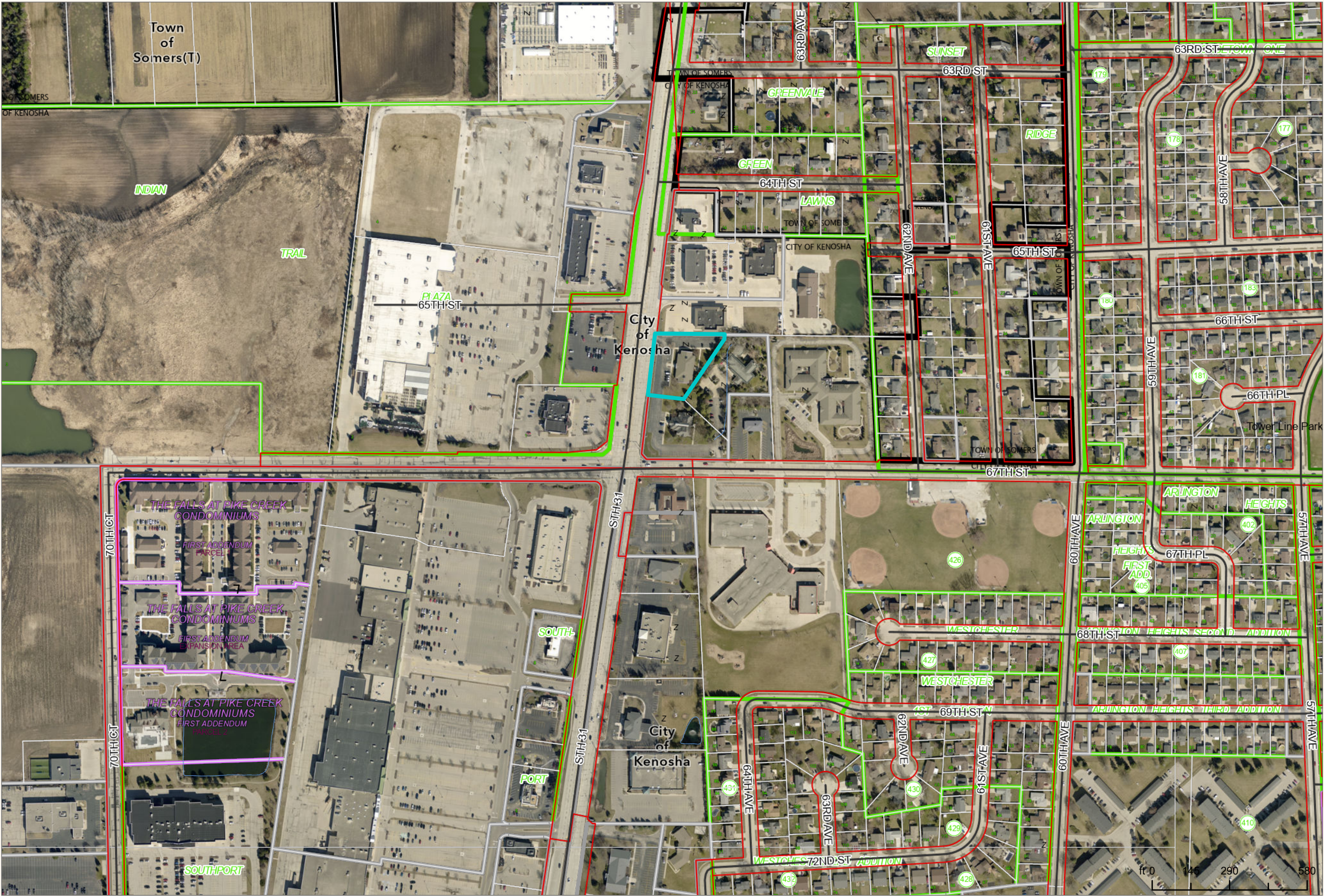
Email: tony@epicmidwest.com

600 52ND Street, Ste 333

Kenosha, WI 53140

www.epicmidwest.com

6535 Green Bay Rd



1:4,317
1" = 360'

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 10/6/2025

Executive Summary

Kenosha News
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.57499
 Longitude: -87.88504

	1 mile	3 miles	5 miles
Population			
2010 Population	7,832	72,472	119,984
2020 Population	7,757	73,134	121,637
2025 Population	7,742	71,894	120,817
2030 Population	7,668	71,493	120,438
2010-2020 Annual Rate	-0.10%	0.09%	0.14%
2020-2025 Annual Rate	-0.04%	-0.33%	-0.13%
2025-2030 Annual Rate	-0.19%	-0.11%	-0.06%
2020 Male Population	49.1%	49.0%	48.9%
2020 Female Population	50.9%	51.0%	51.1%
2020 Median Age	38.5	37.0	37.7
2025 Male Population	49.5%	49.6%	49.5%
2025 Female Population	50.5%	50.4%	50.5%
2025 Median Age	39.5	38.1	38.8

In the identified area, the current year population is 120,817. In 2020, the Census count in the area was 121,637. The rate of change since 2020 was -0.13% annually. The five-year projection for the population in the area is 120,438 representing a change of -0.06% annually from 2025 to 2030. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	69.4%	65.8%	68.9%
2025 Black Alone	10.0%	10.6%	9.6%
2025 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2025 Asian Alone	2.2%	2.4%	2.2%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	7.2%	8.1%	7.1%
2025 Two or More Races	10.4%	12.4%	11.6%
2025 Hispanic Origin (Any Race)	20.0%	21.5%	19.1%

Persons of Hispanic origin represent 19.1% of the population in the identified area compared to 19.7% 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 65.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	76	77	79
2010 Households	3,097	26,828	45,274
2020 Households	3,175	28,385	48,249
2025 Households	3,348	29,305	50,319
2030 Households	3,417	29,787	51,293
2010-2020 Annual Rate	0.25%	0.57%	0.64%
2020-2025 Annual Rate	1.02%	0.61%	0.80%
2025-2030 Annual Rate	0.41%	0.33%	0.38%
2025 Average Household Size	2.19	2.41	2.33

The household count in this area has changed from 48,249 in 2020 to 50,319 in the current year, a change of 0.80% annually. The five-year projection of households is 51,293, a change of 0.38% annually from the current year total. Average household size is currently 2.33, compared to 2.44 in the year 2020. The number of families in the current year is 30,237 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 13, 2025

Executive Summary

Kenosha News
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.57499
 Longitude: -87.88504

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	21.7%	21.7%	23.7%
Median Household Income			
2025 Median Household Income	\$77,157	\$76,513	\$74,206
2030 Median Household Income	\$87,367	\$88,767	\$85,498
2025-2030 Annual Rate	2.52%	3.02%	2.87%
Average Household Income			
2025 Average Household Income	\$101,051	\$98,777	\$98,327
2030 Average Household Income	\$113,478	\$111,103	\$110,115
2025-2030 Annual Rate	2.35%	2.38%	2.29%
Per Capita Income			
2025 Per Capita Income	\$40,838	\$40,162	\$40,845
2030 Per Capita Income	\$47,075	\$46,162	\$46,761
2025-2030 Annual Rate	2.88%	2.82%	2.74%
GINI Index			
2025 Gini Index	38.6	43.7	44.9
Households by Income			

Current median household income is \$74,206 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$85,498 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$98,327 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$110,115 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$40,845 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,761 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	99	99	90
2010 Total Housing Units	3,270	28,850	49,018
2010 Owner Occupied Housing Units	1,915	17,387	28,682
2010 Renter Occupied Housing Units	1,182	9,441	16,592
2010 Vacant Housing Units	173	2,022	3,744
2020 Total Housing Units	3,289	29,937	51,091
2020 Owner Occupied Housing Units	1,913	17,138	28,812
2020 Renter Occupied Housing Units	1,262	11,247	19,437
2020 Vacant Housing Units	116	1,579	2,892
2025 Total Housing Units	3,518	30,890	53,126
2025 Owner Occupied Housing Units	2,009	17,644	29,928
2025 Renter Occupied Housing Units	1,339	11,661	20,391
2025 Vacant Housing Units	170	1,585	2,807
2030 Total Housing Units	3,601	31,420	54,169
2030 Owner Occupied Housing Units	2,080	18,244	30,977
2030 Renter Occupied Housing Units	1,337	11,543	20,316
2030 Vacant Housing Units	184	1,633	2,876
Socioeconomic Status Index			
2025 Socioeconomic Status Index	54.0	46.1	47.7

Currently, 56.3% of the 53,126 housing units in the area are owner occupied; 38.4%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 51,091 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.75%. Median home value in the area is \$280,962, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.33% annually to \$347,286.

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.

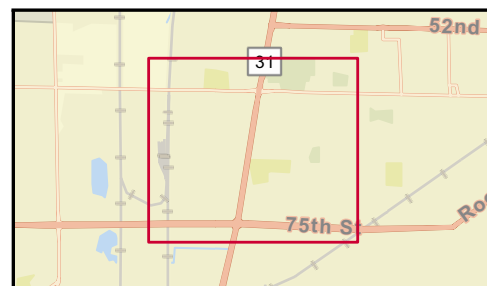
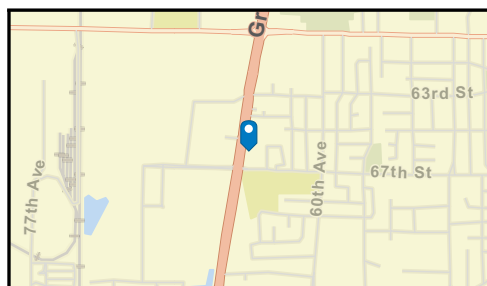
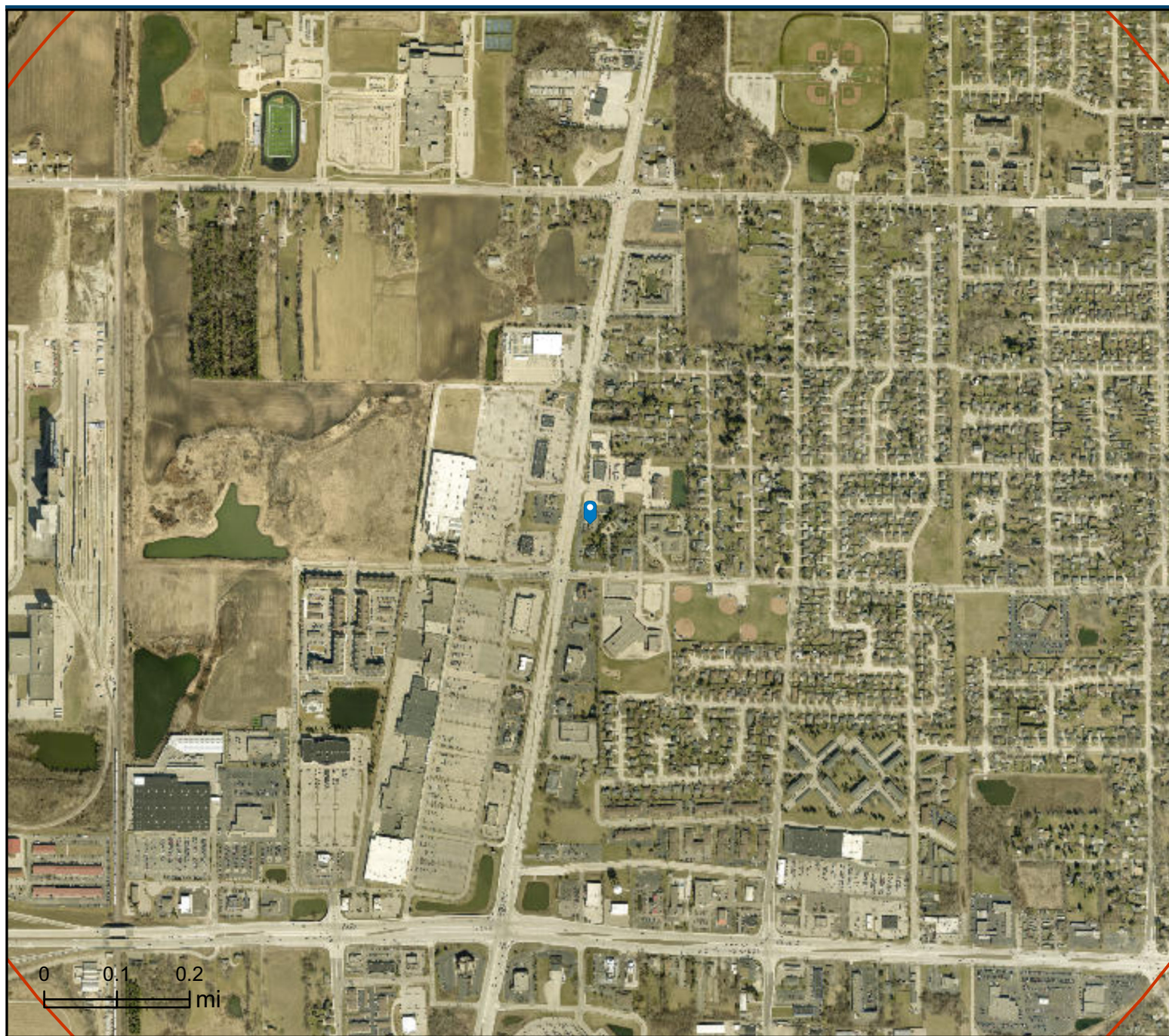
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 13, 2025

Site Map on Satellite Imagery - 1.6 Miles Wide

Kenosha News
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.57499
Longitude: -87.88504

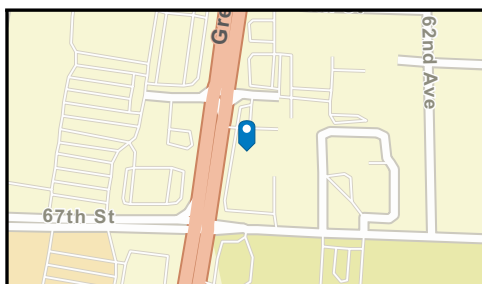
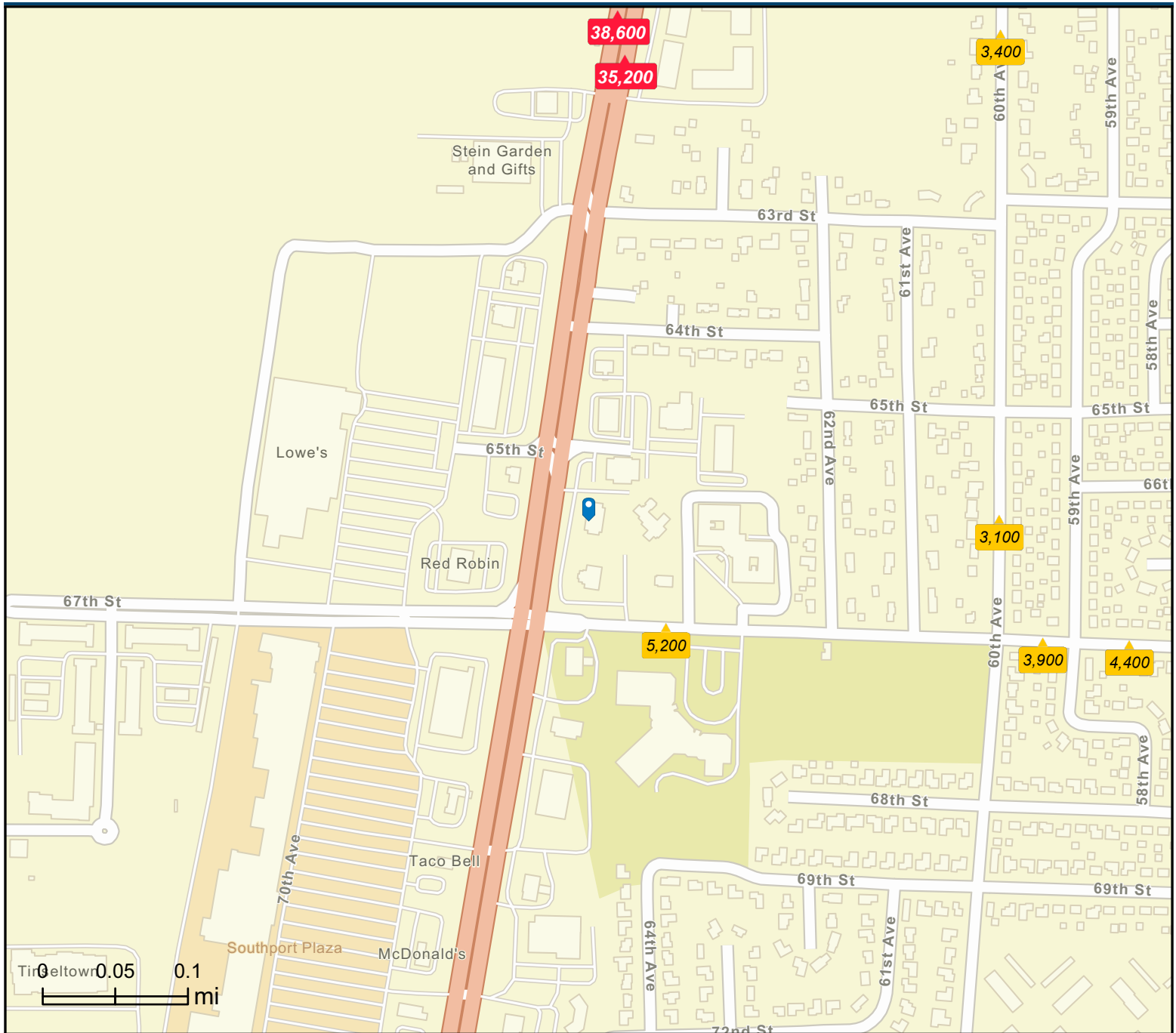


October 13, 2025

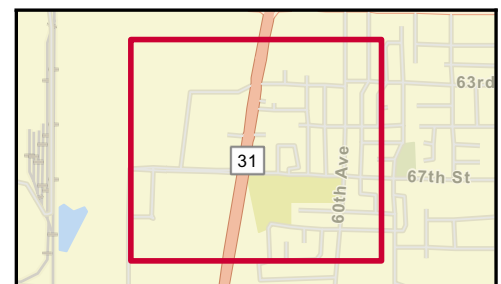
Traffic Count Map - Close Up

Kenosha News
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.57499
Longitude: -87.88504



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: ©2025 Kalibrate Technologies (Q1 2025).

October 13, 2025

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.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad