

# SHOPPES AT RIVER VIEW



COMING SOON

SWC of Highway 50 & 104th Ave., Pleasant Prairie, WI



# SHOPPES AT RIVER VIEW



## Location

SWC of Highway 50 & 104th Avenue  
Pleasant Prairie, WI

## Traffic Counts

23,600 vpd on Highway 50  
76,400 vpd on I-94

## Traffic Generators



St. Catherine's Medical Center

## River View Master Plan Components

### Senior Living Parcel

- 20.13 acres (13.79 acres buildable)

### Parcel A

- Medical Office Parcel - 4.58 acres

### Seasons at River View (Multi-Family Parcel)

- 32.54 acres
- 300 units
- Developed by  Fiduciary  
REAL ESTATE DEVELOPMENT, INC.



## Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	8,410	19,372	67,091
<b>HOUSEHOLDS</b>	3,027	7,658	26,180
<b>AVG HOUSEHOLD INCOME</b>	\$110,796	\$103,493	\$87,890
<b>DAYTIME POPULATION</b>	8,633	28,867	73,089

# SHOPPES AT RIVER VIEW



**RETAIL CONCEPT B**  
 RIVER VIEW MASTER PLAN  
 PLEASANT PRAIRIE, WISCONSIN



0 60 120 240  
 10 APRIL 2020



CONCEPTUAL PLAN

# SHOPPES AT RIVER VIEW



Kenosha County has  
**3.5 MILLION PEOPLE**  
within a 45-minute  
commuting distance

I-94, one of the country's  
**BUSIEST INTERSTATES**,  
runs through Pleasant Prairie, making it  
**WELL CONNECTED**  
in the Chicago-Milwaukee corridor

Pleasant Prairie is  
**CONVENIENTLY LOCATED**  
one hour north of Chicago and  
30 minutes south of Milwaukee

Kenosha County is one of the  
**FASTEST GROWING AREAS**  
in Wisconsin and has had  
**11% GROWTH**  
in population in the last 10 years

Since 2013, **KENOSHA COUNTY** has experienced a surge in commercial development activity. The projects are coming from a diverse set of industries, from company headquarters and food processing, to advanced manufacturing and logistics.

## AS A RESULT, THE COUNTY HAS EXPERIENCED...



17.5 million SF in  
development



\$2.1 billion in  
capital investment



10,000 new jobs  
created



Over 150,000 and  
growing daytime population

# SHOPPES AT RIVER VIEW



TRADE AREA AERIAL



# SHOPPES AT RIVER VIEW



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A DEVELOPMENT BY:



CONTACT

# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

## DISCLOSURE TO CUSTOMERS

You are a 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.
- 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.
- 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 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 the duties owed 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 and 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**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.)

**CONFIDENTIAL 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 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.

## NOTICE ABOUT SEX OFFENDER REGISTRY

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 telephone at 608-240-5830.

