

Regency Point

2308-2406 S Green Bay Road, Racine, WI

Inline Retail Space & Outlot Opportunity Available



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Regency Point

RETAIL SPACE / OUTLOT AVAILABLE

Well-located just north of Regency Mall on Green Bay Road, Regency Point attracts shoppers from a wide region.

A variety of units are available for lease including inline spaces and an outlet development opportunity. Anchor tenants include Hobby Lobby, HomeGoods, DSW, Harbor Freight and T.J. Maxx.

Property Size 167,752 SF

Available Inline Space 1,150 SF

Available Outlot Space Up to 5,000 SF, Drive-thru available

Lease Rate	Inline	Contact Broker
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Outlot	Contact Broker
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CAM & Ins.	\$5.27 PSF
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Estimated NNN	Taxes	\$1.49 PSF
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Total	\$6.76 PSF
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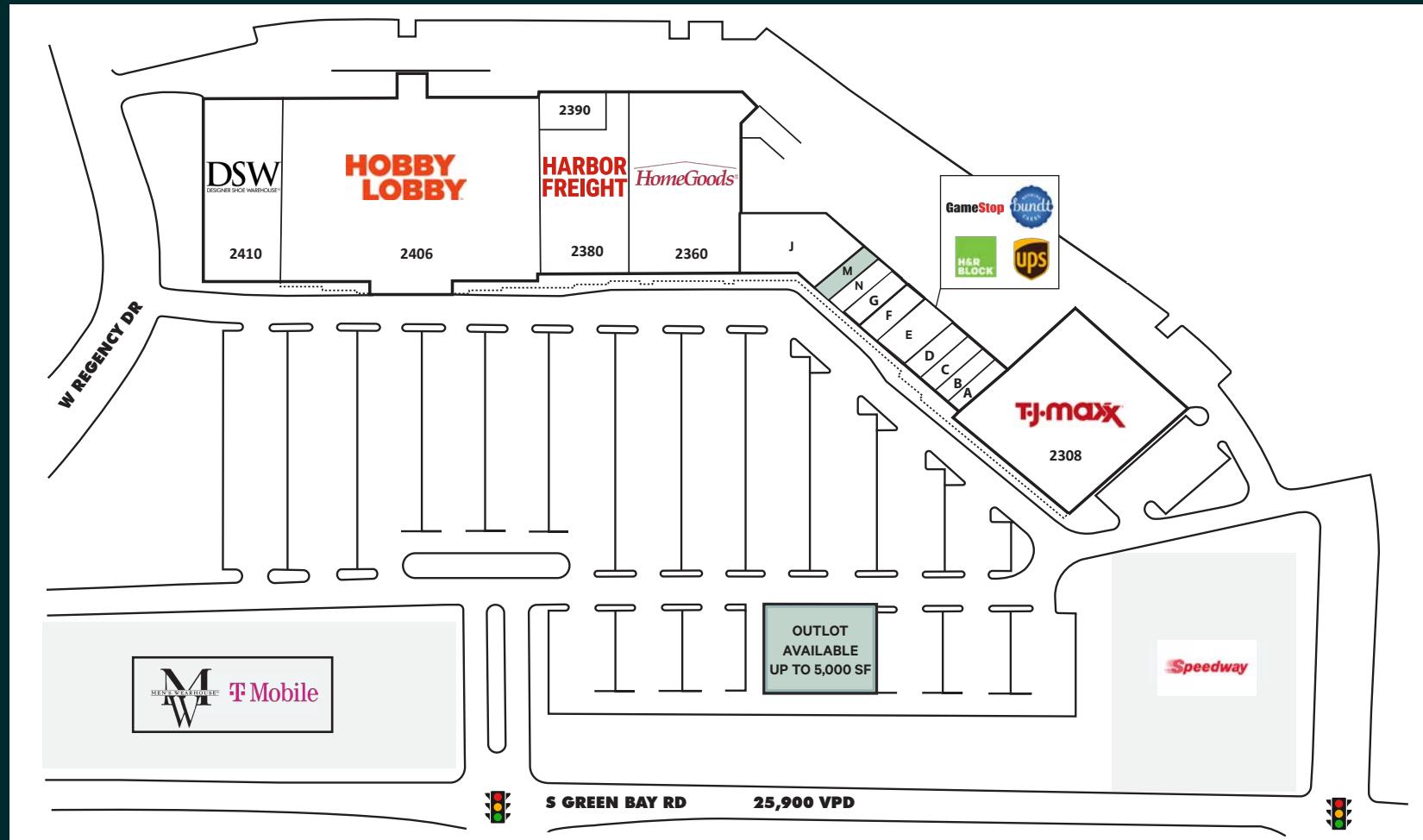
Parking 1,073 Spaces



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Site Plan



Space	Tenant	SF
2308	T.J. Maxx	27,000
2310-A	H & R Block	1,217
2310-B	Magic Brow	1,200
2310-C	The UPS Store	1,400
2310-D	Gamestop	1,540
2310-E	Nothing Bundt Cakes	2,227
2310-F	Ivy Nails	2,100
2310-G	T-Shirt X-Press	1,493
2310-M	AVAILABLE	1,150

Space	Tenant	SF
2310-N	Mangia Pane	1,505
2310-J	Petland	7,491
2360	HomeGoods	23,897
2380	Harbor Freight Tools	15,969
2390	Storage	2,783
2406	Hobby Lobby	55,000
2410	DSW Shoes	17,280
OUTLOT	AVAILABLE	5,000
	TOTAL	167,752



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For Lease



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	7 Miles
Population	6,266	67,224	119,671	159,260
Avg. H.H. Income	\$65,481	\$89,286	\$86,651	\$90,387
Daytime Population	9,218	64,239	113,992	146,963

TRAFFIC COUNTS

Green Bay Rd / Hwy 31 25,900 VPD

21st St 10,200 VPD

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CBRE

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 Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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(I) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

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 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.

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830. <http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

