

**5511 95th Ave**

**11,238 SF INDUSTRIAL WAREHOUSE**



**OFFERING MEMORANDUM**

**ROC**

ADVISORY GROUP

**@properties®**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



5511 95th Avenue  
Kenosha, WI 53144



# 5511 95th Ave

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*Exclusively Marketed by:*

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01

Executive Summary  
Investment Summary

5511 95TH AVE

OFFERING SUMMARY	
ADDRESS	5511 95th Avenue Kenosha WI 53144
COUNTY	Kenosha
MARKET	Chicago
SUBMARKET	Kenosha East
GROSS BUILDING AREA (SF)	15,438 SF
NET RENTABLE AREA (SF)	11,238
LAND ACRES	2.00
LAND SF	87,125 SF
YEAR BUILT	1999
YEAR RENOVATED	2021-2024
APN	0822232410104
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,575,000
PRICE PSF	\$140.15

## PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$472,500
LOAN AMOUNT	\$1,102,500
INTEREST RATE	6.25%
ANNUAL DEBT SERVICE	\$87,278
LOAN TO VALUE	70%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,642	30,772	96,523
2025 Median HH Income	\$128,072	\$92,248	\$76,978
2025 Average HH Income	\$141,944	\$117,569	\$100,603

## PROPERTY VIDEO

### Property Description

Uncover an unparalleled investment opportunity with this remarkable 11,238 sq ft commercial building nestled in the vibrant Kenosha Business Park. Situated adjacent to the Kenosha Municipal Airport and just a stone's throw away from I-94, this property boasts two luxurious executive offices and a versatile multi-use area adorned with exquisite restored barn wood—perfect for hosting meetings, gatherings, or fostering creativity. The warehouse section features a convenient 14' overhead door, loading dock, ground-level garage access, robust electric capabilities, and 3-phase power supply. The lab features hepa-filtration systems, floors and walls to ISO 7 standards. With additional land on the property available for expansion, there is endless potential for growth and prosperity in a highly sought-after location.





02

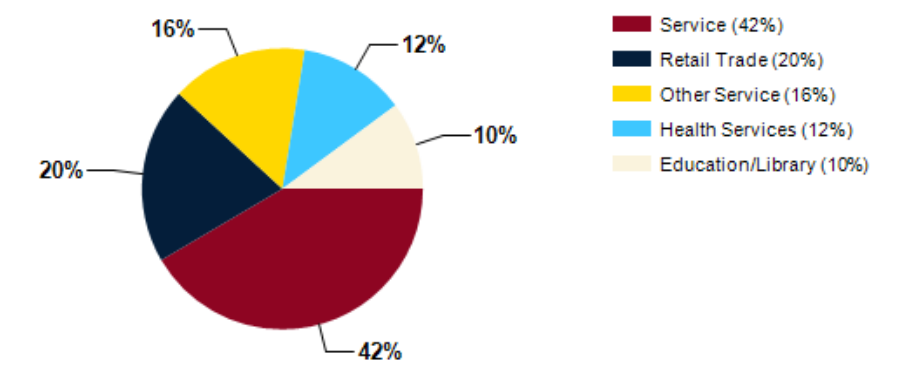
## Location

Location Summary

Local Business Map

# 5511 95TH AVE

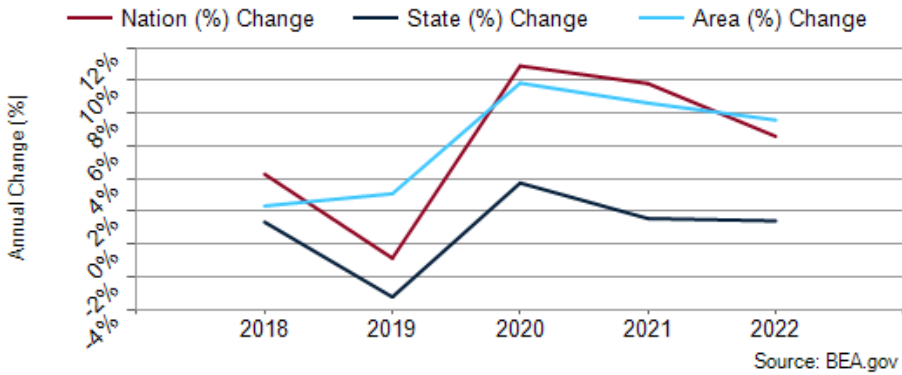
### Major Industries by Employee Count



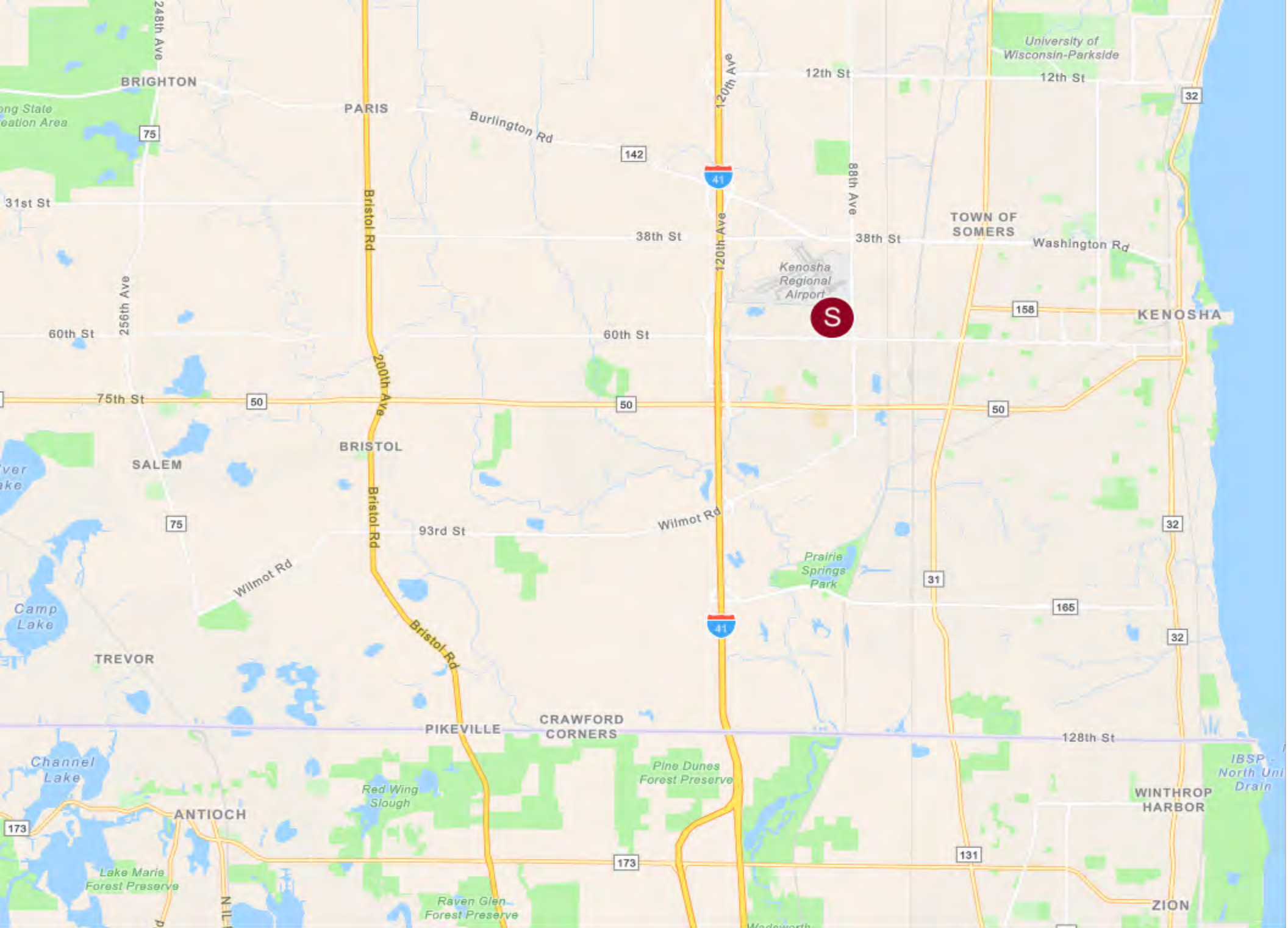
### Largest Employers

Walmart	10,000
Amazon.com	10,000
UPS	10,000
United States Postal Service	10,000
Costco Wholesale	10,000
McDonald's	10,000
Target	10,000
ALDI	10,015,000

### Kenosha County GDP Trend











03

## Property Description

Property Features

Property Images

5511 95TH AVE



## PROPERTY FEATURES

NUMBER OF UNITS	1
GROSS BUILDING AREA (SF)	15,438
NET RENTABLE AREA (SF)	11,238
LAND SF	87,125
LAND ACRES	2.00
YEAR BUILT	1999
YEAR RENOVATED	2021-2024
# OF PARCELS	1
ZONING TYPE	M-2 Heavy Manufacturing District A-4 Airport Overlay District Overflight.
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	59
CEILING HEIGHT	16'
DOCK HIGH DOORS	13-15'
OFFICE SF	5,655

## MECHANICAL

FIRE SPRINKLERS	Fully Wet Sprinklered
ELECTRICAL / POWER	800 A / 3 Phase
ADDITIONAL ELECTRICAL / POWER	400 A / 3 Phase
ADDITIONAL ELECTRICAL / POWER	200 A / 3 Phase

## CONSTRUCTION

EXTERIOR	Concrete Block
PARKING SURFACE	Asphalt and Concrete
ROOF	Rubber















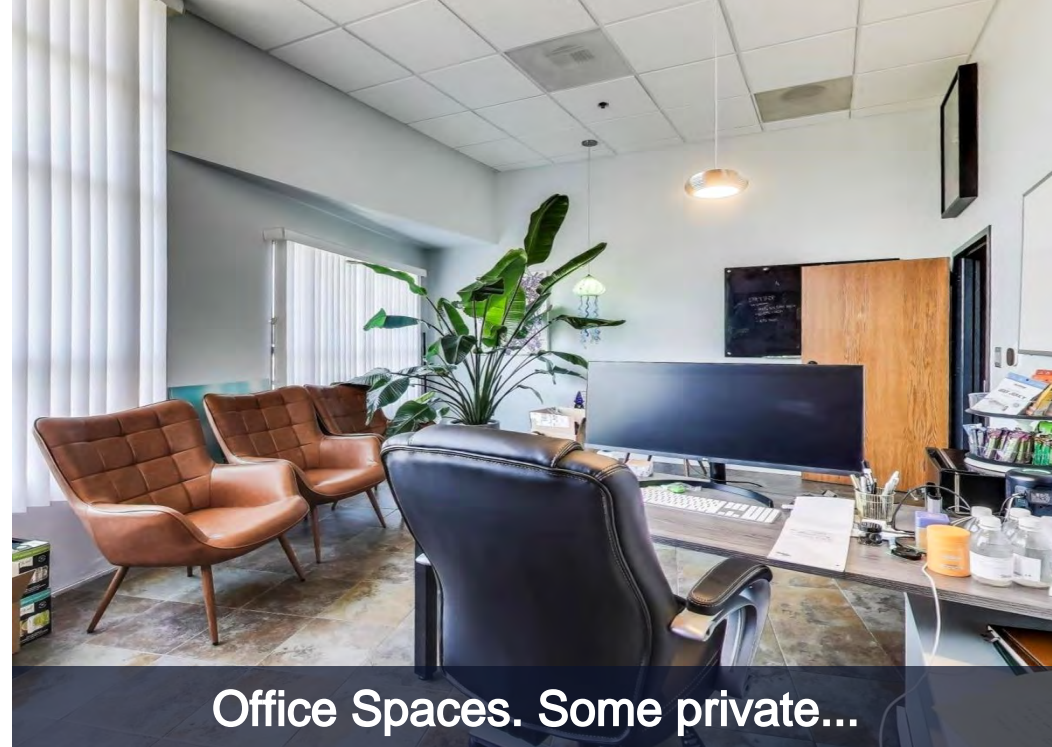
Lobby/Reception Area







5,655 sq ft of multiple



Office Spaces. Some private...







and some open!







Additional Flex Open Space







Wearhouse Area



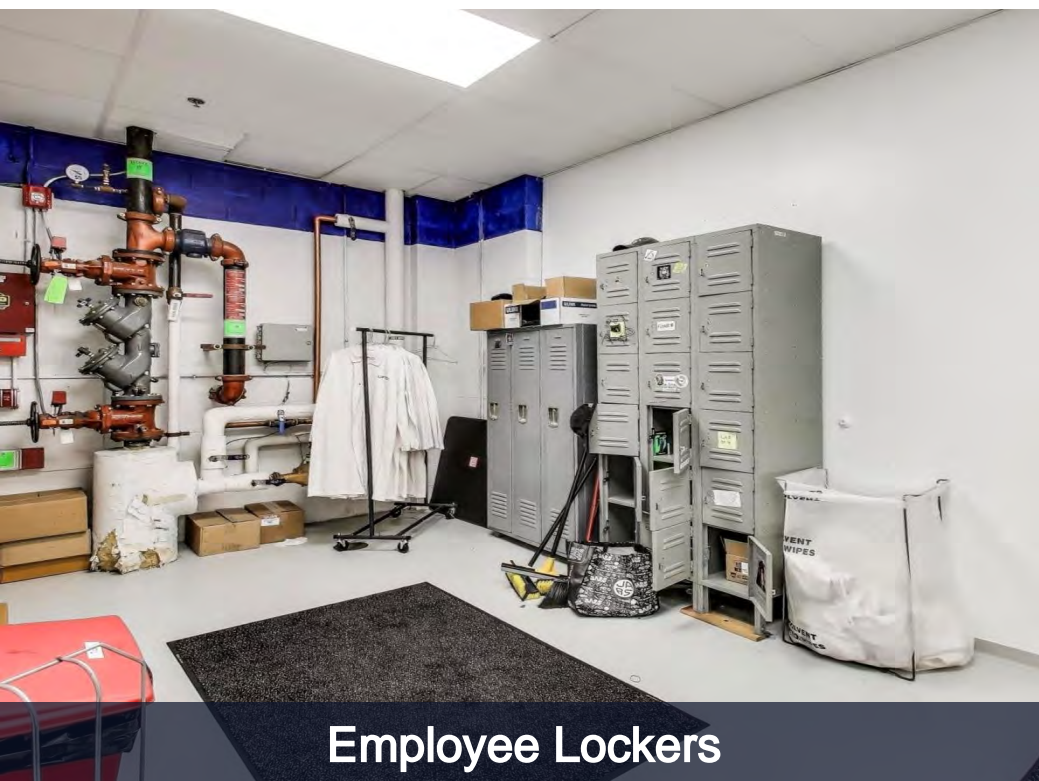




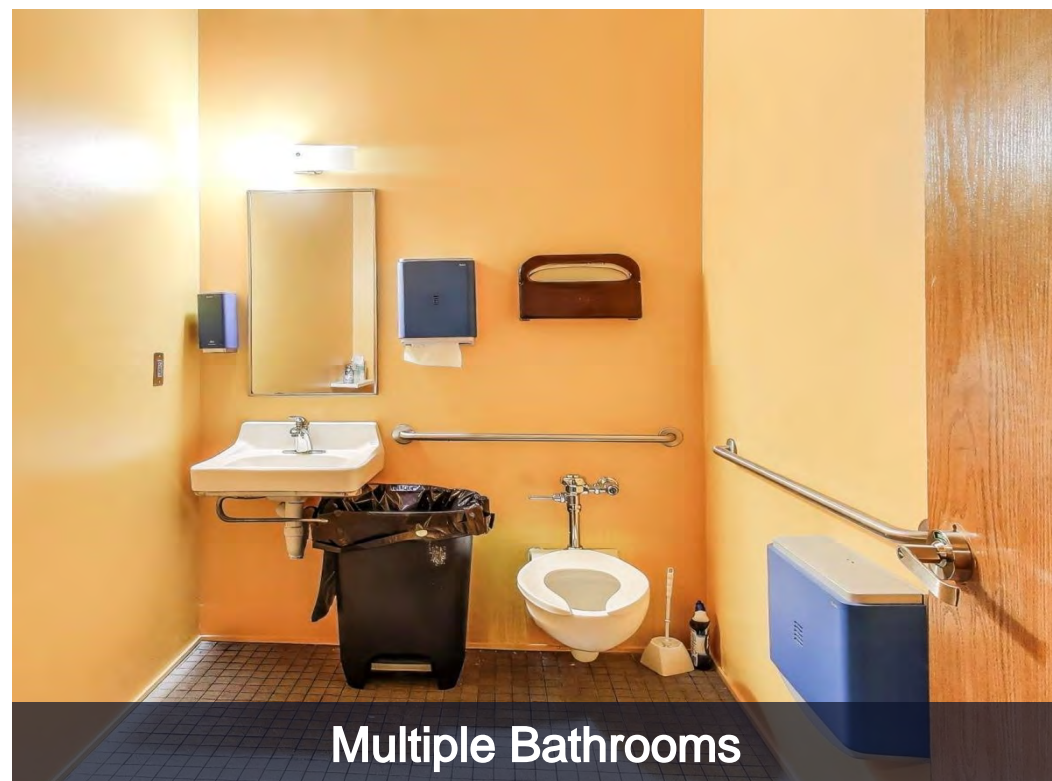
Kitchen



Utility Room



Employee Lockers



Multiple Bathrooms





Building sits on 2 acres with.....



enough land/space



for any future expansion



plans you may have.





59 exterior parking spots





04

Demographics

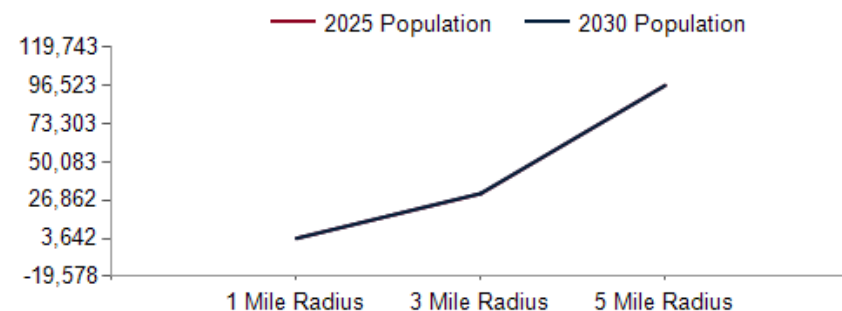
General Demographics

5511 95TH AVE

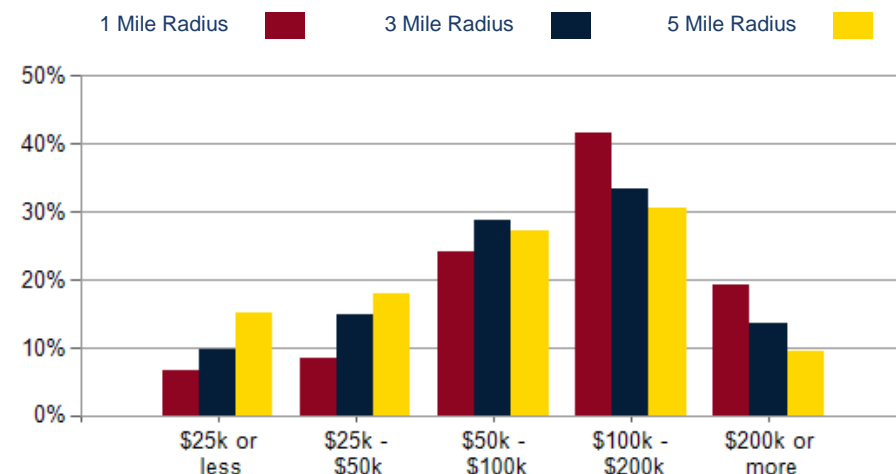


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,943	21,170	85,290
2010 Population	3,761	28,918	95,021
2025 Population	3,642	30,772	96,523
2030 Population	3,657	30,923	96,466
2025 African American	309	2,441	9,373
2025 American Indian	6	117	457
2025 Asian	313	1,450	2,306
2025 Hispanic	592	4,843	19,132
2025 Other Race	178	1,676	7,139
2025 White	2,395	21,906	65,800
2025 Multiracial	439	3,164	11,393
2025-2030: Population: Growth Rate	0.40%	0.50%	-0.05%

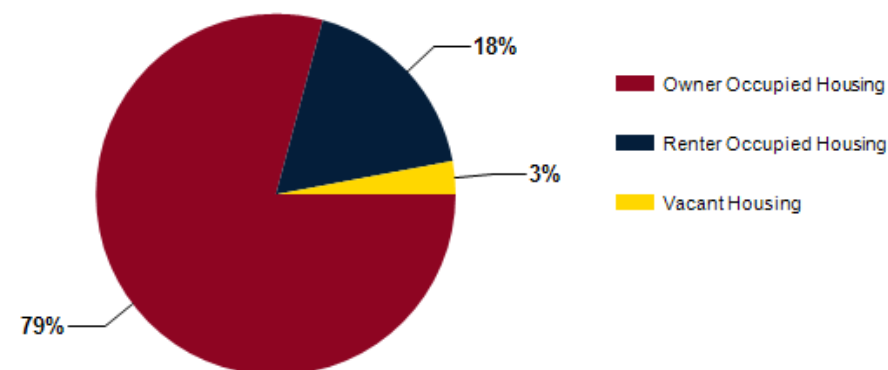
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	31	602	3,487
\$15,000-\$24,999	37	620	2,510
\$25,000-\$34,999	31	514	2,408
\$35,000-\$49,999	56	1,360	4,767
\$50,000-\$74,999	109	2,023	6,381
\$75,000-\$99,999	138	1,620	4,475
\$100,000-\$149,999	220	2,585	8,183
\$150,000-\$199,999	205	1,620	4,055
\$200,000 or greater	195	1,703	3,746
Median HH Income	\$128,072	\$92,248	\$76,978
Average HH Income	\$141,944	\$117,569	\$100,603



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

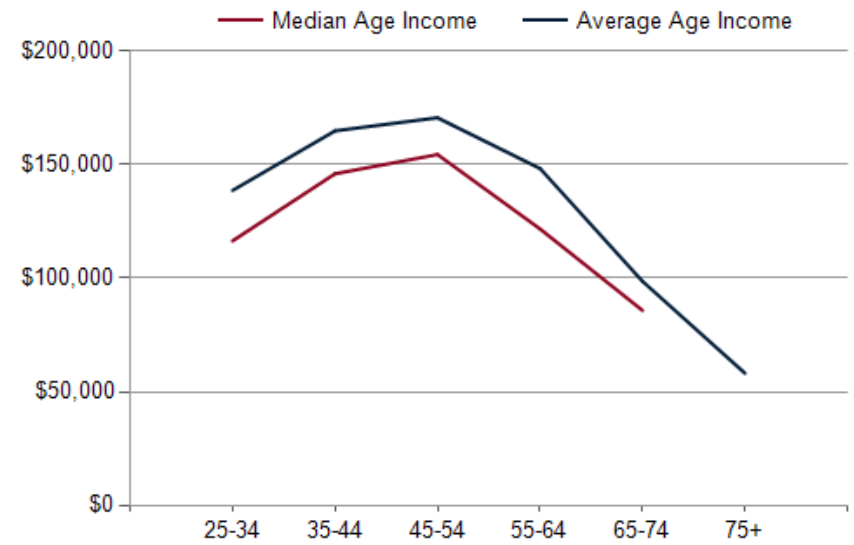
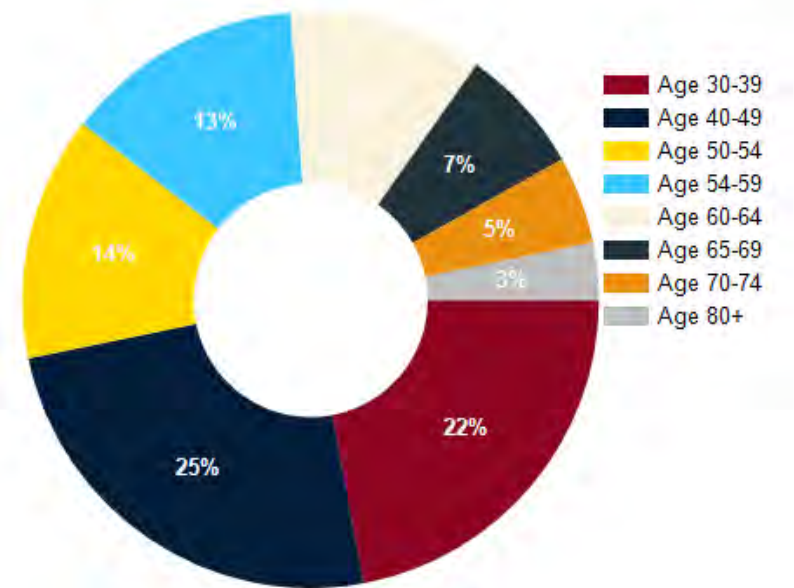


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	222	2,208	6,776
2025 Population Age 35-39	231	2,075	6,429
2025 Population Age 40-44	244	2,046	6,287
2025 Population Age 45-49	263	1,963	5,980
2025 Population Age 50-54	282	2,052	5,916
2025 Population Age 55-59	275	2,024	5,979
2025 Population Age 60-64	223	2,021	6,298
2025 Population Age 65-69	146	1,680	5,484
2025 Population Age 70-74	101	1,251	4,047
2025 Population Age 75-79	66	877	2,898
2025 Population Age 80-84	47	599	1,967
2025 Population Age 85+	35	515	1,715
2025 Population Age 18+	2,779	24,332	75,722
2025 Median Age	37	39	39
2030 Median Age	37	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,406	\$90,799	\$79,839
Average Household Income 25-34	\$138,658	\$114,182	\$99,073
Median Household Income 35-44	\$145,987	\$110,707	\$96,762
Average Household Income 35-44	\$164,915	\$136,947	\$115,031
Median Household Income 45-54	\$154,456	\$118,926	\$101,444
Average Household Income 45-54	\$170,657	\$147,131	\$121,503
Median Household Income 55-64	\$121,692	\$104,527	\$87,988
Average Household Income 55-64	\$148,302	\$129,288	\$110,556
Median Household Income 65-74	\$85,762	\$69,065	\$60,139
Average Household Income 65-74	\$98,607	\$93,024	\$84,409
Average Household Income 75+	\$58,091	\$66,736	\$64,345





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