

Highway 36 @ County Trunk W - Parcel 3 - Burlington Retail Center Outlots



Location: **Parcel 3**
Racine County Cluster
Racine West Submarket
Racine County
Burlington, WI 53105

Type: **Land**
Proposed Use: **Retail**
Zoning: **Commercial**
Density: -

Parcel Size: **1.30 AC**
Lot Dimensions: -
Improvements: **To Site**
On-Site Improv: **Raw land**

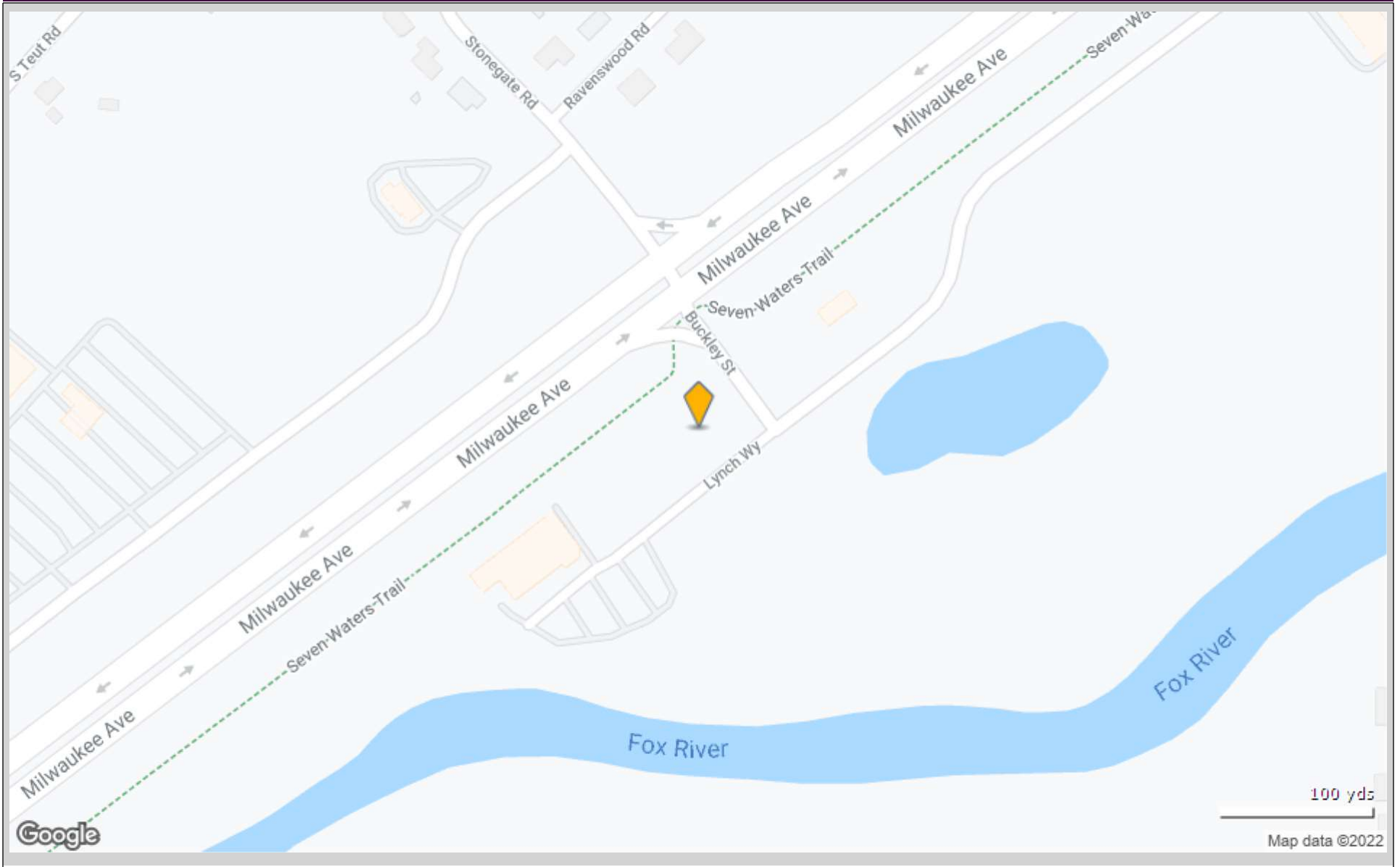
Developer: -
Management: -
True Owner: -

Recorded Owner: **Highway 36/wii Llc**

Parcel Number: **206-031921023060**

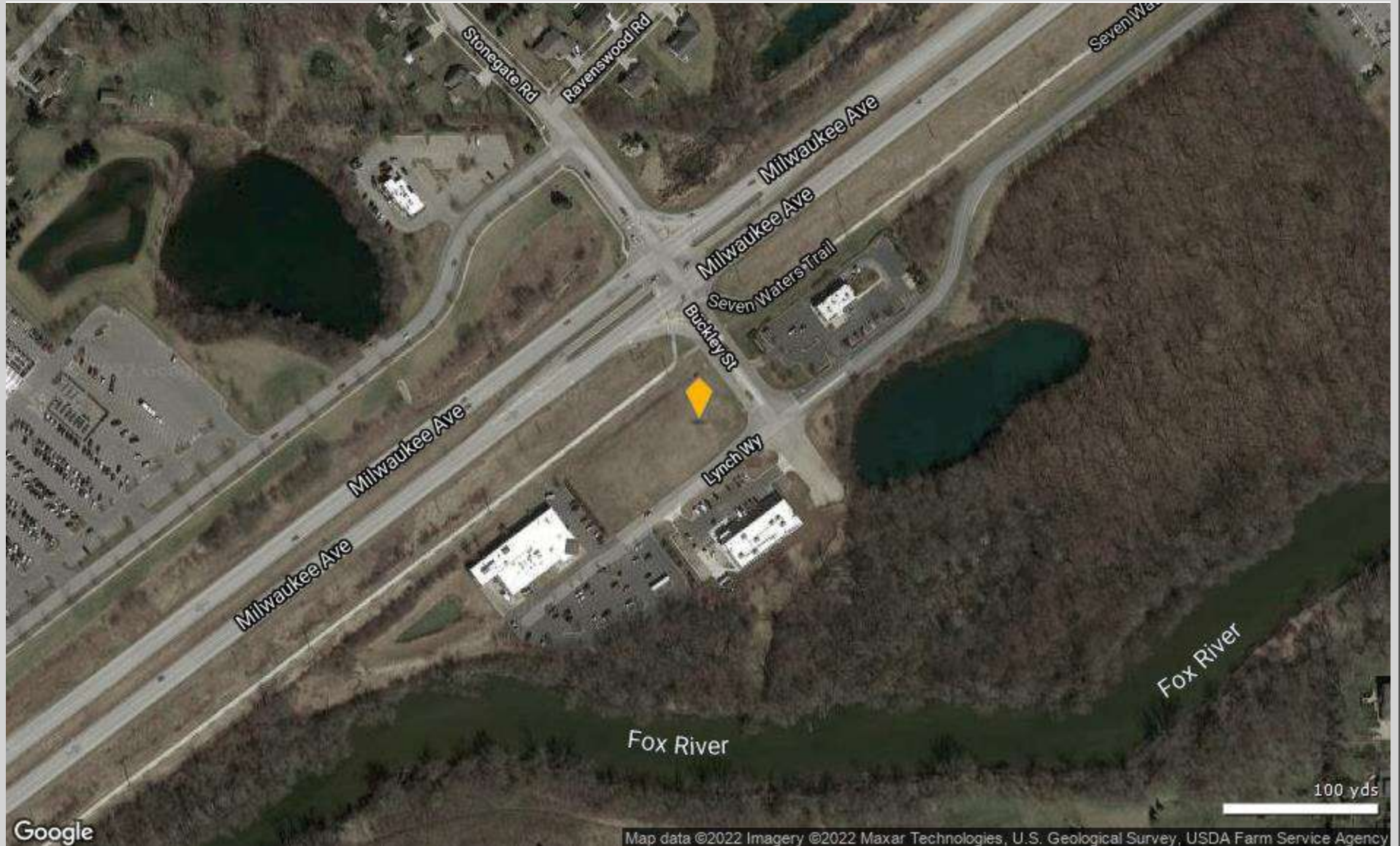
Parcel 3

Highway 36 @ County Trunk W - Burlington, WI 53105



Parcel 3

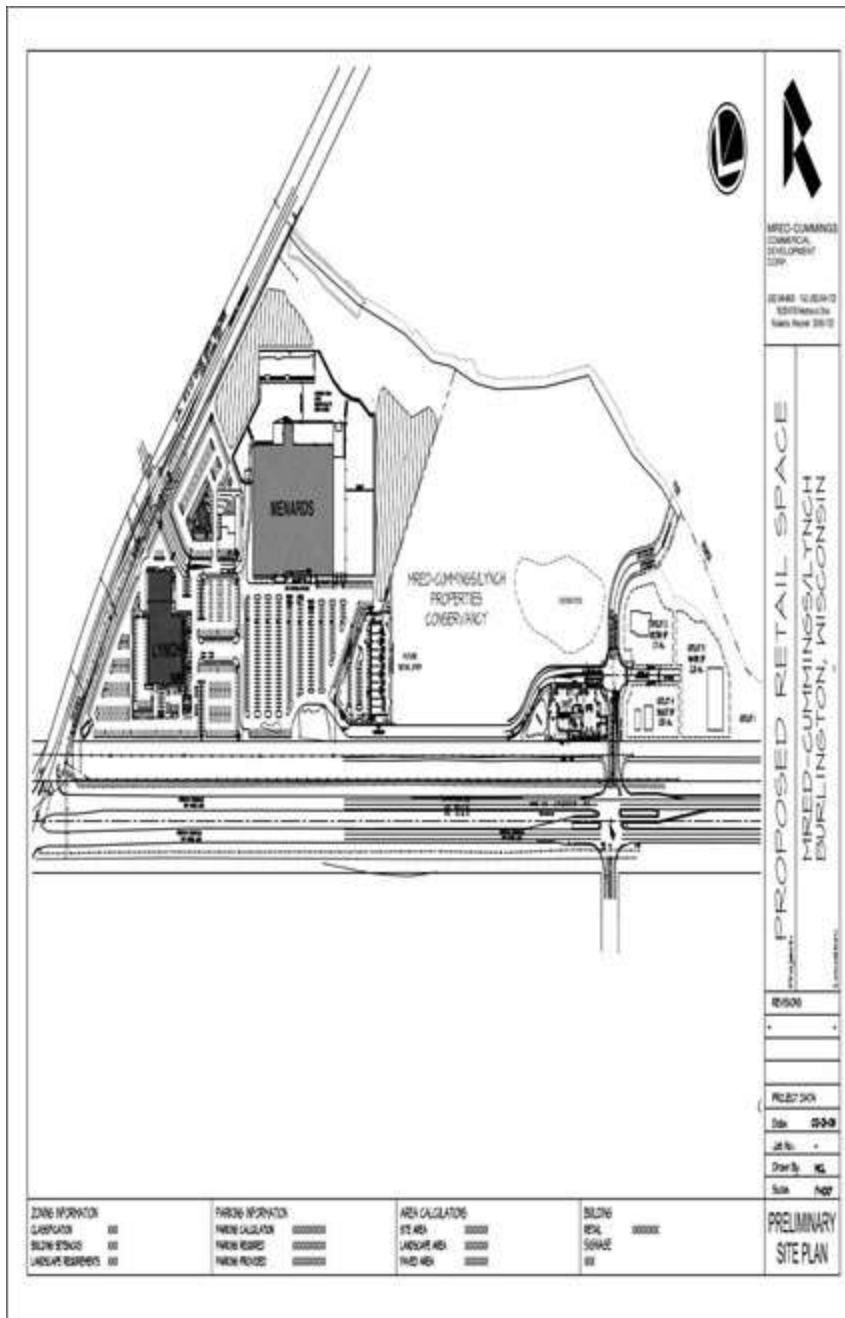
Highway 36 @ County Trunk W - Burlington, WI 53105



Parcel 3

Highway 36 @ County Trunk W, Burlington, WI 53105

Site Plan



Site Plan Report

Site Plan

SITE PLAN

Interchange of Highway 36 and CTY Trunk W, Burlington, WI



THE REDMOND COMPANY
1000 W. WISCONSIN ST.
MILWAUKEE, WI 53212
TEL: 414.224.1000
WWW.REDMONDCOMPANY.COM

VASEK PROPERTY
LYNCH WAY
BURLINGTON, WISCONSIN

PROJECT NO. SP1.1
DATE: 02/10/2022
SCALE: AS SHOWN
SHEET NO. 1 OF 1

Tenant data not available for this property

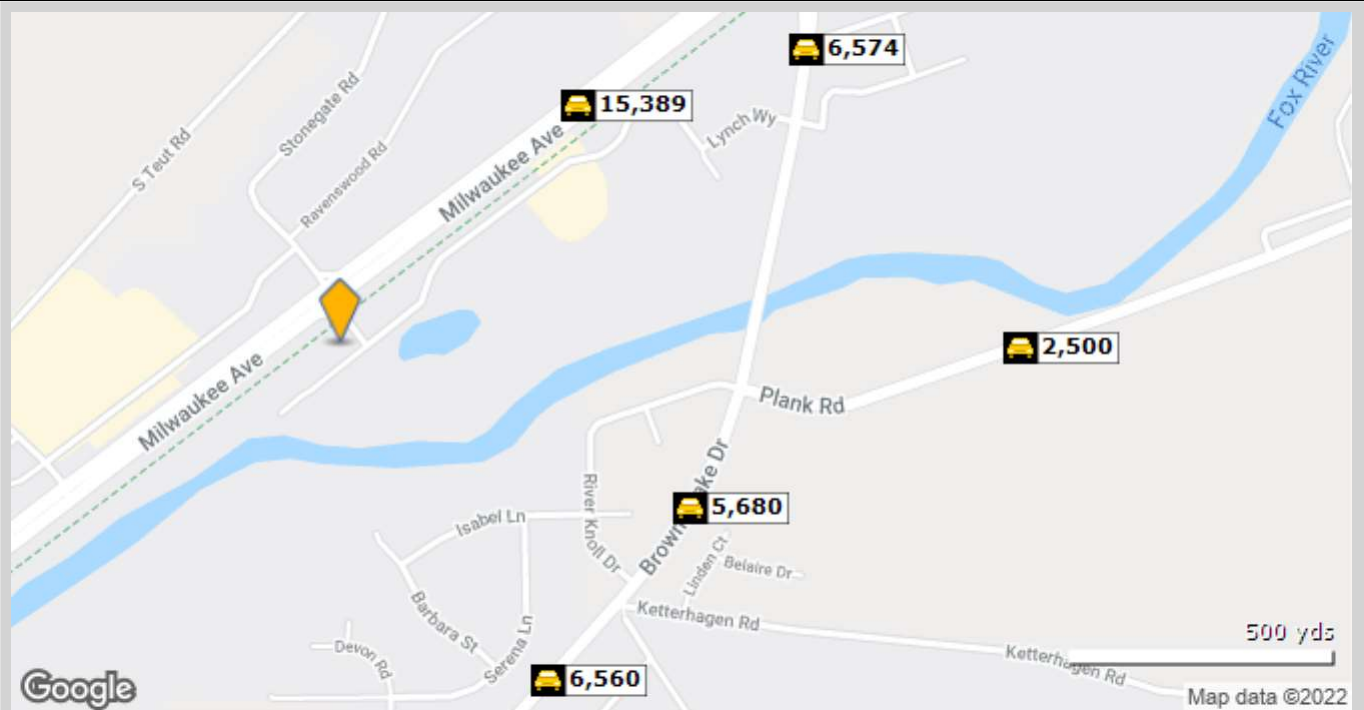
Total Tenants for report: 0

Traffic Count Report

Parcel 3

Highway 36 @ County Trunk W, Burlington, WI 53105

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Milwaukee Ave	S Browns Lake Dr	0.31 NE	2020	15,389	MPSI	.37
2	S Browns Lake Dr	River Knoll St	0.10 SW	2018	5,567	MPSI	.42
3	County Road W	River Knoll Dr	0.10 SW	2017	7,200	MPSI	.42
4	S Browns Lake Dr	River Knoll St	0.10 SW	2020	5,680	MPSI	.42
5	S Browns Lake Dr	Landre Ct	0.11 NE	2018	6,091	MPSI	.43
6	S Browns Lake Dr	Landre Ct	0.11 NE	2020	6,560	MPSI	.43
7	County Road W	Milwaukee Ave	0.13 N	2017	8,000	MPSI	.60
8	S Browns Lake Dr	Milwaukee Ave	0.13 N	2018	6,221	MPSI	.60
9	S Browns Lake Dr	Milwaukee Ave	0.13 N	2020	6,574	MPSI	.60
10	Plank Rd	Old Highway A	0.12 E	2017	2,500	MPSI	.74

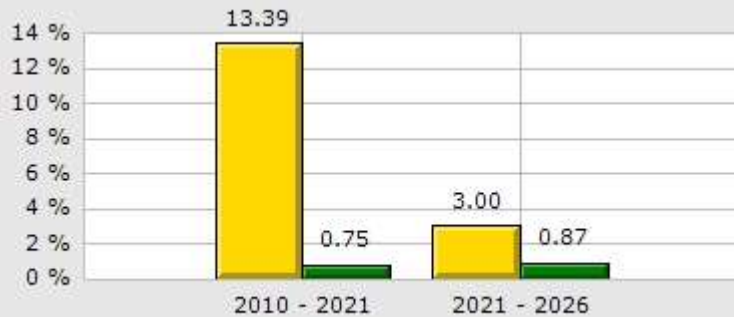
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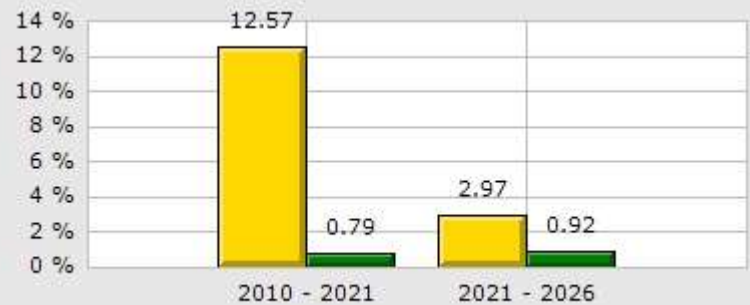
Type: **Land**
County: **Racine**

1 Mile
County

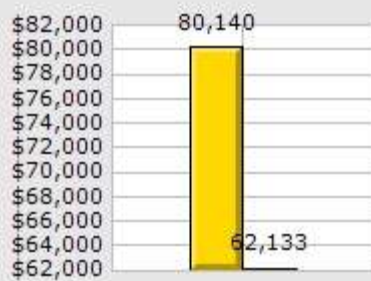
Population Growth



Household Growth



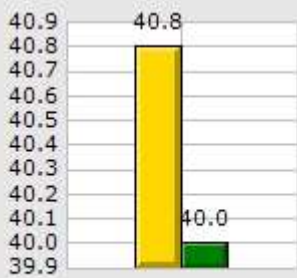
2021 Med Household Inc



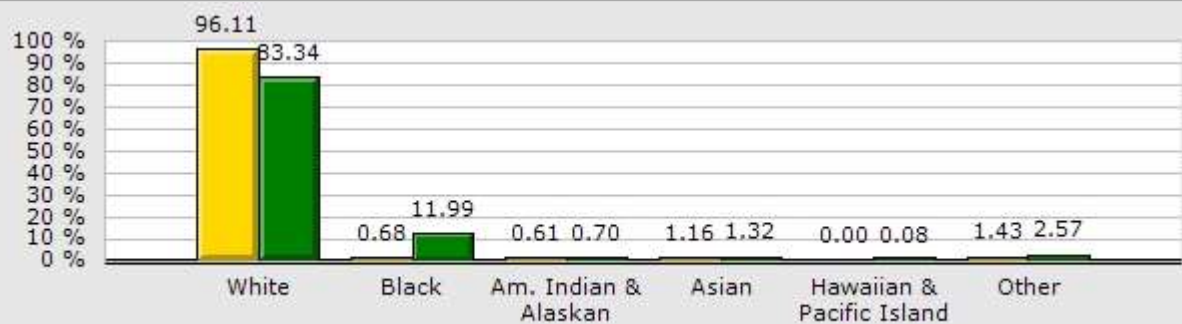
2021 Households by Household Income



2021 Median Age



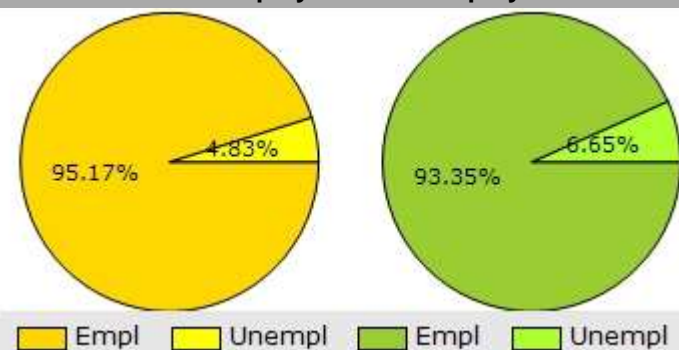
2021 Population by Race



2021 Renter vs. Owner



2021 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Parcel 3

Highway 36 @ County Trunk W, Burlington, WI 53105

Type: **Land**
 County: **Racine**

	1 Mile		County	
Population Growth				
Growth 2010 - 2021	13.39%		0.75%	
Growth 2021 - 2026	3.00%		0.87%	
Empl	789	95.17%	94,293	93.35%
Unempl	40	4.83%	6,722	6.65%
2021 Population by Race				
	1,466		196,779	
White	1,409	96.11%	163,991	83.34%
Black	10	0.68%	23,594	11.99%
Am. Indian & Alaskan	9	0.61%	1,374	0.70%
Asian	17	1.16%	2,606	1.32%
Hawaiian & Pacific Island	0	0.00%	158	0.08%
Other	21	1.43%	5,056	2.57%
Household Growth				
Growth 2010 - 2021	12.57%		0.79%	
Growth 2021 - 2026	2.97%		0.92%	
Renter Occupied	208	36.30%	22,916	30.07%
Owner Occupied	365	63.70%	53,284	69.93%
2021 Households by Household Income				
	574		76,200	
Income <\$25K	110	19.16%	14,724	19.32%
Income \$25K - \$50K	78	13.59%	16,943	22.23%
Income \$50K - \$75K	77	13.41%	11,734	15.40%
Income \$75K - \$100K	107	18.64%	10,346	13.58%
Income \$100K - \$125K	65	11.32%	7,779	10.21%
Income \$125K - \$150K	61	10.63%	5,796	7.61%
Income \$150K - \$200K	48	8.36%	5,032	6.60%
Income \$200K+	28	4.88%	3,846	5.05%
2021 Med Household Inc	\$80,140		\$62,133	
2021 Median Age	40.80		40.00	

Demographic Summary Report

Parcel 3 Highway 36 @ County Trunk W, Burlington, WI 53105

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	1,509	15,209	25,631
2021 Estimate	1,465	14,876	25,192
2010 Census	1,292	13,714	23,872
Growth 2021 - 2026	3.00%	2.24%	1.74%
Growth 2010 - 2021	13.39%	8.47%	5.53%
2021 Population by Hispanic Origin	131	1,306	1,767
2021 Population	1,465	14,876	25,192
White	1,408 96.11%	14,273 95.95%	24,295 96.44%
Black	10 0.68%	131 0.88%	169 0.67%
Am. Indian & Alaskan	9 0.61%	101 0.68%	136 0.54%
Asian	17 1.16%	157 1.06%	255 1.01%
Hawaiian & Pacific Island	0 0.00%	4 0.03%	16 0.06%
Other	21 1.43%	210 1.41%	321 1.27%
U.S. Armed Forces	0	0	0
Households			
2026 Projection	590	5,987	10,034
2021 Estimate	573	5,854	9,857
2010 Census	509	5,397	9,332
Growth 2021 - 2026	2.97%	2.27%	1.80%
Growth 2010 - 2021	12.57%	8.47%	5.63%
Owner Occupied	365 63.70%	3,862 65.97%	6,874 69.74%
Renter Occupied	208 36.30%	1,992 34.03%	2,983 30.26%
2021 Households by HH Income	574	5,854	9,855
Income: <\$25,000	110 19.16%	945 16.14%	1,402 14.23%
Income: \$25,000 - \$50,000	78 13.59%	1,292 22.07%	1,945 19.74%
Income: \$50,000 - \$75,000	77 13.41%	810 13.84%	1,430 14.51%
Income: \$75,000 - \$100,000	107 18.64%	881 15.05%	1,595 16.18%
Income: \$100,000 - \$125,000	65 11.32%	778 13.29%	1,353 13.73%
Income: \$125,000 - \$150,000	61 10.63%	468 7.99%	780 7.91%
Income: \$150,000 - \$200,000	48 8.36%	414 7.07%	840 8.52%
Income: \$200,000+	28 4.88%	266 4.54%	510 5.18%
2021 Avg Household Income	\$89,620	\$84,934	\$90,101
2021 Med Household Income	\$80,140	\$70,336	\$77,359

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Building Type: **Land** Total Available: **0 SF**
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 Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	81	1,094	14
Retail & Wholesale Trade	19	741	39
Hospitality & Food Service	7	91	13
Real Estate, Renting, Leasing	4	12	3
Finance & Insurance	12	33	3
Information	1	4	4
Scientific & Technology Services	7	21	3
Management of Companies	0	0	0
Health Care & Social Assistance	4	11	3
Educational Services	0	0	0
Public Administration & Sales	1	1	1
Arts, Entertainment, Recreation	2	6	3
Utilities & Waste Management	5	16	3
Construction	5	25	5
Manufacturing	2	14	7
Agriculture, Mining, Fishing	0	0	0
Other Services	12	119	10

Consumer Spending Report

Parcel 3

Highway 36 @ County Trunk W, Burlington, WI 53105

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$18,792	\$185,823	\$326,204
Total Apparel	\$977	\$9,540	\$16,515
Women's Apparel	383	3,715	6,462
Men's Apparel	203	1,965	3,433
Girl's Apparel	68	669	1,147
Boy's Apparel	50	496	854
Infant Apparel	47	463	773
Footwear	226	2,232	3,844
Total Entertainment & Hobbies	\$2,845	\$28,280	\$49,498
Entertainment	324	3,140	5,575
Audio & Visual Equipment/Service	607	6,083	10,542
Reading Materials	47	468	820
Pets, Toys, & Hobbies	524	5,154	9,048
Personal Items	1,343	13,434	23,512
Total Food and Alcohol	\$5,105	\$50,629	\$87,782
Food At Home	2,675	26,806	46,160
Food Away From Home	2,063	20,215	35,331
Alcoholic Beverages	367	3,608	6,292
Total Household	\$2,993	\$29,929	\$52,713
House Maintenance & Repair	649	6,839	12,130
Household Equip & Furnishings	1,180	11,567	20,374
Household Operations	845	8,364	14,594
Housing Costs	318	3,159	5,614

Consumer Spending Report

Parcel 3

Highway 36 @ County Trunk W, Burlington, WI 53105

2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$4,767	\$46,642	\$82,918
Vehicle Purchases	2,490	24,015	43,340
Gasoline	1,204	12,085	21,030
Vehicle Expenses	93	926	1,648
Transportation	409	3,944	6,978
Automotive Repair & Maintenance	571	5,672	9,923
Total Health Care	\$1,008	\$10,164	\$17,679
Medical Services	589	5,939	10,346
Prescription Drugs	314	3,176	5,507
Medical Supplies	106	1,049	1,827
Total Education/Day Care	\$1,097	\$10,639	\$19,100
Education	693	6,663	12,031
Fees & Admissions	404	3,976	7,068