

Washington Court Shopping Center
3205 Washington Road
Kenosha, WI 53144

BERKSHIRE | Epic
HATHAWAY Real Estate
HomeServices

COMMERCIAL DIVISION



Parcel Number 07-222-25-303-001

THE OFFERING

Price: \$825,000

Cap Rate: 10%

NOI: \$80,826

Year built: 1971

Zoned: B-2

Real Estate Taxes: \$12,027.60

Acres: 1.220

Building Size: 7,084

1,962

9,046 Sq. Ft.

Expenses: \$30,414

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

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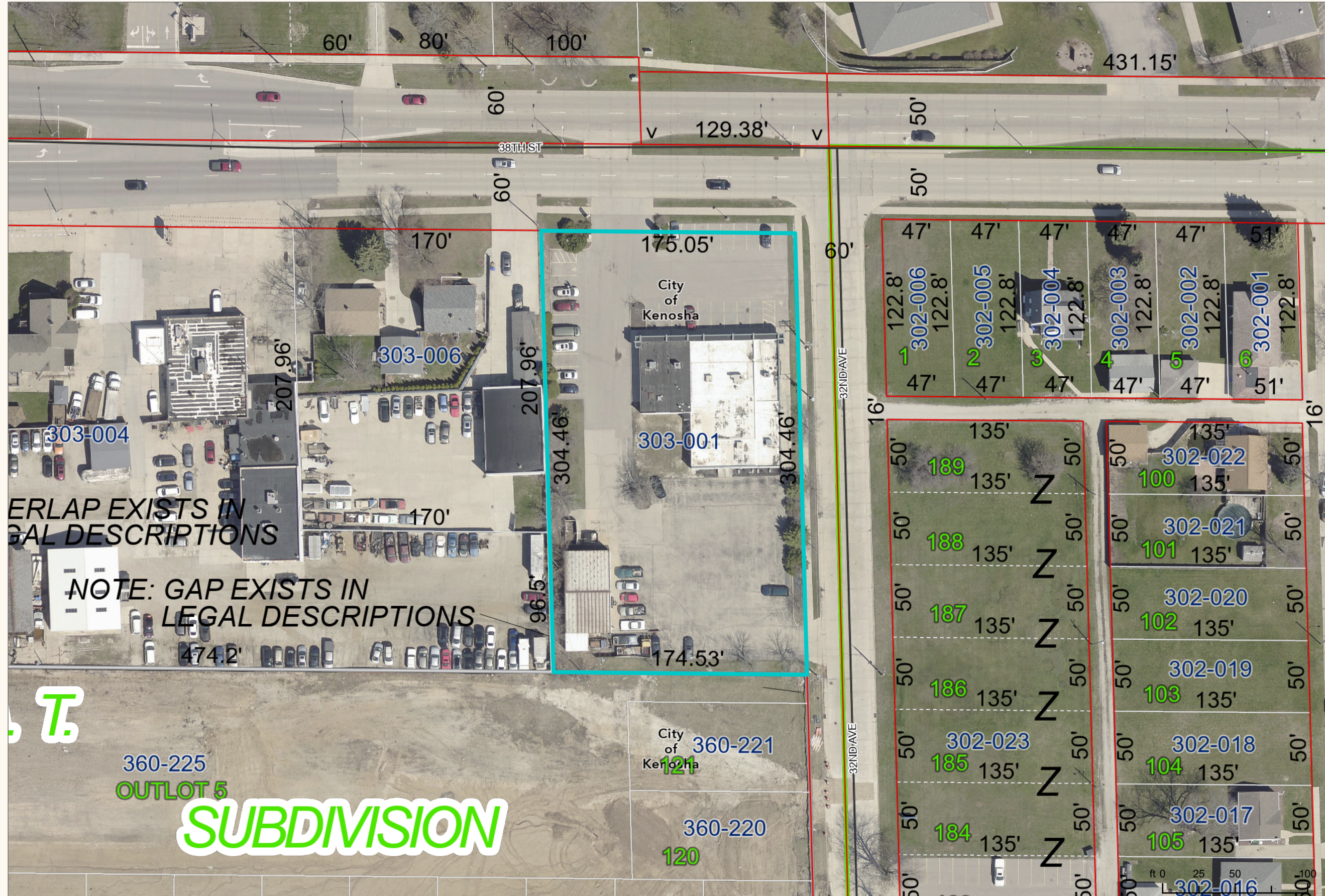
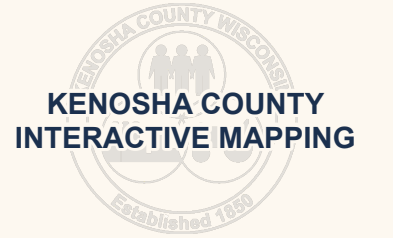
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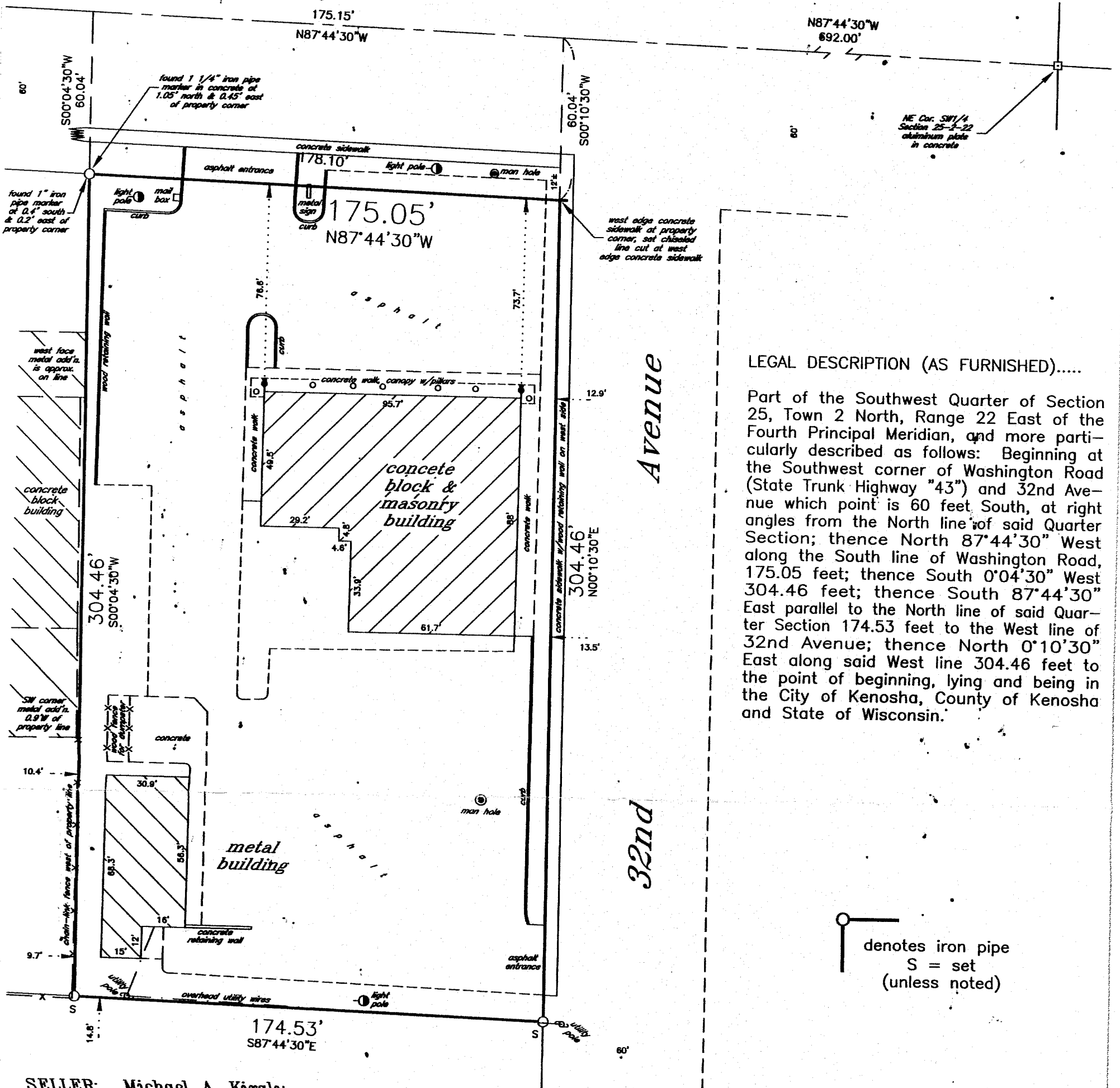


1:798
1" = 66'

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: 6/26/2024

Washington Road
(Formerly STH "43")



LEGAL DESCRIPTION (AS FURNISHED).....

Part of the Southwest Quarter of Section 25, Town 2 North, Range 22 East of the Fourth Principal Meridian, and more particularly described as follows: Beginning at the Southwest corner of Washington Road (State Trunk Highway "43") and 32nd Avenue which point is 60 feet South, at right angles from the North line of said Quarter Section; thence North 87°44'30" West along the South line of Washington Road, 175.05 feet; thence South 0°04'30" West 304.46 feet; thence South 87°44'30" East parallel to the North line of said Quarter Section 174.53 feet to the West line of 32nd Avenue; thence North 0°10'30" East along said West line 304.46 feet to the point of beginning, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

denotes iron pipe
S = set
(unless noted)

SELLER: Michael A. Kiraly

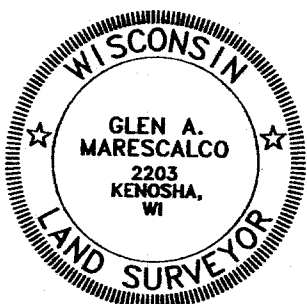
BUYER: Tenuta-DeBartolo Enterprises, LLC

tax key parcel no.: 07-4-222-25-303-001

MARESCALCO COUNTYWIDE SURVEYING, INC.
1120 80TH STREET KENOSHA, WI 53143
(262) 654 6809 FAX (262) 654 1120

I hereby certify that the above described property was surveyed under my direction and that this plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and those who purchase, mortgage or guarantee the title thereto, within one (1) year from the date hereof.



[Signature]
SURVEYOR
February 28, 2001

Scale
1" = 40'

Plat of Survey of
PREMISES LOCATED AT
3205 WASHINGTON ROAD
in SW1/4 Section 25-2-22
CITY OF KENOSHA
KENOSHA COUNTY, WIS.

-for-
Tony DeBartolo
and
Southport Bank

07-222-25-303-001

Not for Resale

SW 25 T2 R22



Executive Summary

Urban Tails Pet Grooming
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.60242
Longitude: -87.84860

	1 mile	3 miles	5 miles
Population			
2010 Population	12,619	80,759	116,844
2020 Population	12,339	80,944	117,202
2023 Population	12,553	80,815	117,669
2028 Population	12,883	80,510	117,826
2010-2020 Annual Rate	-0.22%	0.02%	0.03%
2020-2023 Annual Rate	0.53%	-0.05%	0.12%
2023-2028 Annual Rate	0.52%	-0.08%	0.03%
2020 Male Population	49.4%	49.1%	48.9%
2020 Female Population	50.6%	50.9%	51.1%
2020 Median Age	34.5	36.0	37.6
2023 Male Population	49.5%	49.4%	49.2%
2023 Female Population	50.5%	50.6%	50.8%
2023 Median Age	34.2	35.6	37.2

In the identified area, the current year population is 117,669. In 2020, the Census count in the area was 117,202. The rate of change since 2020 was 0.12% annually. The five-year projection for the population in the area is 117,826 representing a change of 0.03% annually from 2023 to 2028. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	59.1%	66.0%	69.2%
2023 Black Alone	13.7%	11.6%	9.9%
2023 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2023 Asian Alone	0.8%	1.3%	1.9%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	11.6%	8.3%	7.1%
2023 Two or More Races	14.2%	12.2%	11.3%
2023 Hispanic Origin (Any Race)	27.8%	22.1%	19.2%

Persons of Hispanic origin represent 19.2% 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 65.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	50	59	74
2010 Households	4,555	30,837	44,321
2020 Households	4,644	32,427	46,762
2023 Households	4,791	32,679	47,388
2028 Households	4,989	32,976	48,048
2010-2020 Annual Rate	0.19%	0.50%	0.54%
2020-2023 Annual Rate	0.96%	0.24%	0.41%
2023-2028 Annual Rate	0.81%	0.18%	0.28%
2023 Average Household Size	2.57	2.37	2.39

The household count in this area has changed from 46,762 in 2020 to 47,388 in the current year, a change of 0.41% annually. The five-year projection of households is 48,048, a change of 0.28% annually from the current year total. Average household size is currently 2.39, compared to 2.41 in the year 2020. The number of families in the current year is 29,490 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

Urban Tails Pet Grooming
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.60242
Longitude: -87.84860

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	20.1%	21.2%	22.3%
Median Household Income			
2023 Median Household Income	\$57,238	\$58,718	\$64,198
2028 Median Household Income	\$61,750	\$64,671	\$72,619
2023-2028 Annual Rate	1.53%	1.95%	2.50%
Average Household Income			
2023 Average Household Income	\$74,679	\$79,669	\$88,908
2028 Average Household Income	\$84,667	\$90,287	\$101,449
2023-2028 Annual Rate	2.54%	2.53%	2.67%
Per Capita Income			
2023 Per Capita Income	\$28,582	\$31,936	\$35,804
2028 Per Capita Income	\$32,866	\$36,636	\$41,340
2023-2028 Annual Rate	2.83%	2.78%	2.92%
GINI Index			
2023 Gini Index	39.3	40.9	40.7

Households by Income

Current median household income is \$64,198 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$72,619 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$88,908 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$101,449 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$35,804 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$41,340 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	102	97	93
2010 Total Housing Units	4,949	33,761	48,029
2010 Owner Occupied Housing Units	2,468	17,541	27,493
2010 Renter Occupied Housing Units	2,086	13,293	16,828
2010 Vacant Housing Units	394	2,924	3,708
2020 Total Housing Units	4,908	34,603	49,584
2020 Owner Occupied Housing Units	2,421	17,243	27,363
2020 Renter Occupied Housing Units	2,223	15,184	19,399
2020 Vacant Housing Units	260	2,174	2,896
2023 Total Housing Units	5,128	34,992	50,457
2023 Owner Occupied Housing Units	2,509	18,171	28,661
2023 Renter Occupied Housing Units	2,282	14,508	18,727
2023 Vacant Housing Units	337	2,313	3,069
2028 Total Housing Units	5,302	35,412	51,263
2028 Owner Occupied Housing Units	2,638	18,674	29,454
2028 Renter Occupied Housing Units	2,351	14,302	18,594
2028 Vacant Housing Units	313	2,436	3,215
Socioeconomic Status Index			
2023 Socioeconomic Status Index	41.9	45.4	47.4

Currently, 56.8% of the 50,457 housing units in the area are owner occupied; 37.1%, renter occupied; and 6.1% 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 49,584 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.54%. Median home value in the area is \$238,677, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.88% annually to \$288,747.

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.

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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