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RE/MAX DESTINY

1080 Nerge Road | Ste 101

Elk Grove Village, IL 60007

630.965.6000

COLOVOS-SOUPOS.COM

FOR LEASE

RETAIL PROPERTY

FREESTANDING RETAIL FOR LEASE

6945 75TH ST, KENOSHA, WI 53142



PRESENTED BY:

VICKIE C. SOUPOS

Broker

630.965.6000

Vickie@Colovos-Soupos.com

IL #475.125581

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Destiny has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Destiny has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Destiny conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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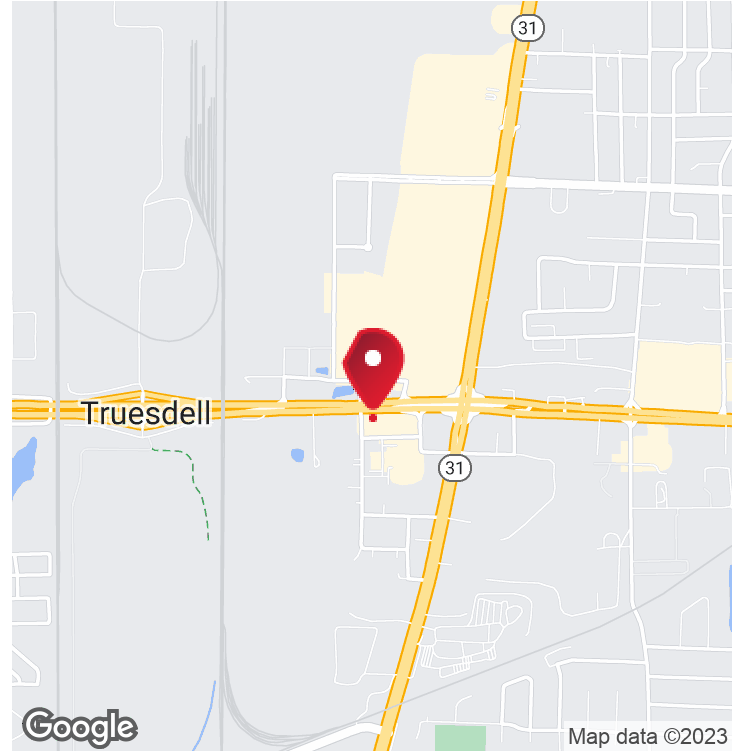
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,869 SF
Available SF:	
Lot Size:	0.7 Acres
Year Built:	1996
Zoning:	B2
Market:	Chicago
Submarket:	Kenosha East
Traffic Count:	32,578

PROPERTY OVERVIEW

Ownership Looking for an initial 10 Year NNN Lease Term with Options

PROPERTY HIGHLIGHTS

- Single Tenant Freestanding building
- Located at a Signalized corner
- Situated on 0.70 Acres Equipped with a Drive-Thru
- Ample Parking
- Former Burger King Site
- \$12,000 Base Rent Per Month (\$37.22 PSF)
- 2022 Taxes: \$26,508 (\$6.85 PSF)
- Insurance: Approximately \$8,000 (\$2.07 PSF)

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Ownership Looking for an initial 10 Year NNN Lease Term with Options

LOCATION DESCRIPTION

The Property is Positioned Along Fronts the Heavily Trafficked 75th St., Which Experiences over 36,500 Vehicles that Pass the Site Daily. The Property is Located Within Kenosha's Premier Retail Corridor, Hosting Several Regional and National Big-Box Retailers Including Meijer, Ross Dress for Less, Marshalls, Menards, Kohl's, Hobby Lobby, Petco, Lowe's, Office Max, Party City, and Many More Dining and Shopping Options.

SITE DESCRIPTION

Single Tenant Freestanding building Situated on 0.70 Acres Equipped with a Drive-Thru and Ample Parking.

EXTERIOR DESCRIPTION

Former Burger King Freestanding Restaurant Located at a Signalized corner

PARKING DESCRIPTION

Ample Parking on the Property

UTILITIES DESCRIPTION

All Utilities are available to the Site

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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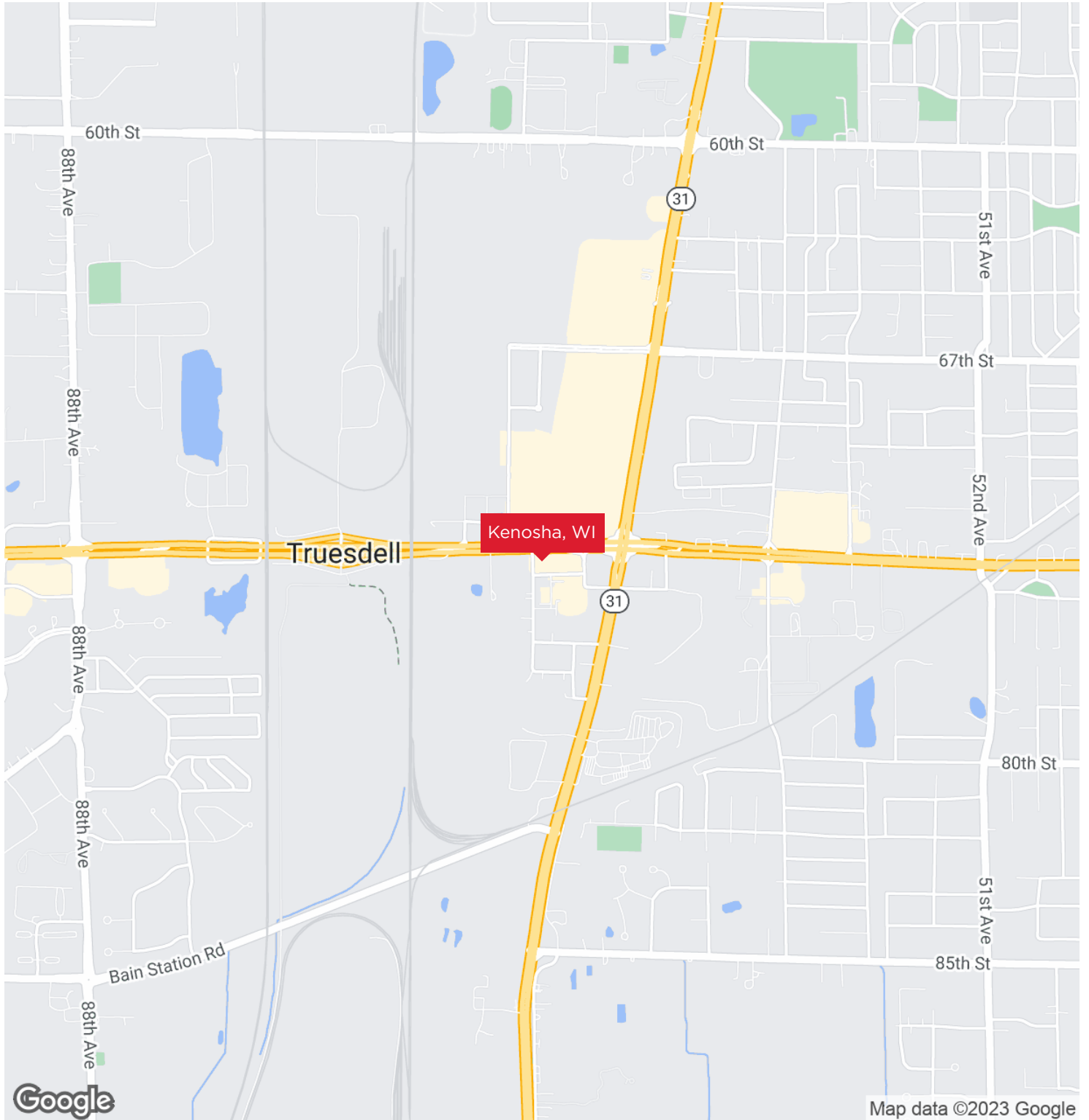
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LOCATION INFORMATION

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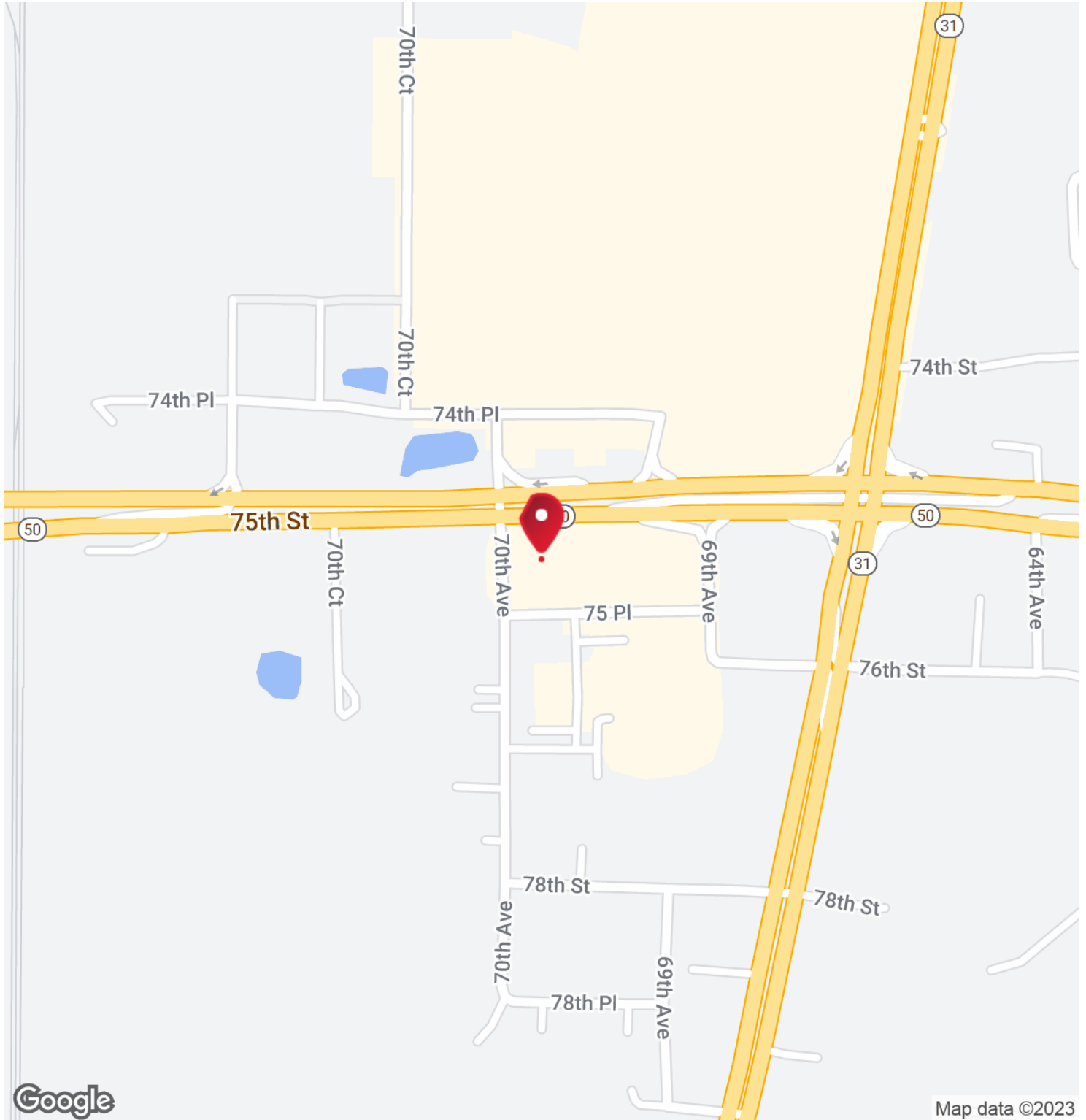
REGIONAL MAP
LOCATION MAP
AERIAL MAP
SITE PLANS

REGIONAL MAP



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LOCATION MAP



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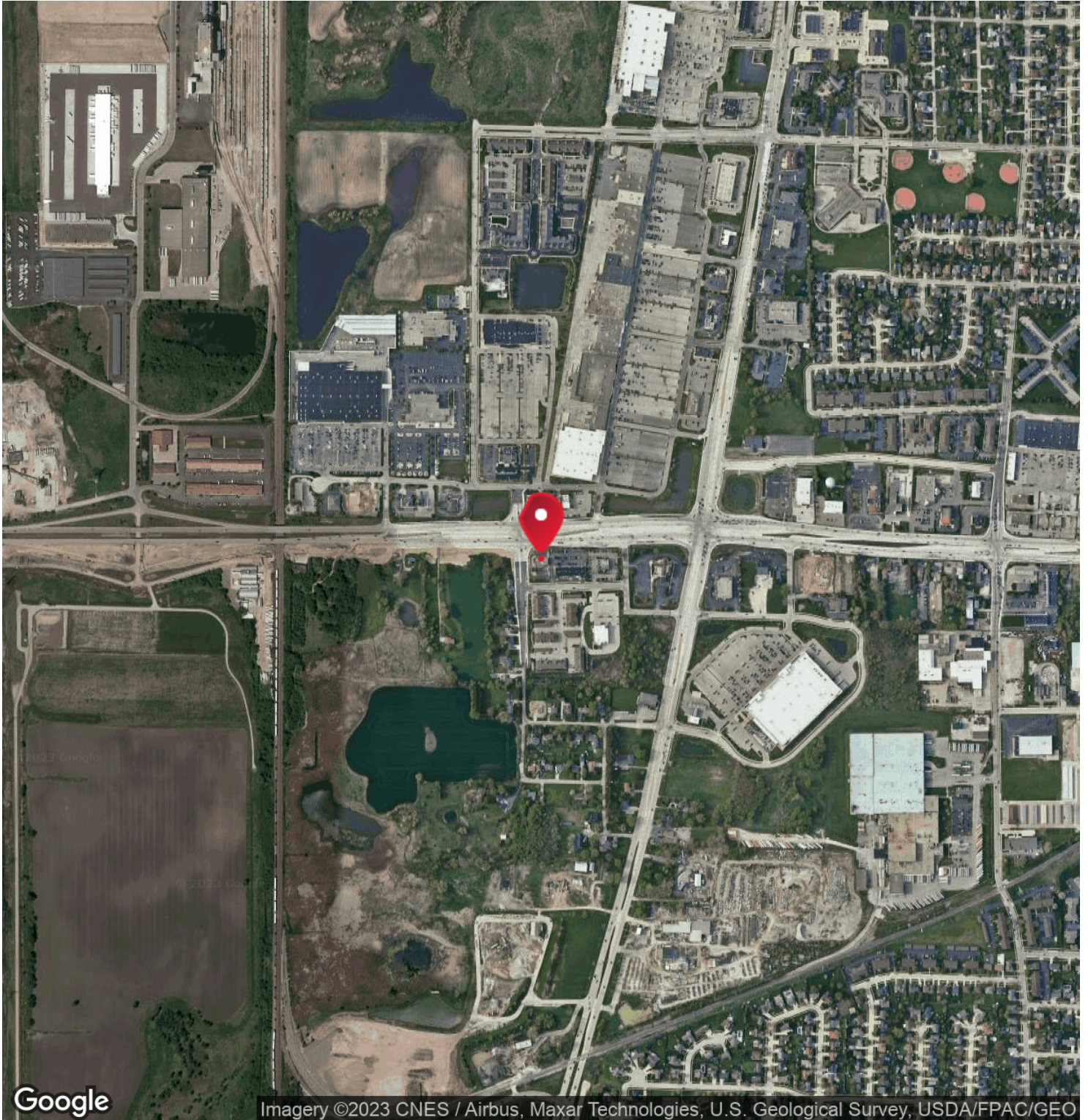
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AERIAL MAP



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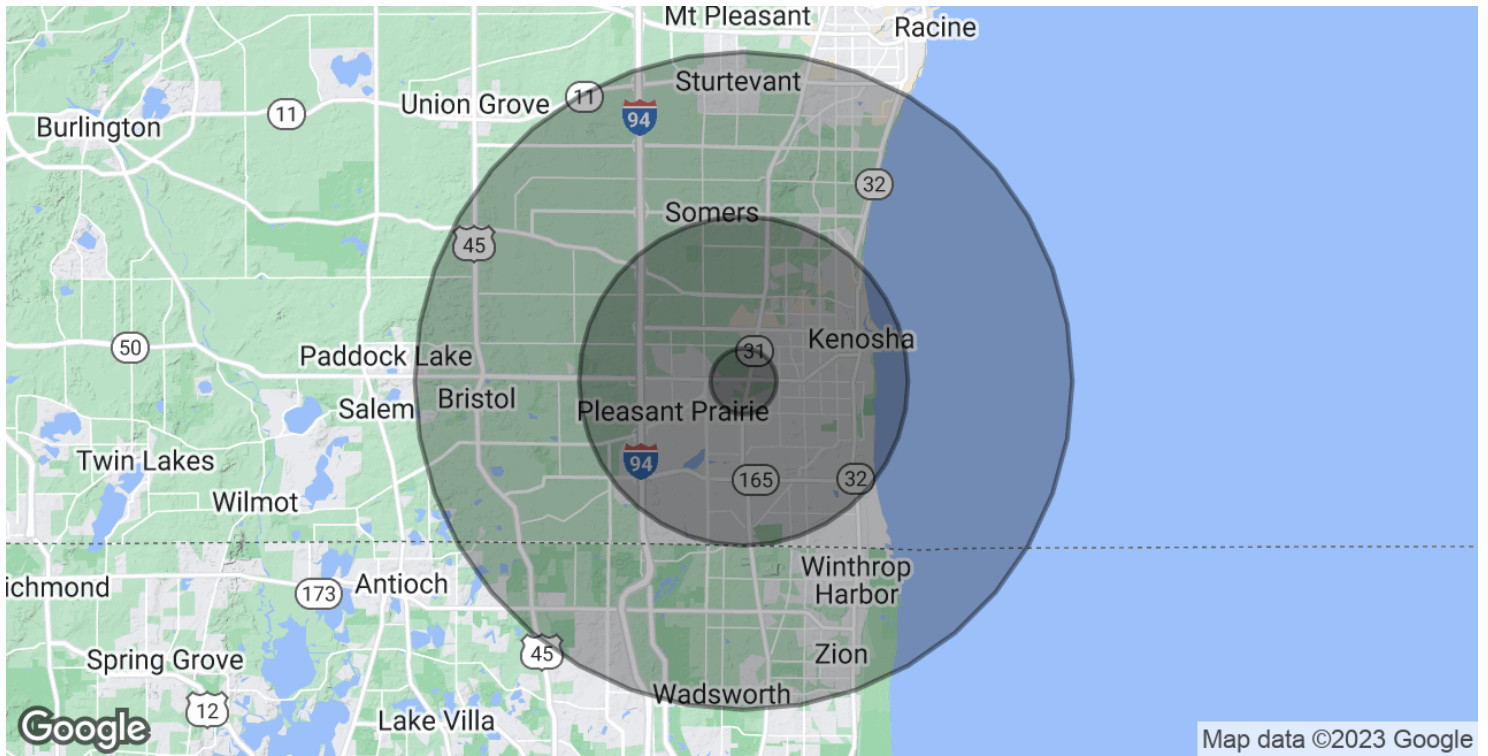
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,623	116,537	204,313
Average Age	38.9	38.2	38.6
Average Age (Male)	33.9	36.6	37.1
Average Age (Female)	42.5	39.1	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,389	47,659	82,894
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,347	\$73,269	\$76,534
Average House Value	\$205,075	\$180,606	\$190,377

* Demographic data derived from 2020 ACS - US Census

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ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**VICKIE C. SOUPOS**

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IL #475.125581

PROFESSIONAL BACKGROUND

VICKIE started with RE/MAX in 2002 and has a Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University. She received a departmental award for Outstanding Leadership in the IME Program, an Honors Program for Business majors, during its induction. During college, Vickie interned at Comdisco, Inc. and Andersen Consulting. For 9 years, she was employed with American Benefit Services, inc. (ABSi), a company that negotiates Health Insurance Premiums for Fortune 500 companies, major banks and Labor Organizations. She held the job title of National Accounts Director for 6 years. Vickie, who has lived in the area all of her life, is married to Elias Soupos, a IP Attorney and has 2 children, Panos & Andriana.

Georgia and Vickie's decades of involvement in the Real Estate industry and Marketing, Financial and Sales background make this Mother-Daughter team one that will work hard and serve all your Real Estate needs in a professional and effective manner. They have a vast amount of knowledge in both the Residential and Commercial properties market, having sold multi-million dollars' worth of condominiums, single family homes, multi-family units, retail centers, national tenant properties, office buildings, distribution centers and industrial properties. Their experience is further recognized as they have received awards for their sales accomplishments every year they have been in real estate, including being ranked #2 in all of RE/MAX Illinois; 25th RE/MAX worldwide and largest commercial sale 4 times in the last 5 years.

EDUCATION

1995, Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University

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