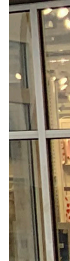


WEST BEND RETAIL CENTER

1201 - 1341 Paradise Drive - West Bend, WI 53095



Anchored by Dunham's Sports, Ross Dress for Less and Old Navy, and shadow-anchored by a Walmart Supercenter, the property is located within the well established Paradise Drive retail corridor. Directly fronting Highway 45, the property benefits from excellent visibility and easy access.

property size	127,992 SF	traffic count	19,200 vpd
zoning	B-1 (PUD)	utilities	sep. metered
parking	633 stalls	year built	1998-2000
taxes	\$1.05/SF	lease term	negotiable

For more information

John Thomsen
262 290 1620
jthomsen@somerstone.com

Charlie Koehler
920 676 8274
ckoehler@somerstone.com

FOR LEASE

Units Available (divisible)

5,100 SF
1,200 SF
21,011 SF





01

ESTABLISHED CORRIDOR

The site is located along a dynamic commercial corridor on the southwest side of West Bend, immediately west of U.S. Highway 45 and is surrounded by high-traffic national retailers.

02

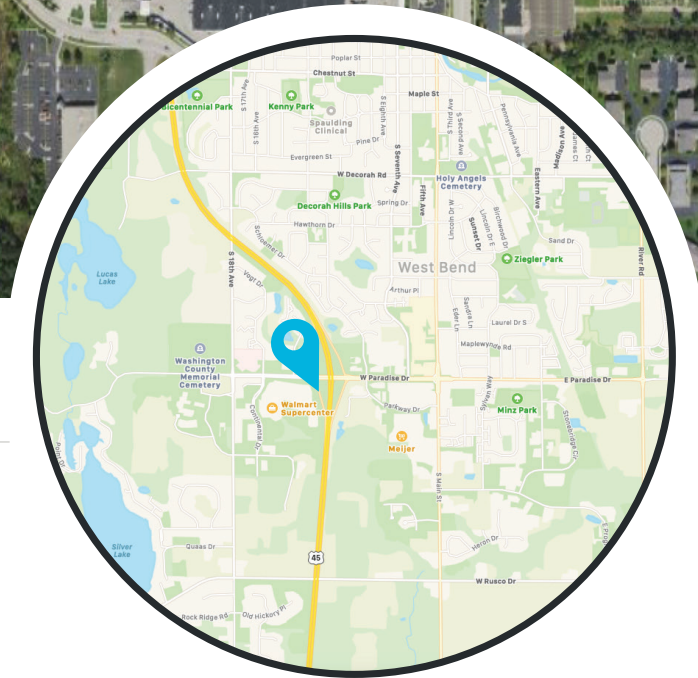
QUALITY CONSTRUCTION

The development is designed with all of the qualities consistent with Class A, suburban, retail strip centers and benefits from recent building component upgrades that will help minimize future operating and maintenance costs.

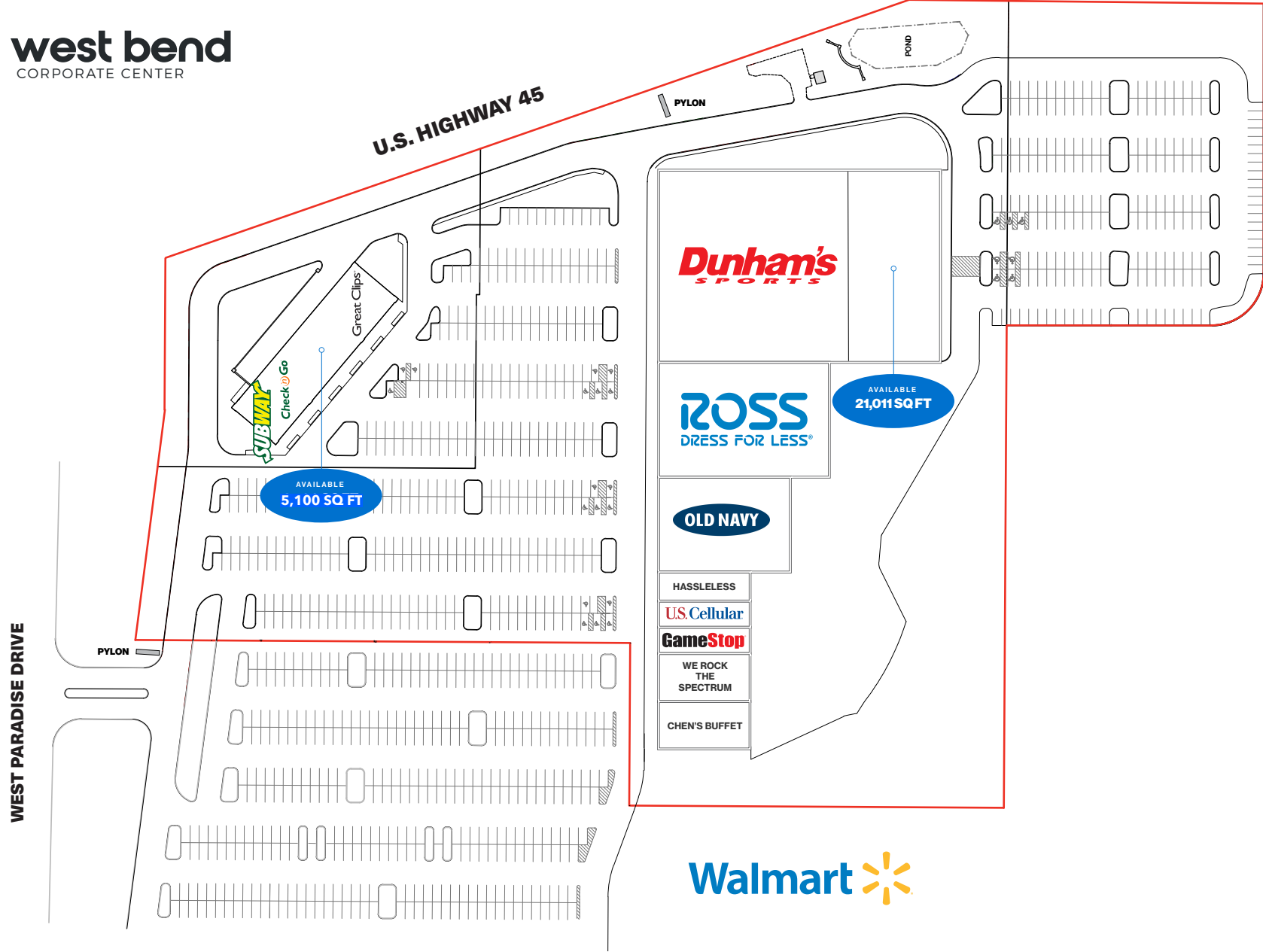
03

EXCEPTIONAL CO-TENANCY

With Dunham's, Ross and Old Navy occupying roughly 60% of the retail space on long-term leases, the remaining space in the center is better insulated from vacancy variations that negatively impact foot traffic.



west bend
CORPORATE CENTER



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

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 the
14 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
17 and 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
20 disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a
21 broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALTY NOTICE TO CUSTOMERS**

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
26 PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER
27 BROKER IS NO LONGER 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
33 MAY LIST THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER
34 WITH OTHER 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)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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: _____

44 **SEX OFFENDER REGISTRY**

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.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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