

11512-11520 N. Port Washington Road

Mequon, WI 53092

Mequon Office Park Redevelopment

Prime Land Opportunity: 5.6 Acres
Between N. Port Washington Road
& Interstate 43

OFFERING
MEMORANDUM





Market Experts

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EXECUTIVE SUMMARY

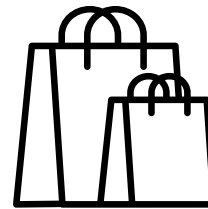
Marcus and Millichap is pleased to present this unique opportunity to purchase 11512-11520 North Port Washington Road, Mequon, WI 53092 (the "Property"). This 5.6 acre parcel currently has 5 occupied office buildings and presents a unique opportunity for a qualified investor or developer to redevelop the site within the Port Washington Road Corridor. The City of Mequon has declared this site a redevelopment candidate with aim to see a higher and better use. Potential uses include:



Hotel &
Hospitality



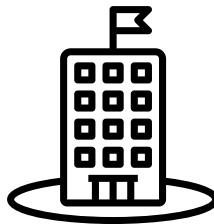
Multi Family &
Apartments



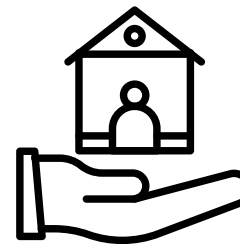
Retail &
Shopping
Center



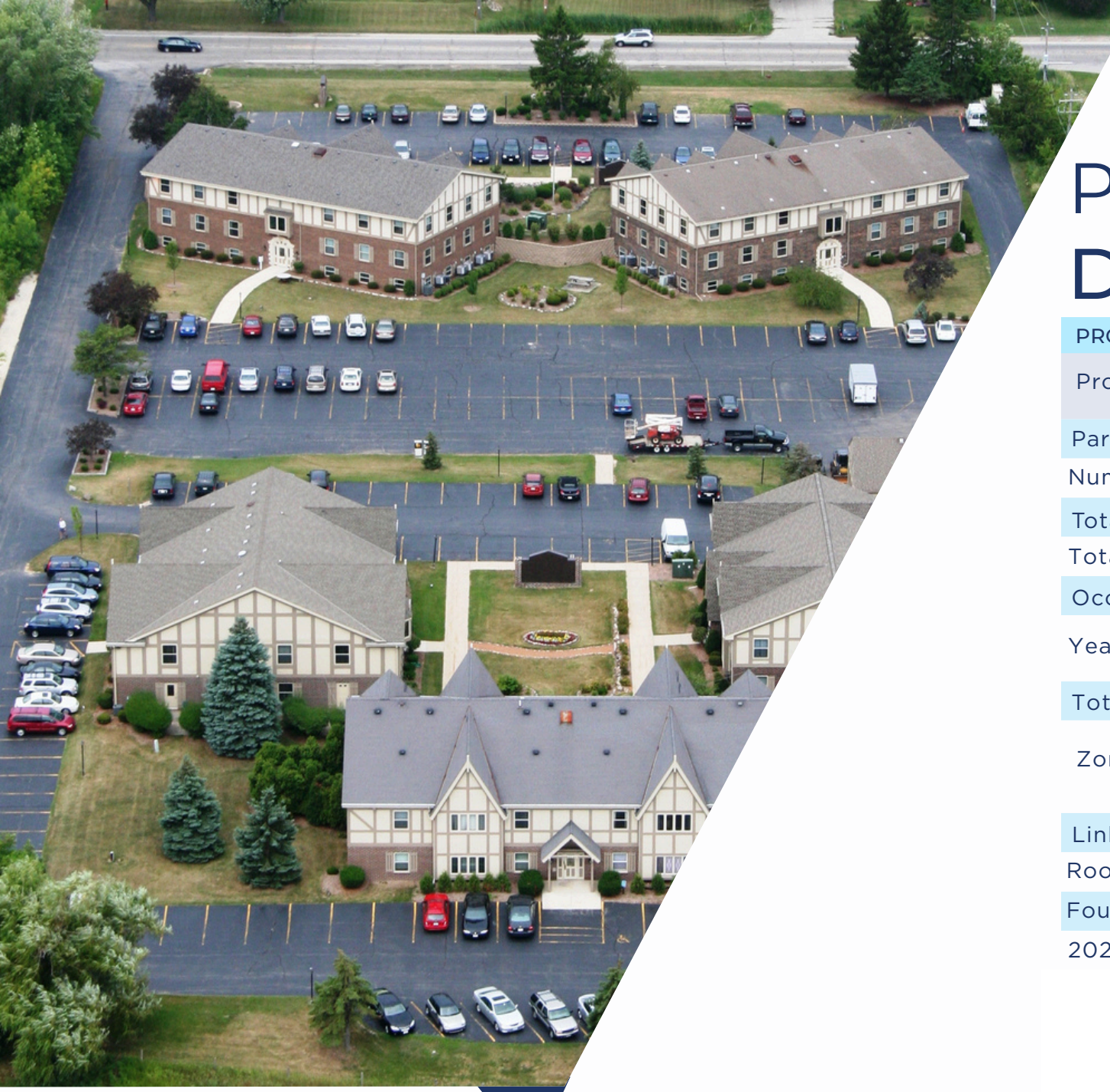
Medical Office
& Outpatient
Facility



Company
Headquarters



Assisted Living



PROPERTY DETAILS

PROPERTY DETAILS

Property Address:	11512-11520 N. Port Washington Rd
Parcel Number	50201001600
Number of Buildings:	5
Total RBA:	54,299 SF
Total Lot Size:	5.62 Acres
Occupancy:	81%
Year Built:	1972
Total Suites:	113
Zoning:	B3 (Office & Service District)
Link to Mequon Zoning:	HERE
Roof Type:	Asphalt Shingles
Foundation:	Concrete
2024 Taxes (Total)	\$51,370

INVESTMENT HIGHLIGHTS

- Located in the Most Affluent Town in Wisconsin with Excellent Demographics
- Conveniently Located off Exit 187 within Port Washington Corridor
- Excellent Exposure to High Traffic Counts to East and West
- 350 ft. of Frontage on Interstate 43
- 340 ft. of Frontage on Port Washington Rd
- Major Retailers and Developments Nearby: Mequon Community Hospital, Froedtert Mequon Health Center, Pick N' Save, Starbucks, Culvers, JP Morgan Chase, etc.
- 95% occupied with Strong Historical Occupancy



The Opportunity :

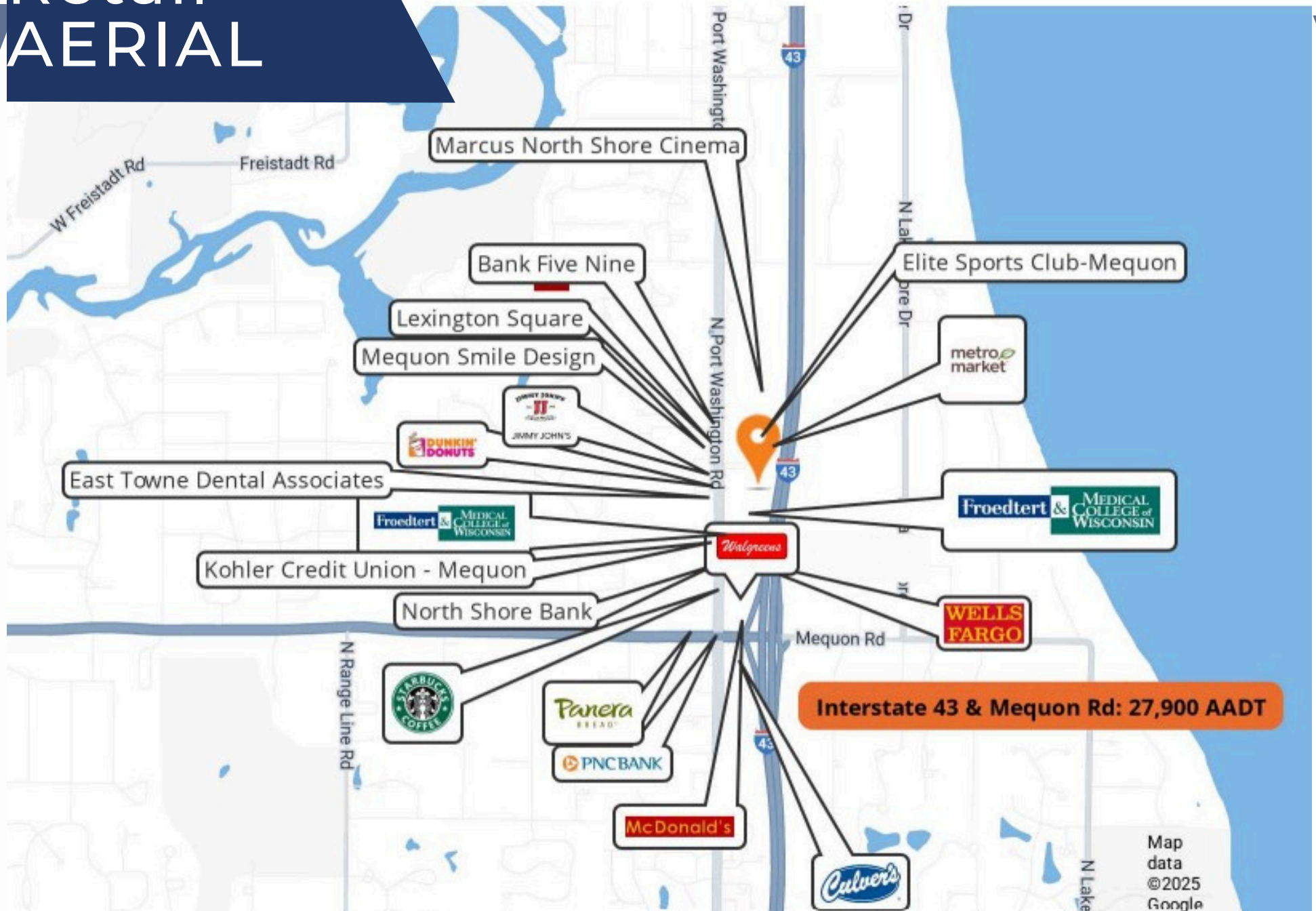
Built between 1970 and 1980, Mequon Office Park sits on 5.6 acres, less than half a mile north of Mequon Road and right off Interstate 43. This prime site is less than half a mile from Exit 85 and located within the Port Washington Corridor where many recent developments have been completed. After several studies, The City of Mequon is focusing on further development of the corridor and wants to see the site used to a higher and more efficient use. With thriving demographics, recent completed developments, strong traffic counts, and city improvements, The Mequon Office Park is an excellent land opportunity for an experienced developer looking to capitalize on the growing Port Washington Road Corridor. To view the entire report, please click [HERE](#)

The Buildings:

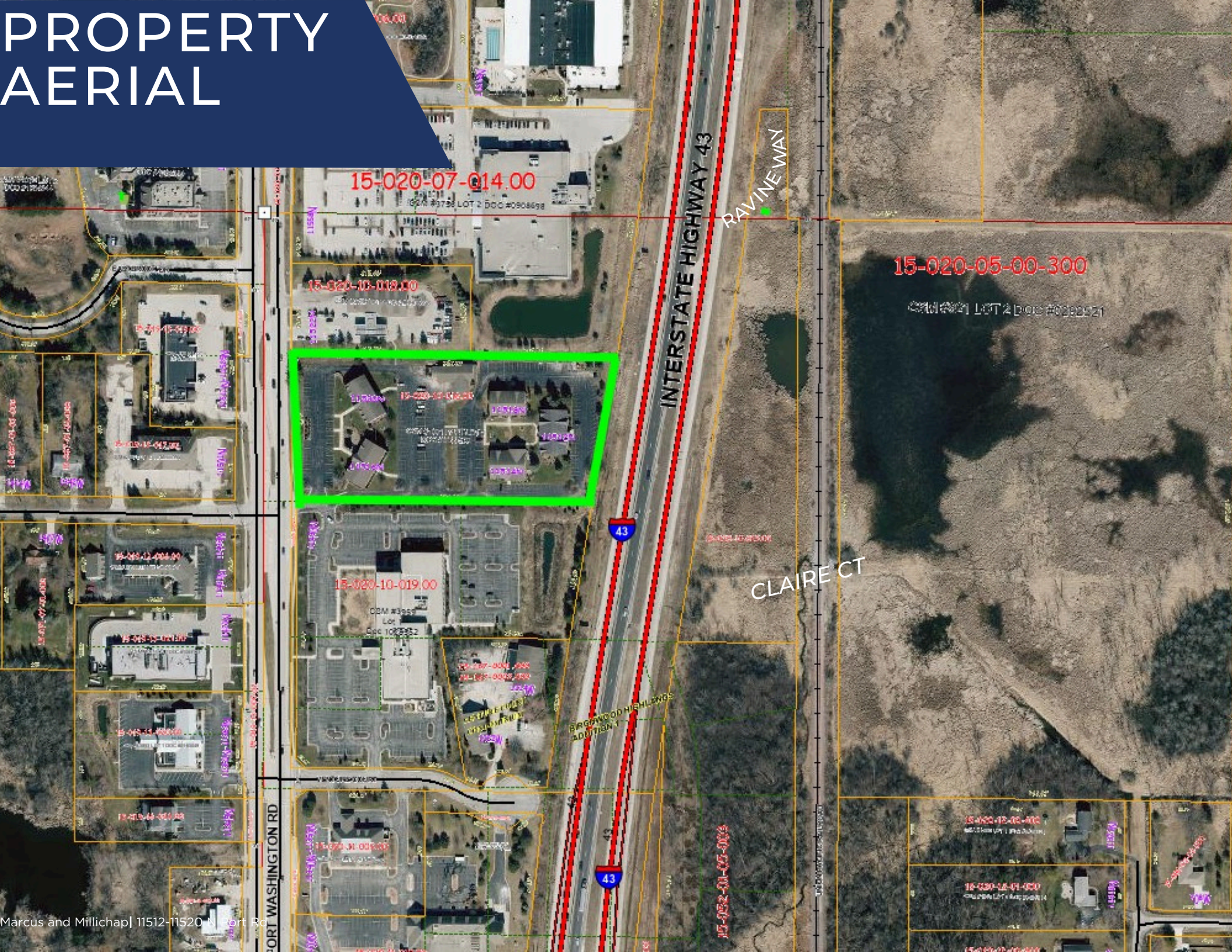
These five Tudor style office buildings were constructed between 1972 and 1975. Each building ranges from 9,000 RBA to 13,000 RBA. The buildings have numerous suite sizes from 100 to 1,500 square feet. A variety of tenured tenants and small businesses occupy the spaces and enjoy the ease of the well-managed site. All tenants are on short term leases ranging from one to two years with automatic renewals. All leases are on a gross basis. Leases are under-market and short-term. A prospective developer can use the cashflow to ramp into development. Please reach out for further information regarding NOI and demolition cost.



Retail AERIAL



PROPERTY AERIAL



Property Survey

SURVEY CERTIFICATE

That part of Parcel 1 of Certified Survey Map No. 1001, located in the Southwest 1/4 of Section 20, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Parcel 1; thence Southwesterly along a curve to the right (having a radius of 11,334.16 feet and a chord that measures 19.80 feet and bears S89°07'59" W) on an arc distance of 19.80 feet; thence S89°11'00" W 322.21 feet; thence S89°15'42" W 696.38 feet to the easterly line of North Port Washington Road; thence N°18°47' W 338.00 feet to the North line of said Parcel 1; thence N89°15'42" E along said North line 752.62 feet to the point of commencement, said lands containing 5.62 acres of land, more or less.

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

To Mutual Savings Bank & Port Abstract and Title Co., Inc.:

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, to include current supplements and addenda, and includes Items 1, 4, 7(C), and II of Table (a) thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) for a urban survey.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

9-12-96
Date

James G. Schneider
Surveyor - S-2127

GRAPHIC SCALE



NOTE :

1. BUILDING SETBACKS ARE FOR CITY OF MEQUON AND REFLECT SETBACKS AT THE TIME THE PROPERTY WAS DEVELOPED.

CURVE DATA

RAD. = 11,334.16'
DELTA = 9° 07' 59"
CHD. = 19.80'
CNG. BEG. = S 89°07'59" W

INTERSTATE - 43

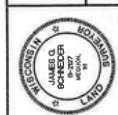
SCALE 1" = 30'

N.W. COR. OF THE SW.
1/4 OF SEC. 20-9-22

N PORT WASHINGTON ROAD

HOMESTEAD TRAIL

MEQUON OFFICE PARK
11512-20 N. PORT WASHINGTON RD.
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN.



A.L.T.A. SURVEY
FOR
MIKKELSON BUILDERS

NSE NORTH SHORE ENGINEERING, INC.
11512 N. Port Washington Rd., Mequon, WI 53002
(414) 224-2000

DATED AUG. 21, 1996

CITY OF MEQUON

PLAT NO. LS-615

WISCONSIN



MARKET OVERVIEW

LOCATION DESCRIPTION:

The city of Mequon is located in Ozaukee County, Wisconsin, and is part of the Milwaukee metropolitan area. Mequon is situated along the western shore of Lake Michigan, just 19 miles north of Milwaukee and covers 24 square miles.

INCOME:

Mequon is an affluent community with a high median household income. As of the most recent estimates, the median household income is around \$100,000 or more, which is significantly higher than the state and national averages.

Economy:

The city is known for its highly educated and affluent residents, which has fostered a local economy centered around professional services, finance, and healthcare. There are also small businesses, retailers, and light industries that serve the community. Mequon's proximity to Milwaukee also allows residents to commute for work, expanding employment opportunities.

Housing:

Mequon is primarily made up of suburban residential neighborhoods, with a mix of single-family town homes, townhouses, and larger estates. The housing market is strong, with higher than average home values compared to other many other parts of Wisconsin.

Age Distribution:

Median Age / Age Breakdown: The median age is 46 years old. The population includes a mix of children, working-age adults, and retirees, with a notable percentage of residents aged 45 and older.

DEMOGRAPHICS

Mequon, WI

SUMMARY	CENSUS 2010	2021 - 2023
Population	23,132	25,148
Households	8,598	9,192
Families	6,561	12,708
Average Household Size	2.58	2.61
Owner Occupied Housing Units	8,460	9,145
Renter Occupied Housing Units	980	1,250
Median Age	49.1	46.7

Household Income Per Household	2023	
\$45,000 - \$50,000	3.1%	
\$50,000 - \$60,000	5.4%	
\$60,000 - \$75,000	5.6%	
\$75,000 - \$100,000	9.5%	
\$100,000 - \$125,000	9.7%	
\$125,00 - \$149,000	5%	
\$150,000 - \$200,000	14.1%	
\$200,000 or more	35.6%	

Median Household Income	\$125,566
Average Household Income	\$180,810
Per Capita Income	\$79,269



25,489
2023 POPULATION



46.7
MEDIAN AGE



\$147,391
AVERAGE
HOUSEHOLD
INCOME



9,192
HOUSEHOLDS

Land Comparables & Transactions

Address:	Acreage:	Price Per Acre:	Total Sales Price:	
11421 N. Port Washington Road (Across Street from the Property)	1.789	\$1,089,994	\$1,950,000 (2019)	
11319 - 11333 N Port Washington Road (0.1 Miles from the Property)	0.79	\$2,100,000	\$2,658,227 (2020)	
10403 N. Port Washington Road (1.5 Miles from the Property)	1	\$800,000	\$800,000 (2023)	
11422 - 11402 N. Port Washington Road (Next door to the Property - 3 building tear down)	2.23	\$1,098,654	\$2,450,000 (2013)	

ID #17: 11512-11520 N. Port Washington Rd.

Current Use: This Class B office complex, originally constructed in 1986, is comprised of five 2 story office buildings and some maintenance garages. There are between 8-24 tenants per building.

Site statistics: The site is 5.57 acres with 55,000 sq. ft. developed. Zoned B3.

There are numerous spaces available for rent within these five buildings, comprising a significant amount of the office vacancy on Port Washington Rd. This site is a candidate for redevelopment.

The redevelopment of this site could attract a high-quality hotel, and/or entertainment complex with bars, live music venues, indoor sports and e-sports (rock climbing, golf simulators, laser tag, trampoline park, virtual reality (VR), augmented reality (AR), and interactive/gamified attractions) and cultural attractions (art, drama, and music).



The growing trend among young people to prioritize experiences over material possessions is the primary factor anticipated to drive the global family/indoor entertainment centers market.

The decreasing number of shopping centers is a major factor to challenge the market growth.

<https://www.kdmarketinsights.com/reports/familyindoor-entertainment-centers-market/7591>

A new 100 room mid-to-high end hotel would be an approximate \$20-\$40 million development investment. Likewise for an entertainment complex. At construction costs of \$30 million, the economic impact of the construction of these developments over ten years appears as follows:

Impact Type	Employment (Job Years)	Employee Compensation	Labor Income	Value Added	Gross Output
Direct Effect	177	\$9,213,581	\$13,144,607	\$13,803,037	\$31,144,773
Indirect Effect	65	\$4,070,427	\$4,549,395	\$7,294,925	\$14,338,379
Induced Effect	84	\$4,349,905	\$4,823,914	\$8,542,340	\$14,862,569
Total Effect	326	\$17,633,912	\$22,517,916	\$29,640,302	\$60,345,721

Source: Associated General Contractors of America Construction Impact Model (<https://www.agc.org/agc-construction-impact-model>)





OFFERING INSTRUCTIONS

Evaluation Considerations

- ☐ Offering Price
- ☐ Financial Capacity
- ☐ Timing of close
- ☐ Contingencies
- ☐ Proposed capitalization structure
- ☐ Experience in similar transactions

Offering Instructions



Property Tours:
By appointment only



Process:
Seller will respond to offer as received



Purchase Price:
Unpriced



Offers should be submitted via email to thomas.kopatich@marcusmillichap.com and gavin.sorensen@marcusmillichap.com and include the following -

1 PURCHASE PRICE

2 SOURCE OF DEBT AND EQUITY

3 EARNEST MONEY DEPOSIT

4 DUE DILIGENCE AND CLOSING TIME FRAMES

5 DETAILED LIST OF CONTINGENCIES INCLUDING INVESTMENT COMMITTEE, APPRAISAL AND/OR LENDER APPROVALS THAT MAY BE REQUIRED



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North Port
Washington
Road

Mequon, WI 53092

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Marcus & Millichap

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