



2310 FOX RUN BOULEVARD, WAUKESHA, WI

LOCATION OVERVIEW

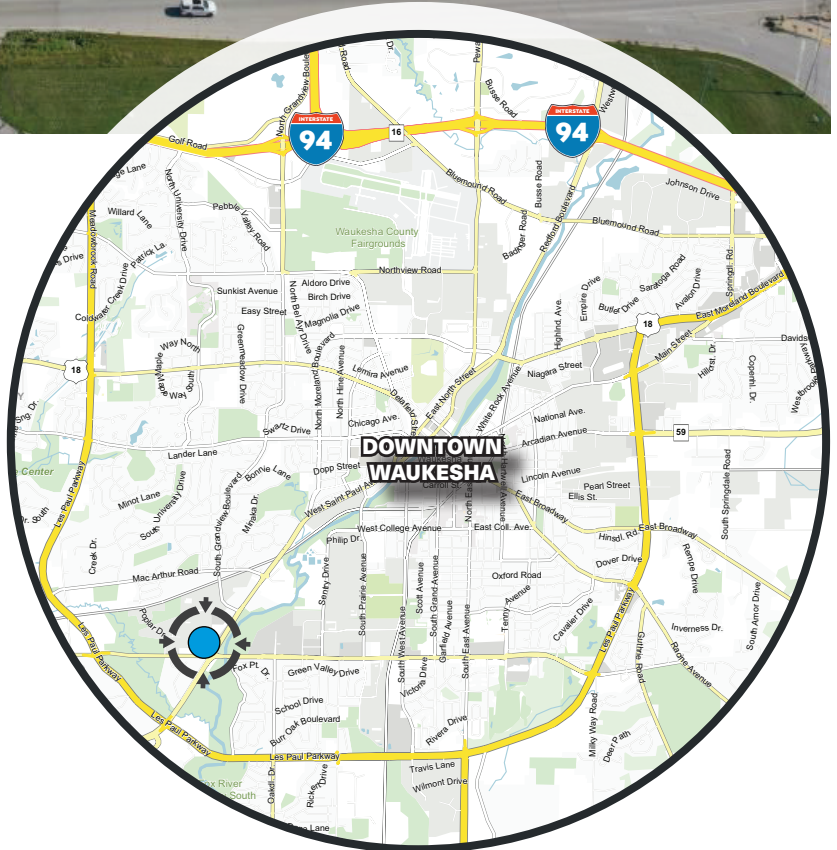
Located at the northwest corner of West St. Paul Avenue and West Sunset Drive in Waukesha, Wisconsin, the site is part of the Fox Run development which is home to a new Ascension micro hospital, Chase Bank, Landmark Credit Union, Kohl's, Aldi supermarket and The Den at Fox Run luxury apartments. The high visibility site was recently improved with modern site infrastructure, enhanced landscaping and lighting, and vastly improved visibility and access. The site is located along a dynamic commercial corridor on the southwest side of Waukesha immediately west of the Shoppes at Fox River, a 467,000 SF retail shopping destination. The site is ideal for multiple potential uses, including commercial, office and retail. Market demographics are among the best in the state.

ASKING PRICE

\$2,100,000

lot size	2.21 acres	traffic count	23,200 vpd
zoning	B-5 (PUD)	utilities	municipal
population	71,256	households	29,704

pad ready delivery / divisible / ample parking
ground lease / build-to-suit / sale



For more information

John Thomsen

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Information included herein is deemed to be reliable. No warranty or representation, express or implied, is made as to the accuracy of the information and all data is subject to change without notice.



01

ESTABLISHED CORRIDOR

The site is located along a dynamic commercial corridor on the southwest side of Waukesha immediately west of the Shoppes at Fox River, a 467,000 SF retail shopping destination.

02

QUALITY CO-TENANCY

Tenants in the development include Ascension Wisconsin Health, Chase Bank and a 72-unit, luxury apartment complex, providing consistent traffic to the site.

03

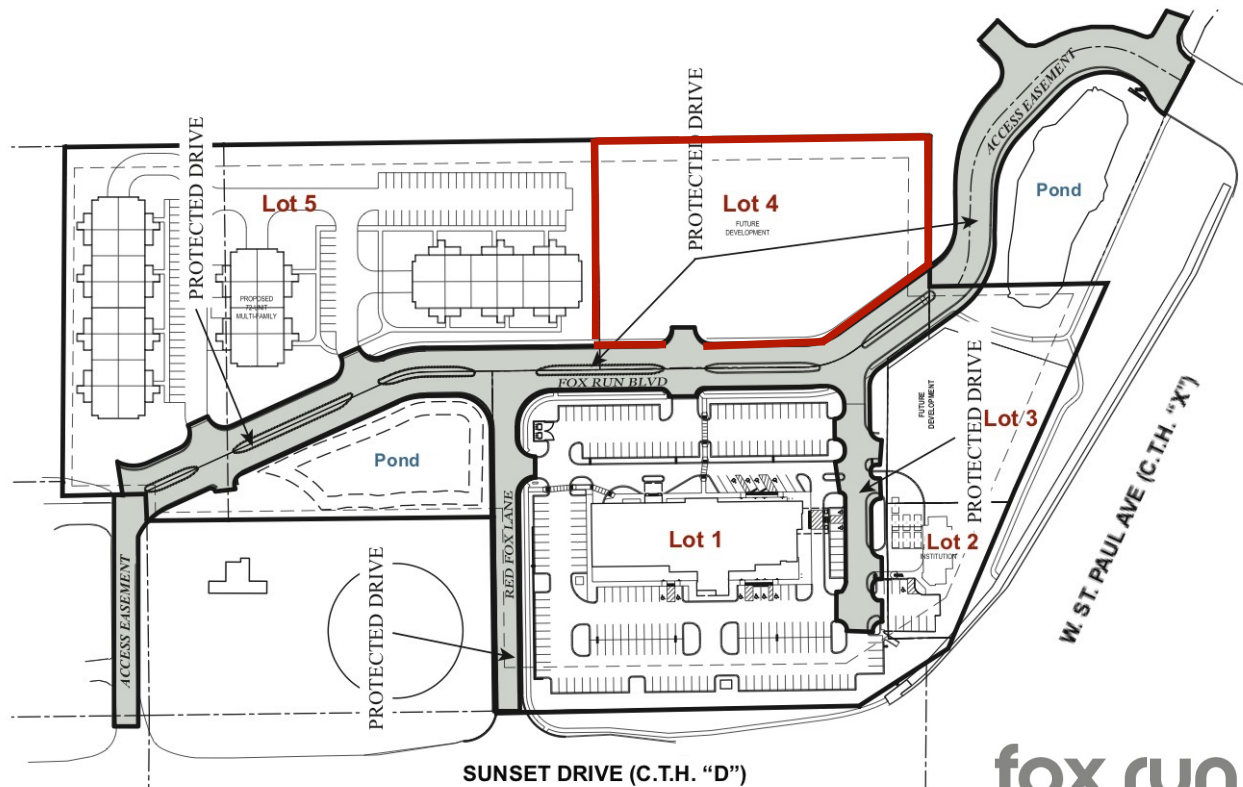
PREMIUM CONSTRUCTION

The new development will be designed with all of the qualities and materials consistent with Class A, suburban, mixed-use developments.

04

SUPERIOR LOCATION

The location of the property benefits from easy access to the new 59 Bypass in southwest Waukesha, providing quick access to I-94 and Milwaukee's western suburbs.



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

2
3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ▪ The duty to provide brokerage services to you fairly and honestly.
- 8 ▪ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ▪ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ▪ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ▪ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or
14 the confidential information of other parties (See Lines 22-39).
- 15 ▪ The duty to safeguard trust funds and other property the broker holds.
- 16 ▪ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure
20 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
21 duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALTY NOTICE TO CUSTOMERS

22
23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 CONFIDENTIAL INFORMATION: _____

36
37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

38
39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATIONS)

CONSENT TO TELEPHONE SOLICITATION

40
41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. LIST HOME/CELL NUMBERS: _____

SEX OFFENDER REGISTRY

44
45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

47
48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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