

Investment Sale 13300 Watertown Plank Rd

ELM GROVE, WISCONSIN



Located In The
Heart of Elm Grove
America's #1 Suburb
(Business Insider)

±10 Mi. To Downtown Milwaukee



NEWMARK

Exclusively Represented By:

Rachel Schmidt, CCIM

Managing Director

t 414-640-8804

rachel.schmidt@nmrk.com

Tim Janusz

Managing Director

t 414-908-9155

tim.janusz@nmrk.com

13300 WATERTOWN PLANK RD, ELM GROVE, WISCONSIN

Property Overview

\$1,620,000
Sale Price

7.03%
In Place Cap Rate

8.00%
Stabilized Cap Rate

5,010 SF
Rentable Building Area

1968
Year Built

\$113,897
In Place NOI (Y2024)

\$129,528
In Place NOI (Y2026)

0.255 Acre
Land Area

EGV 1106002
Tax ID#

14 & 9 shared
Surface Parking Spaces

20
Leased Parking Stalls*

\$10,828.52
Taxes - 2022



New Roof, siding and windows 2023
Improvements

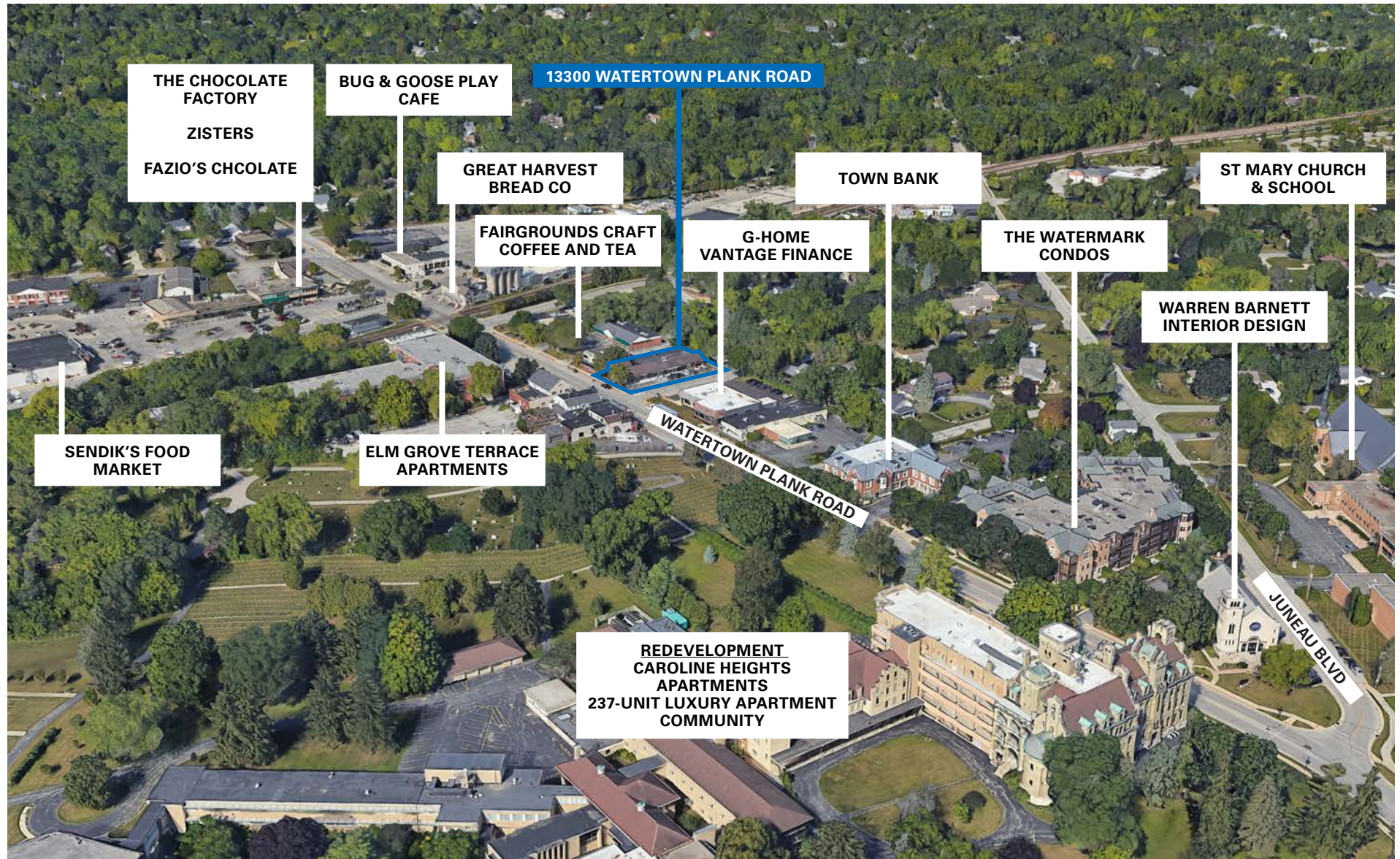
B-1 Local Business District
Zoning

* Za Pizzeria has a parking agreement with neighboring Town Bank and Za Pizzeria pays for it directly. There is no landlord commitment.

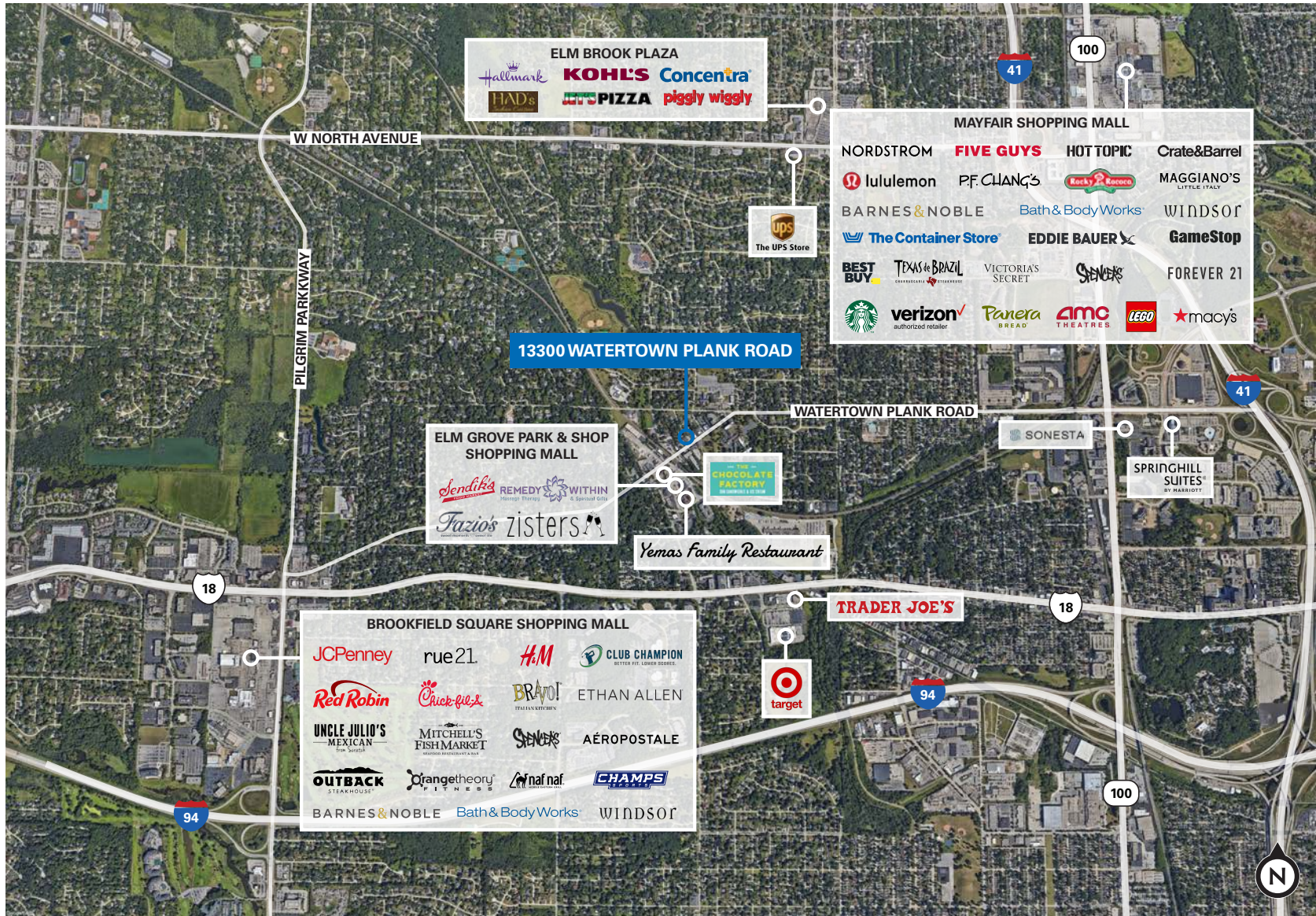
Prospective Buyer is hereby advised that: (1) Listing Agent for Newmark is also a Member of the ownership of the Property ("Owner"); and (2) Newmark is acting solely as Agent of the Owner and may receive a commission in connection with the lease or sale of the Property; and (3) Newmark is not related to or affiliated with Owner other than acting as its agent in this transaction and will receive no economic benefit or compensation from Owner other than a commission.

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Points of Interest



Elm Grove Overview



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Tenant Summary



Wild Side Salon

Offering hair care treatments and salon services as well as facials, makeup applications, and nail services, this is a full service salon/spa that first opened at this location in 2005. A devoted clientele have lead to her continued success.



ZA Pizzeria

ZA Pizzeria is a full scale, Italian restaurant offering a trendy, fun and modern atmosphere that takes you to Italy as you enter their doors. Offering indoor and outdoor seating and a full service bar with an extensive wine and craft cocktail list, and carry-out service, you will enjoy gourmet Italian dishes, specializing in wood-fired pizza.

ZA Pizzeria is part of the Ziereth Restaurant Group and is the third concept for restauranteurs, Gabbi and Betsi Zierath. The well established ZRG family owned business operates another Elm Grove favorite, Zisters as well as other local establishments Hermanas and Jacksons Blue Ribbon Pub in Wauwatosa and West Milwaukee.

Financials

For financial information and tenant information
please sign our confidentiality agreement found
at the end of the document and return it to

Rachel Schmidt, CCIM

t 414-395-4691

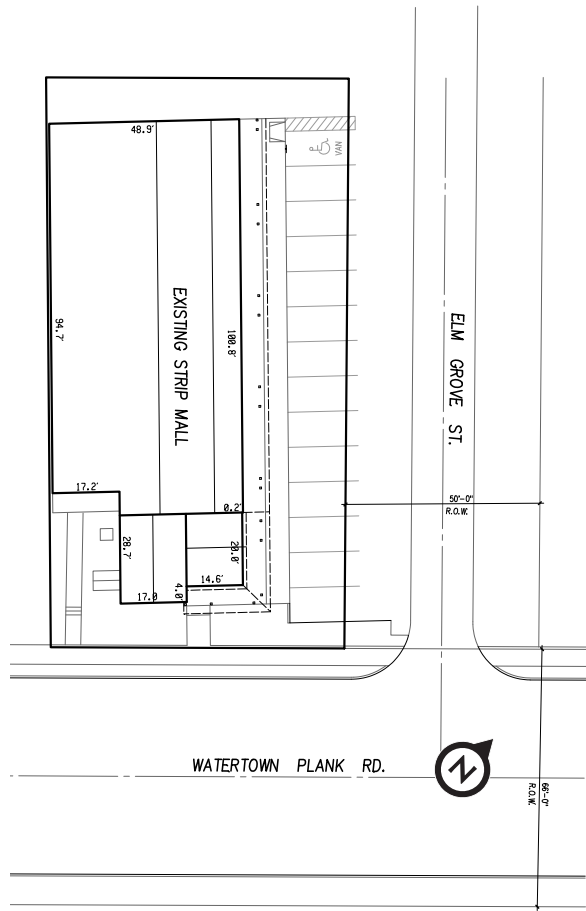
rachel.schmidt@nmrk.com

Tim Janusz

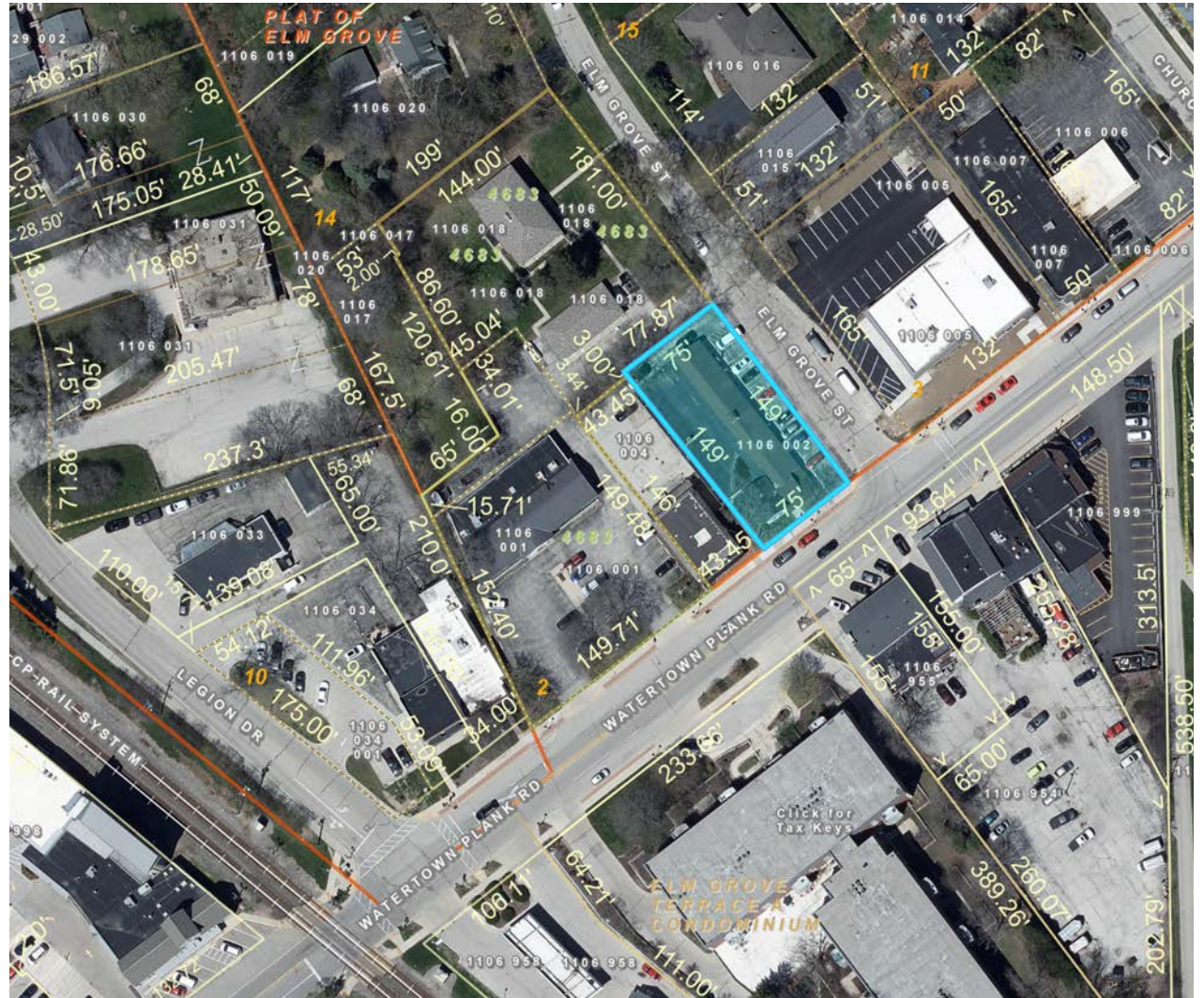
t 414-908-9155

tim.janusz@nmrk.com

Site Plan



Parcel Boundaries



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

13300 WATERTOWN PLANK RD, ELM GROVE, WISCONSIN

Elm Grove Demographics

Within 3 Mile Radius



\$89,684
Median Household
Income



\$54,753
Per Capita Income



\$279,863
Median Net Worth



56,984
Population

45.5
Median Age

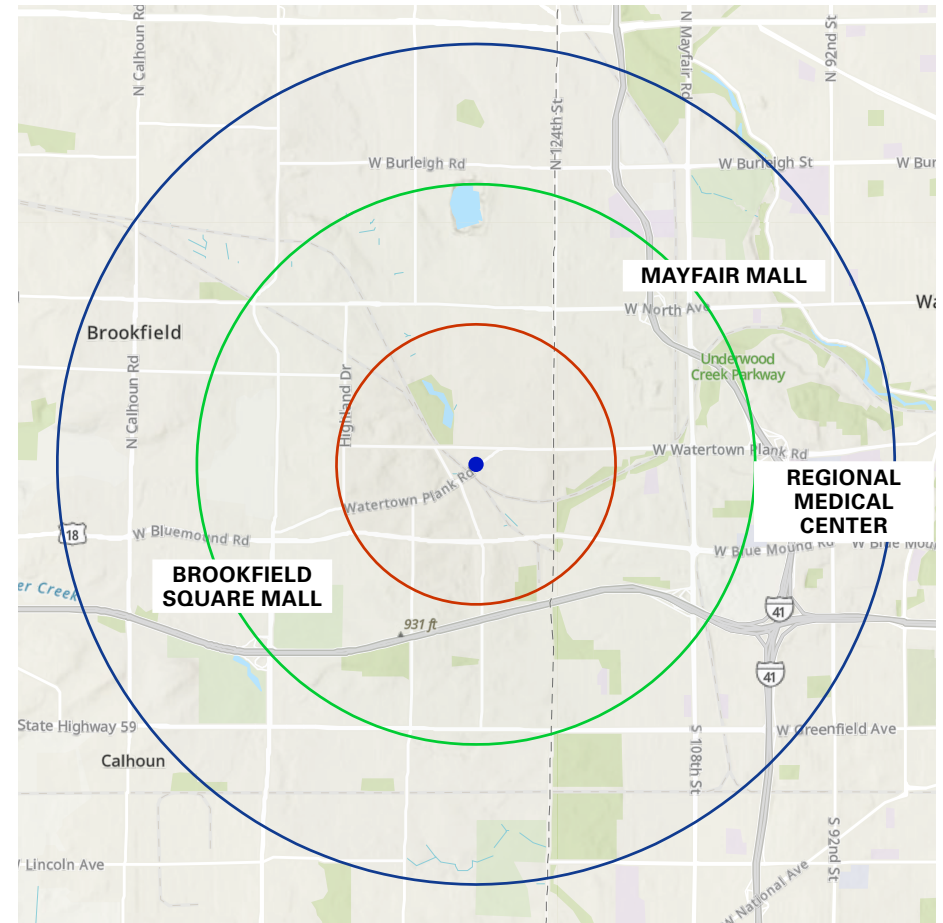
24,637
Households

\$72,571
Median Disposable
Income



22.7%
Come College/
Associate's Degree

55.9%
Bachelor's/Grad
Prof. Degree



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

13300 WATERTOWN PLANK RD, ELM GROVE, WISCONSIN

About Milwaukee

Milwaukee, the Cream City, the Good Land, the City of Champions, now has a brand-new title to add to its mantle: one of National Geographic's best destinations for travel in 2023.

Listed as one of the 25 "Best of the World" for this year, the publication touted Milwaukee's lively energy and close-knit creative community, the article showcases what makes the city such a special place to visit. From the iconic Harley-Davidson Museum to the upcoming Bronzeville Center for the Arts, the vast collection of local breweries to the classic Wisconsin fare, National Geographic shows off Milwaukee as a dynamic, growing city.

Milwaukee, called a City of Festivals, is home to events, festivals, and celebrations that incorporate and are enjoyed by the entire Metro area. A few examples include Summerfest, Jazz in the Park, Irish Fest, Polish Fest, Mexican Fiesta, the Dragon Boat Festival, Greek Fest, German Fest, Bastille Days, Festa Italiana, China Lights, and the Hunting Moon Pow Wow.

Source: Visit Milwaukee (VisitMilwaukee.org)



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- 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 (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 property inspection, contact an attorney, tax advisor, or property 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 a broker’s duties 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 or 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 section 452.01 (5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
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 is 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. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

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” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent 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.

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

NEWMARK

Investment Sale

13300 Watertown Plank Rd

Elm Grove, WI

Exclusively Listed by:

Rachel Schmidt, CCIM

Director

t 414-640-8804

rachel.schmidt@nmrk.com

Tim Janusz

Director

t 414-908-9155

tim.janusz@nmrk.com

757 N Broadway, Suite 700

Milwaukee, WI 53202

nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

13300 WATERTOWN PLANK RD, ELM GROVE, WISCONSIN

Confidentiality Agreement

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, an interested party and prospective purchaser for 13300 Watertown Plank Road, Elm Grove, Wisconsin (the "Interested Party" in the "Proposed Transaction"), in favor of the Seller ("Owner"):

In connection with Interested Party's possible purchase from Owner of certain real property (the "Property"), Owner intends to make available certain information to Interested Party. The term "Information" means all information that Owner has made or is making available to Interested Party. Whether directly or through MLG Commercial, LLC d/b/a Newmark (Owner's Property Representative"), whether before or after the date of this Agreement, whether tangible or intangible, and in whatever form, as well as all information generated by Interested Party or its representatives, as defined below, that contains, reflects or is derived from the furnished information. Such information may but shall not be required to be itemized on a schedule, which may now or later be attached to this Agreement and initialed by Interested Party. The information does not purport to contain all of the information that Interested Party may desire. Interested Party should conduct its own investigation and analysis of the information, for the Owner's Property Representative does not warrant or represent the validity of the information and shall be held harmless

In consideration of Owner's disclosure of the information to Interested Party, Interested Party agrees that it shall keep the information confidential and will not use any of the information in any way detrimental to Owner, without the prior written consent of Owner, such information shall not be disclosed by Interested Party or any of its officers, directors, partners, employees, affiliates, agents or representatives (collectively, "Representatives") to any third party and shall not be used by Interested party or its Representatives other than in connection with the Proposed Transaction with the Owner.

Interested Party agrees that the information may be transferred only to such of its Representatives who need to know the information for the sole purpose of assisting Interested party in evaluating the Proposed Transactions, who are informed of this Agreement, and who in writing agree to be bound by the terms hereof as if a party hereto.

Neither Owner, Owner's Property Representative, nor any of their representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. Interested party agrees that neither Owner, Owner's Property Representative, nor their representatives shall have any liability to Interested Party or to any of its Representatives resulting from the providing or use of the information.

ACCEPTED AND AGREED to this on the _____ day of _____, 20____.

Prospective Purchaser:

Signed: _____

Company: _____

Print Name: _____

Address: _____

Title: _____

Phone: _____

Email: _____

Fax: _____

Website: _____