

# Single Tenant Investment

3021 75th Street

Kenosha, WI 53142

**BERKSHIRE  
HATHAWAY**  
EPIC REAL ESTATE



**OFFERING PRICE: \$755,000**

**Square Feet: 5,453**

**ZONING: B2**

**PARKING: 22**

**PARCEL #: 04-122-12-201-003**

**Land Size: .41 Acres**

**Real Estate Taxes: \$13,607**

**Lease: Mortified Gross**

**Cap Rate: 5.8%**

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

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**TENANT: Sunnyside Florist**

Excellent investment opportunity in a high-visibility commercial corridor. This well-maintained commercial property is fully leased to Sunnyside Florist of Kenosha, a well-established local business that has proudly served the community since 1951. The long-term presence of this tenant reflects the strength and stability of the location. The building is ideally located along 75th Street (Hwy 50), one of Kenosha's primary retail and business corridors, offering strong traffic counts and excellent accessibility. This prime location provides convenient access to Interstate 94 and serves the greater Kenosha market as well as nearby Illinois and southeastern Wisconsin communities. Ideal for investors seeking stable rental income.

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## Annual Operating Income Statement

Revenue: \$61,200

Expenses:

Real Estate Taxes: \$13,607

Insurance: \$3,100

Total Expenses: \$16,707

Net Income: \$44,493

Tenant is responsible for all utilities, Lawn Care, Snow Removal, Water, and Maintenance.

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## ***DEMOGRAPHICS / TRAFFIC COUNT***

	<b><u>1Miles</u></b>	<b><u>3 Miles</u></b>
<b>POPULATION</b>	<b>19,126</b>	<b>80,986</b>
<b>AVERAGE HH INCOME</b>	<b>\$89,961</b>	<b>\$90,,319</b>
<b>TRAFFIC COUNT (2025)</b>	<b>75th Street</b>	<b>12,200</b>
	<b>30th Ave</b>	<b>11,100</b>

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