

# Professional Office Building

3505 30th Avenue

Kenosha, WI 53140

**BERKSHIRE  
HATHAWAY**  
EPIC REAL ESTATE

**FOR SALE**



**OFFERING PRICE: \$699,900**

**SQUARE FEET: 5,175**

**ZONING: IP INSTITUTIONAL PARK DISTRICT**

**PARKING: 35**

**PARCEL #: 07-222-25-152-062**

**LAND SIZE: 1.20 Acres**

**REAL ESTATE TAXES: \$13,350**

**ASSESSMENT: (2024) \$787,600**

**YEAR BUILT: 1986**

Anthony J. DeBartolo, CCIM

President/Co-Owner

Office: 262-605-1504

Cell: 262-818-8669

Email: [tony@epicmidwest.com](mailto:tony@epicmidwest.com)

600 52ND Street, Ste 333

Kenosha, WI 53140

[www.epicmidwest.com](http://www.epicmidwest.com)

# Professional Office Space

3505 30th Avenue

Kenosha, WI 53140

**BERKSHIRE  
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EPIC REAL ESTATE



**Move-in-ready 5,100+ sq ft professional office condo unit, part of a two-unit commercial building with separate parcels, located in Kenosha's Gateway district. The efficient floor plan includes 7 private offices, 2 conference rooms, a welcoming reception area, and a dedicated staffing/workroom space, ideal for medical, professional, or administrative use.**

**The property offers strong visibility, convenient access to major roads and local amenities, and ample onsite parking. A rare opportunity for an owner-user or investor seeking a clean, functional office condo in a central Kenosha location.**

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## DEMOGRAPHICS

	<u>1Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION	12,065	75,517	113,172
AVERAGE HH INCOME	\$61,900	\$62,268	\$81,413
TRAFFIC COUNT (2025)	30TH Avenue (13,602) Washinton Rd (19,026)		

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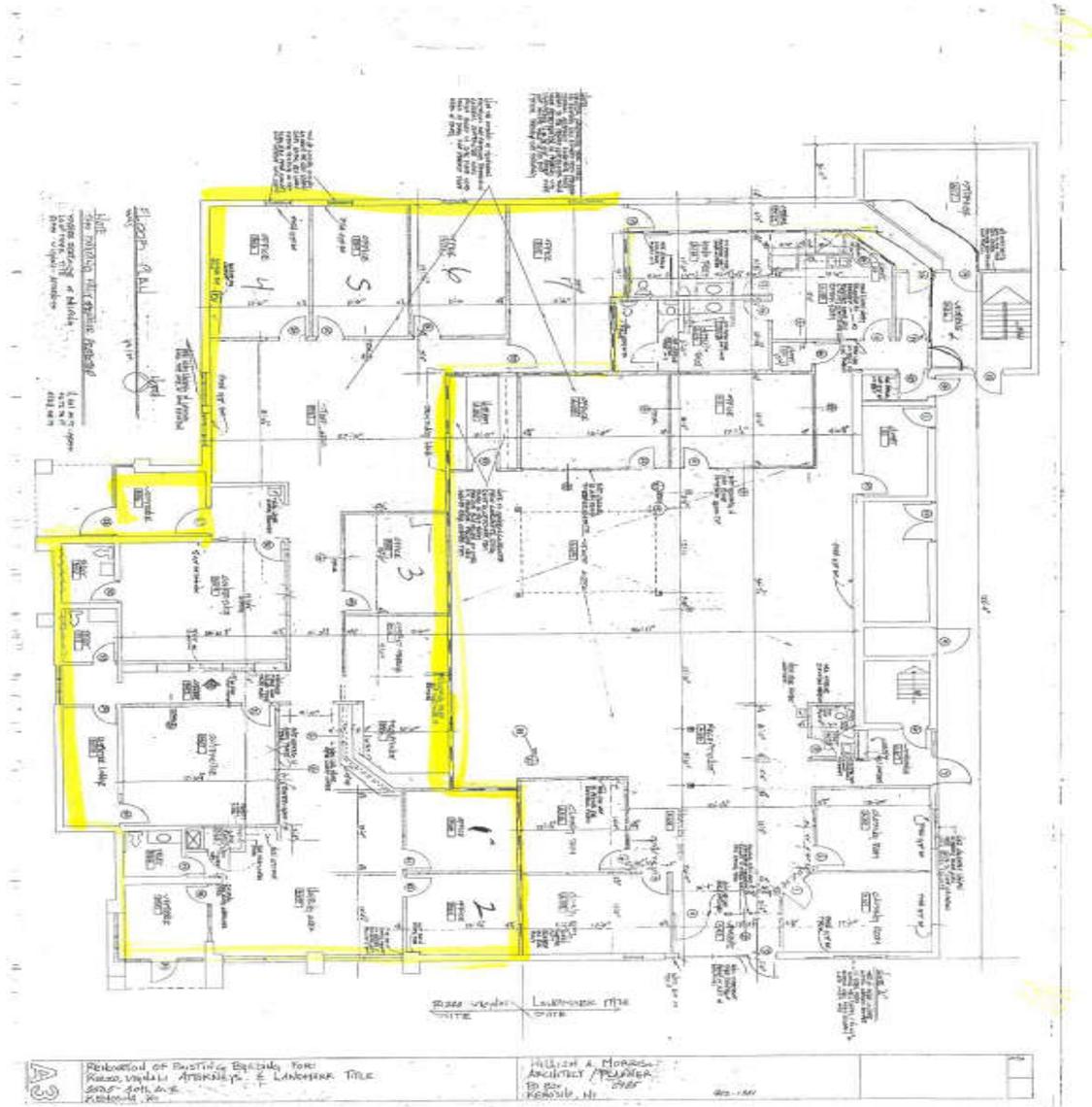
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# Executive Summary

3505 30th Ave, Kenosha, Wisconsin, 53144



Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Population	1 mile	3 miles	5 miles
2010 Population	12,051	77,076	114,990
2020 Population	11,868	77,181	114,820
2025 Population	12,065	75,517	113,172
2030 Population	12,152	74,877	112,925
2010-2020 Annual Rate	-0.15%	0.01%	-0.01%
2020-2025 Annual Rate	0.31%	-0.41%	-0.27%
2025-2030 Annual Rate	0.14%	-0.17%	-0.04%

Age	1 mile	3 miles	5 miles
2025 Median Age	37.9	36.9	38.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	65.7%	64.3%	68.1%
Black Alone	10.9%	12.3%	10.2%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	0.9%	1.4%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.1%	8.8%	7.4%
Two or More Races	12.9%	12.6%	11.8%
Hispanic Origin	22.6%	22.8%	19.7%
Diversity Index	69.5	70.7	66.3

Households	1 mile	3 miles	5 miles
2010 Total Households	4,502	28,958	43,724
2020 Total Households	4,614	30,562	45,844
2025 Total Households	4,900	31,449	47,507
2030 Total Households	5,031	31,852	48,423
2010-2020 Annual Rate	0.25%	0.54%	0.47%
2020-2025 Annual Rate	1.15%	0.55%	0.68%
2025-2030 Annual Rate	0.53%	0.25%	0.38%
2025 Average Household Size	2.42	2.30	2.30
Wealth Index	54	60	74



<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	23.1%	23.6%	23.7%
<b>Median Household Income</b>			
2025 Median Household Income	\$61,900	\$62,268	\$71,046
2030 Median Household Income	\$70,279	\$70,172	\$81,413
2025-2030 Annual Rate	2.57%	2.42%	2.76%
<b>Average Household Income</b>			
2025 Average Household Income	\$80,011	\$83,763	\$93,881
2030 Average Household Income	\$88,976	\$92,748	\$104,524
<b>Per Capita Income</b>			
2025 Per Capita Income	\$32,921	\$35,203	\$39,426
2030 Per Capita Income	\$37,247	\$39,772	\$44,814
2025-2030 Annual Rate	2.50%	2.47%	2.60%
<b>Income Equality</b>			
2025 Gini Index	42.1	45.2	44.8
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	45.6	45.1	47.3
<b>Housing Unit Summary</b>			
Housing Affordability Index	92	90	90
2020 Housing Units	4,847	32,683	48,641
Vacant Housing Units	5.0%	6.4%	5.8%
2025 Housing Units	5,124	33,422	50,208
Owner Occupied Housing Units	58.0%	52.2%	58.4%
Renter Occupied Housing Units	42.0%	47.8%	41.6%
Vacant Housing Units	4.4%	5.9%	5.4%
2030 Total Housing Units	5,275	33,923	51,238
2030 Owner Occupied Housing Units	2,993	17,043	28,685
2030 Renter Occupied Housing Units	2,038	14,809	19,738
2030 Vacant Housing Units	244	2,071	2,815

# COMMUNITY SUMMARY

3505 30th Ave, Kenosha, Wisconsin, 53144  
 Ring: 1 mile radius



17.8%  
Services



30.6%  
Blue Collar



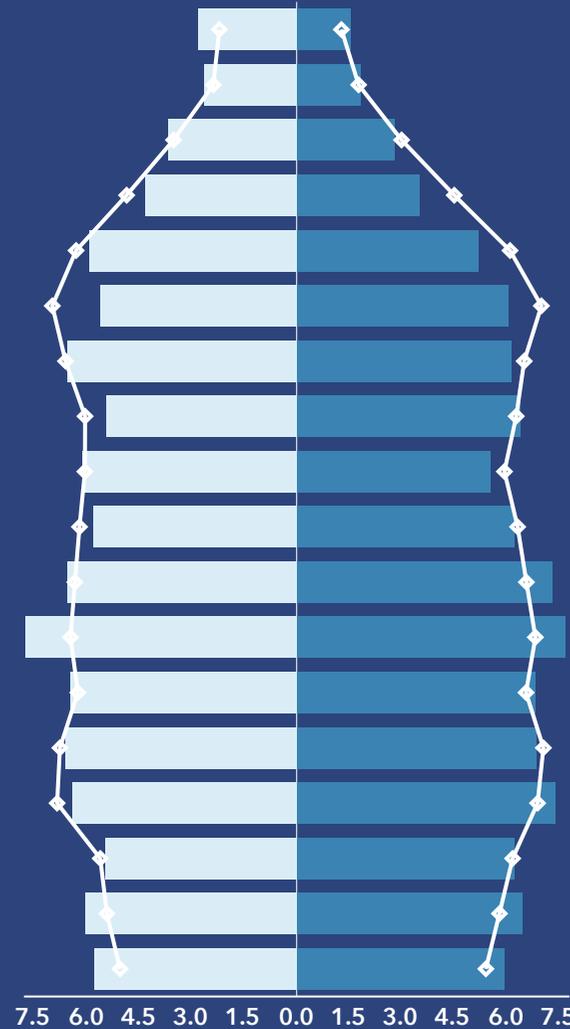
51.5%  
White Collar

12,065	0.31%	2.42	69.5	37.9	\$61,900	\$228,894	\$112,961	22.1%	60.7%	17.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

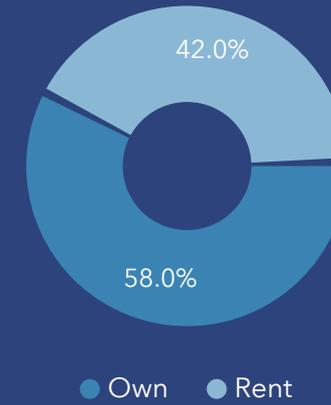
Mortgage as Percent of Salary



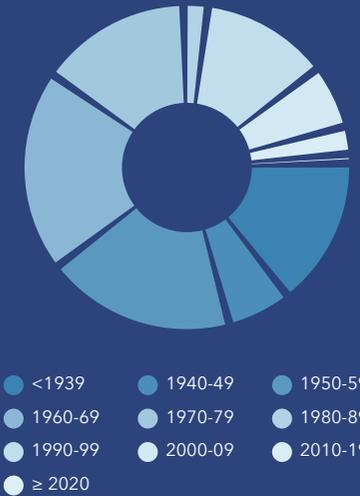
Age Profile: 5 Year Increments



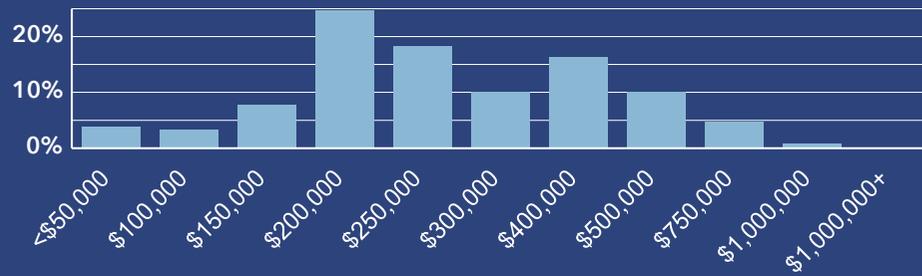
Home Ownership



Housing: Year Built



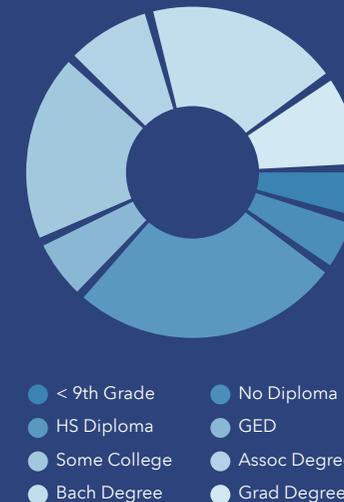
Home Value



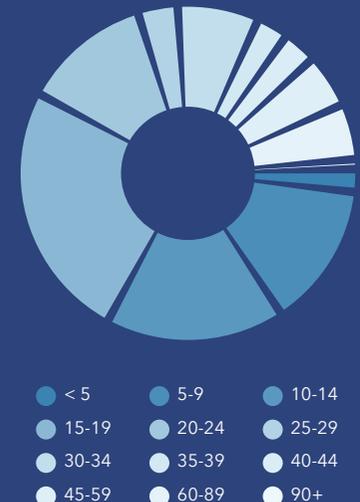
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to **Kenosha County**

# COMMUNITY SUMMARY

3505 30th Ave, Kenosha, Wisconsin, 53144  
 Ring: 3 mile radius



**19.2%**  
Services



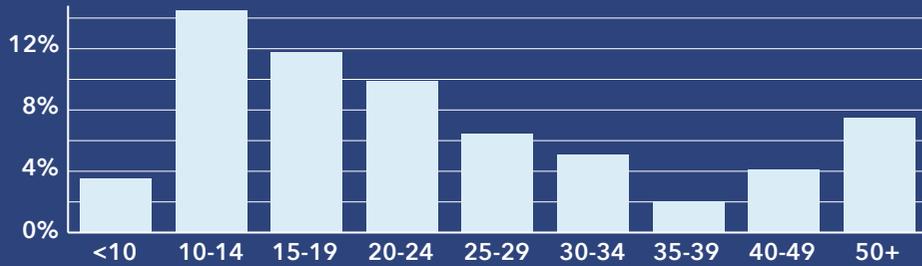
**28.0%**  
Blue Collar



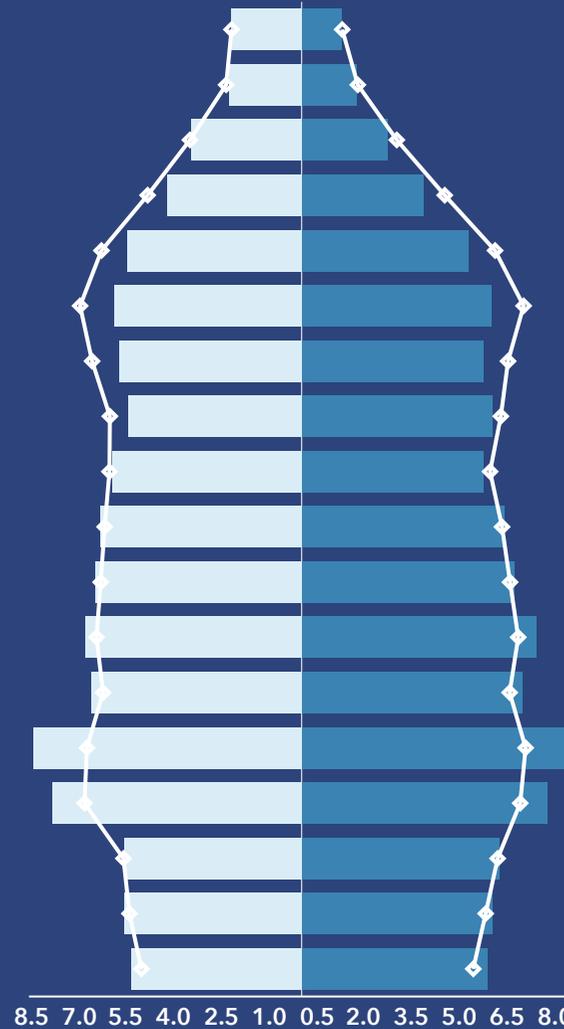
**52.7%**  
White Collar

<b>75,517</b>	<b>-0.41%</b>	<b>2.30</b>	<b>70.7</b>	<b>36.9</b>	<b>\$62,268</b>	<b>\$234,686</b>	<b>\$95,677</b>	<b>21.2%</b>	<b>62.5%</b>	<b>16.3%</b>
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

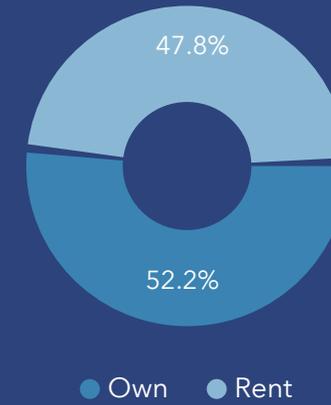
**Mortgage as Percent of Salary**



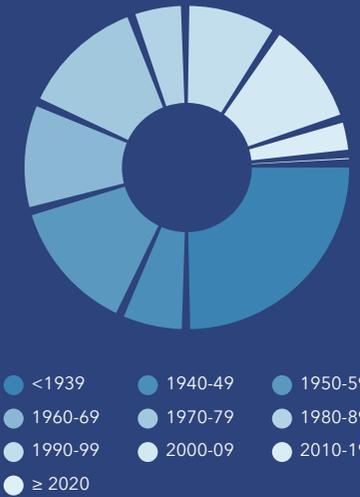
**Age Profile: 5 Year Increments**



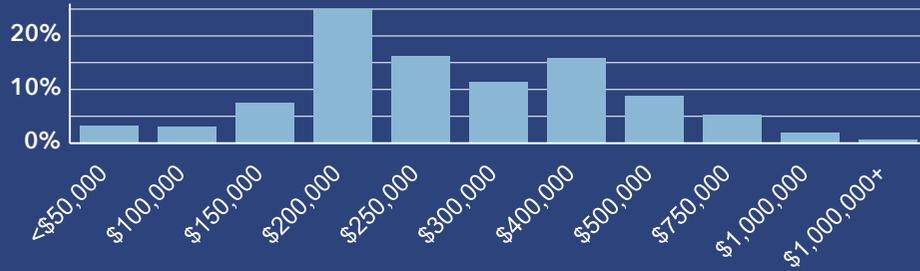
**Home Ownership**



**Housing: Year Built**



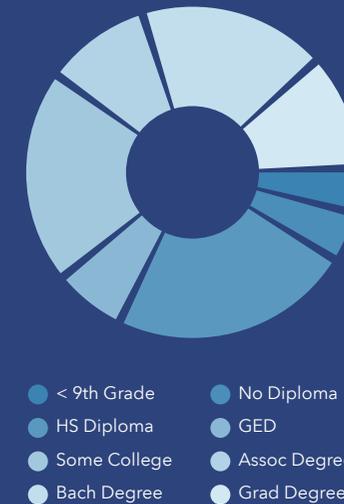
**Home Value**



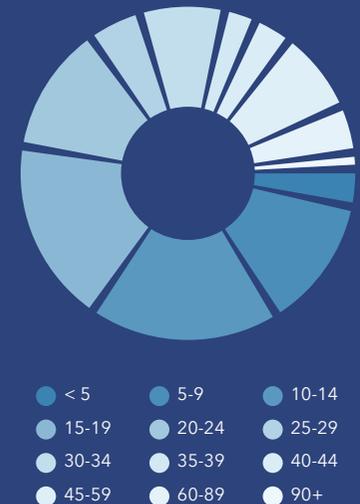
**Household Income**



**Educational Attainment**



**Commute Time: Minutes**



Dots show comparison to **Kenosha County**

# COMMUNITY SUMMARY

3505 30th Ave, Kenosha, Wisconsin, 53144  
 Ring: 5 mile radius



17.6%  
Services



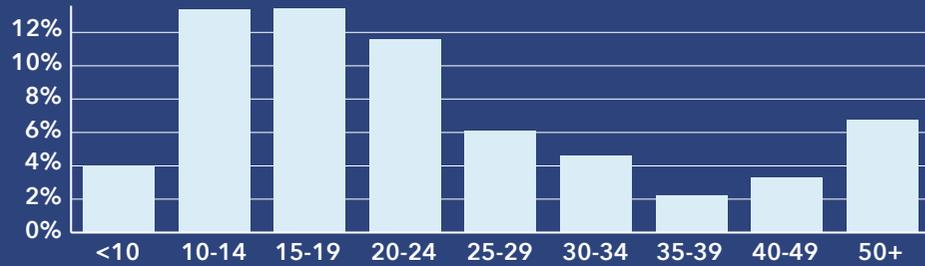
26.2%  
Blue Collar



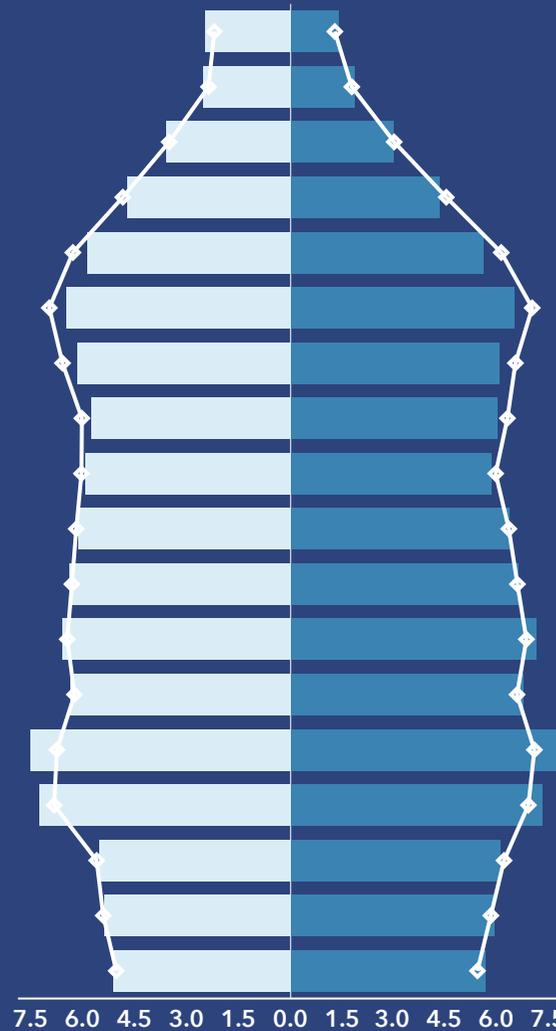
56.2%  
White Collar

113,172	-0.27%	2.30	66.3	38.7	\$71,046	\$269,023	\$151,430	20.7%	61.6%	17.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

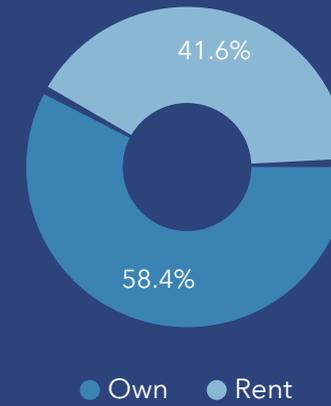
Mortgage as Percent of Salary



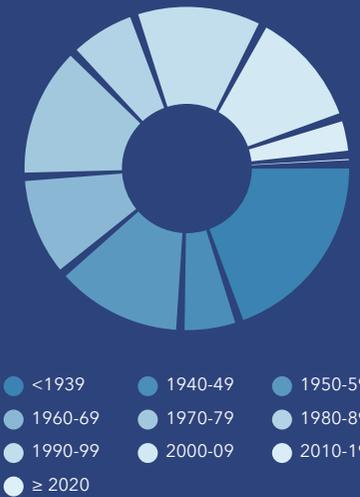
Age Profile: 5 Year Increments



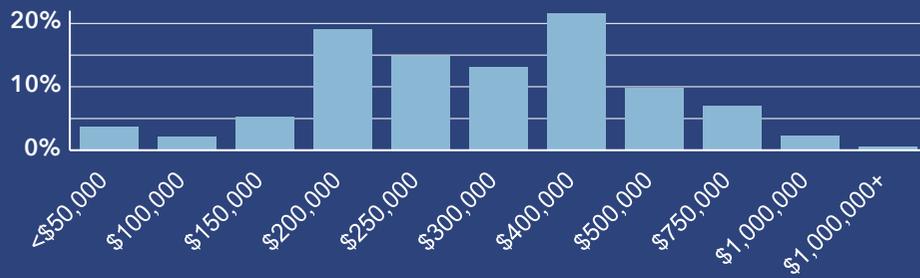
Home Ownership



Housing: Year Built



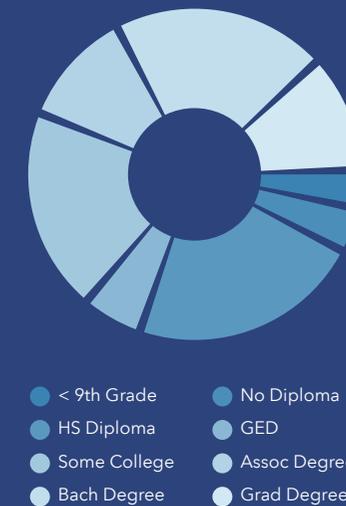
Home Value



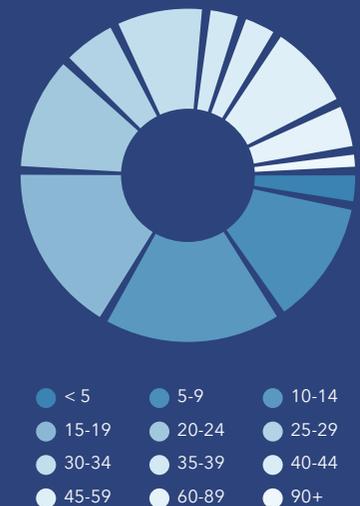
Household Income



Educational Attainment

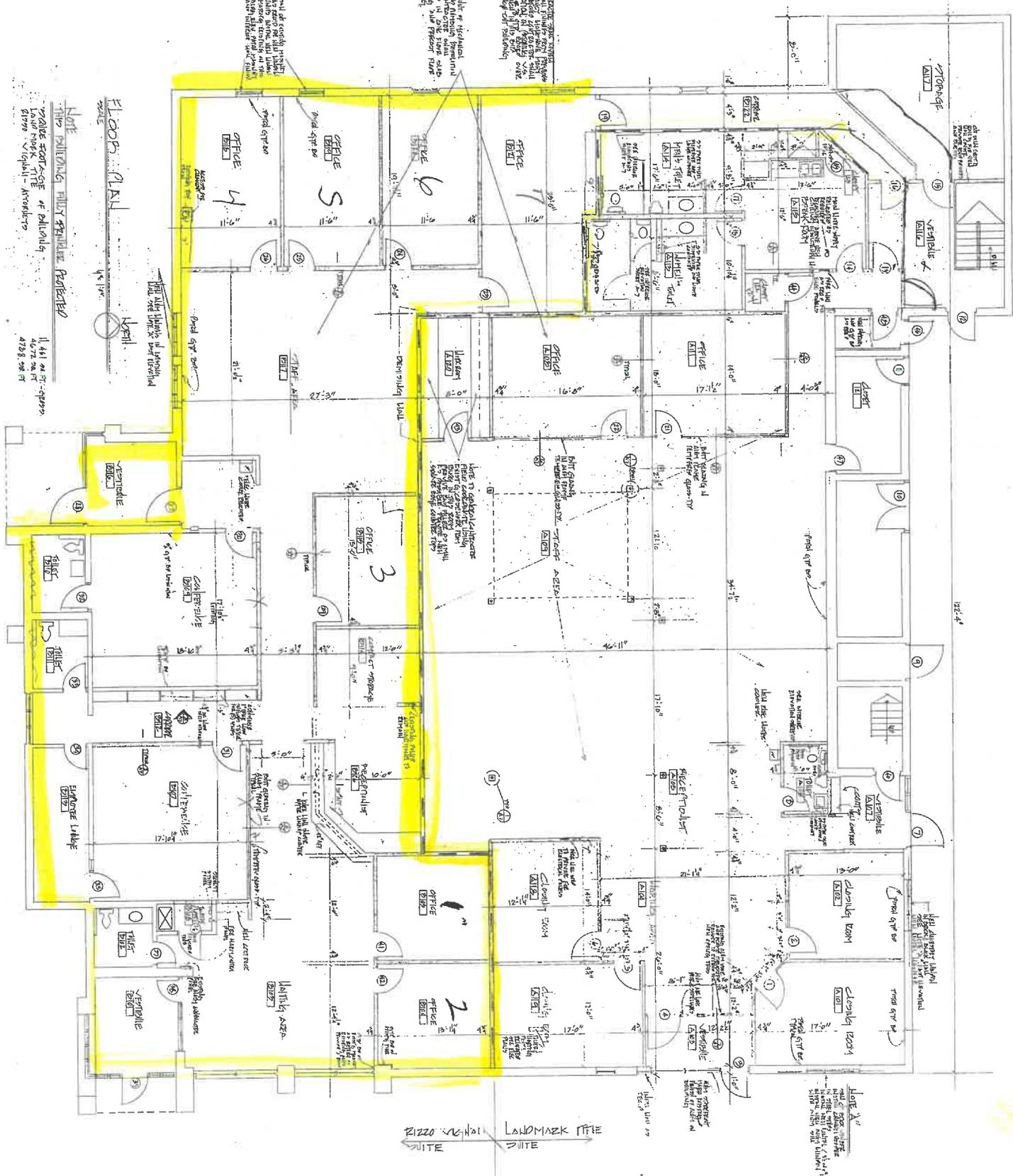


Commute Time: Minutes



Dots show comparison to **Kenosha County**

111



NOTE: THE WALLS OF THE EXISTING BUILDING ARE CONCRETE WITH A GROUTED JOINT AT THE TOP AND BOTTOM. THE JOINTS SHOULD BE REPAIRED AND THE WALLS SHOULD BE FINISHED WITH A FINISH OF YOUR CHOICE.

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NOTE: THIS BUILDING PLAN IS UNLICENSED. THE SCETCHES OF THE BUILDING ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DATE: 11/11/85

BY: W.A. MORRIS

A3

RENOVATION OF EXISTING BUILDING FOR:  
RIZZO, VIGNALI ATTORNEYS IN LANDMARK TITLE  
3505 30th Ave.  
KENOSHA WI

WILLIAM A. MORRIS  
ARCHITECT/PLANNER  
PO Box 5985  
KENOSHA, WI

4/2-134

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm 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 Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

### 42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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