

82.4 ACRE LAND SITE

FOR SALE - SUBJECT TO OFFER - UTILITIES TO SITE

1735 120th Avenue, Kenosha, WI 53144





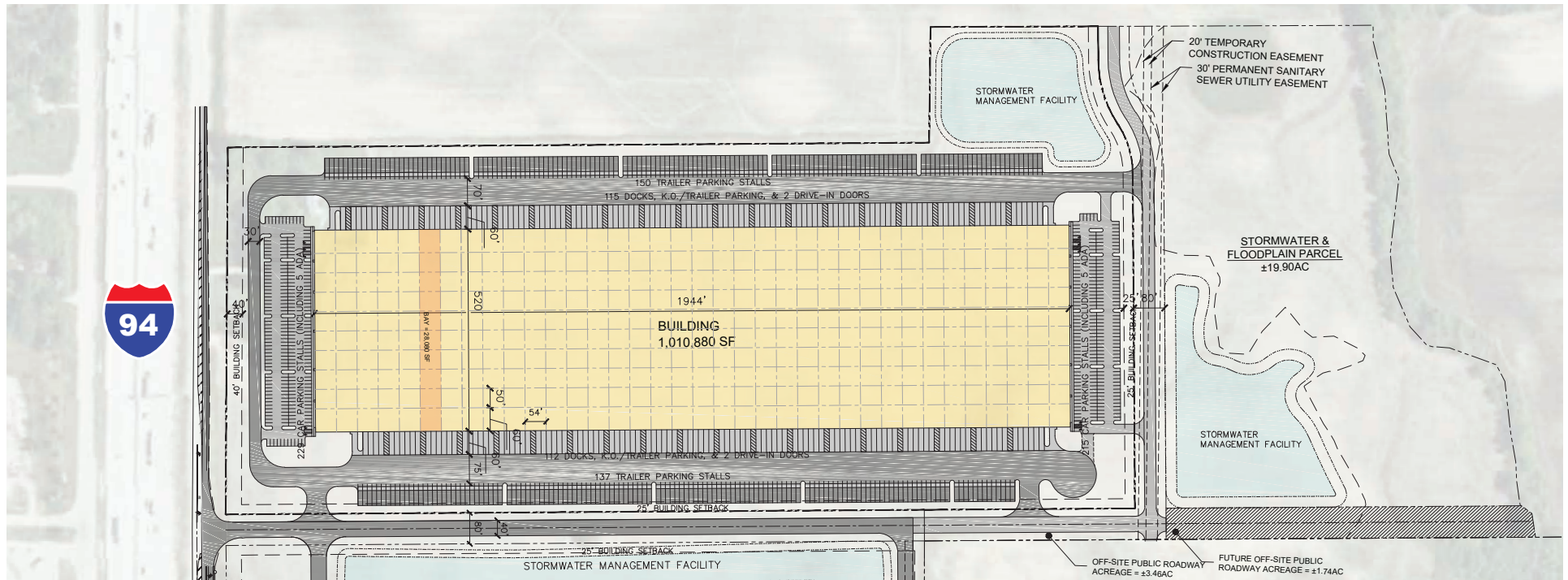
- 0.5** Mile to 4-way Interchange at Hwy 142
- 10** Miles to IL / WI Border
- 25** Minutes to Mitchell International Airport
- 40** Minutes to O'Hare International Airport
- 62** Miles to Downtown Chicago

82.4 ACRES AVAILABLE

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www.somerslogistics.com

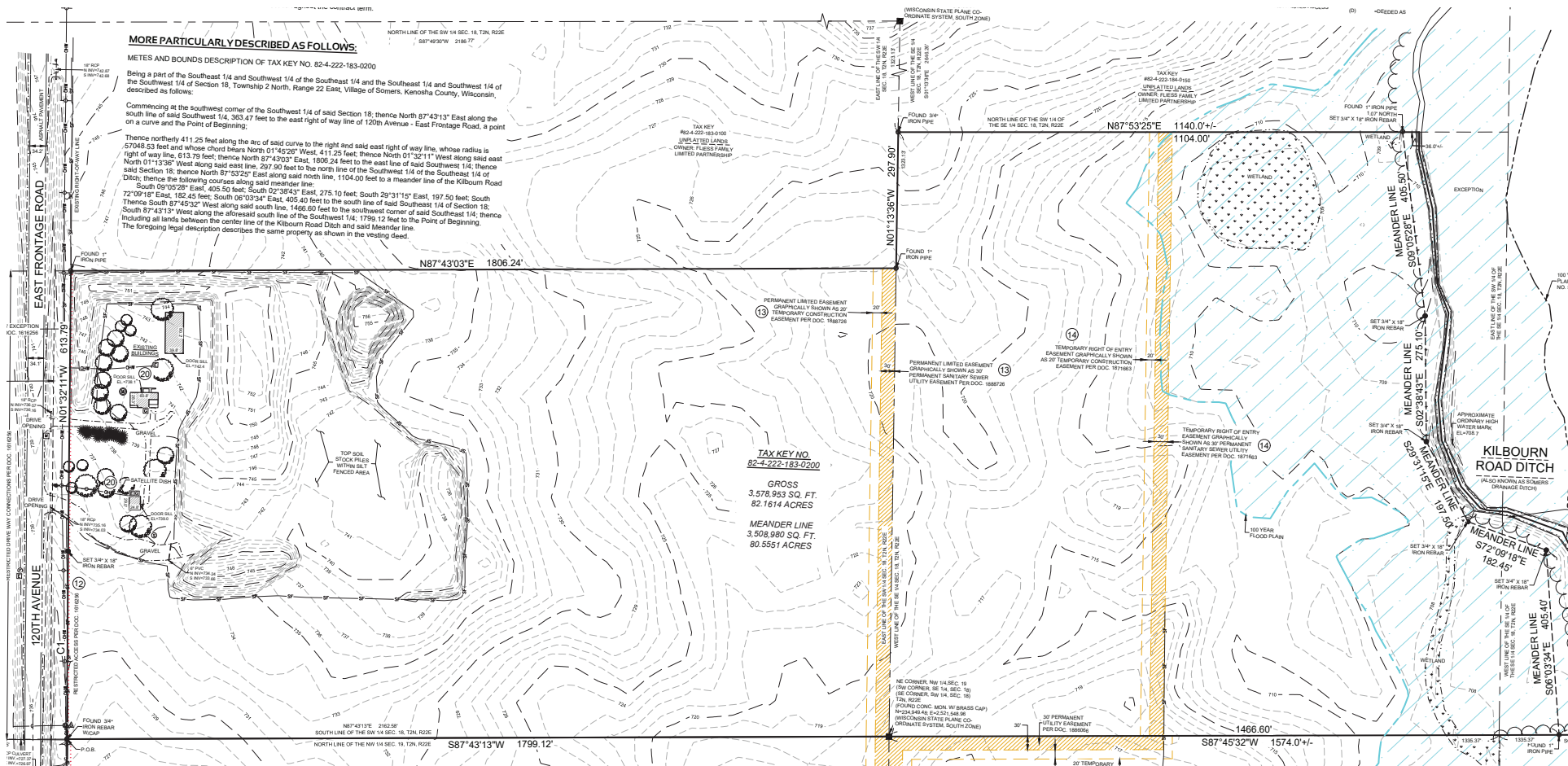
PROPOSED BUILDING SITE PLAN



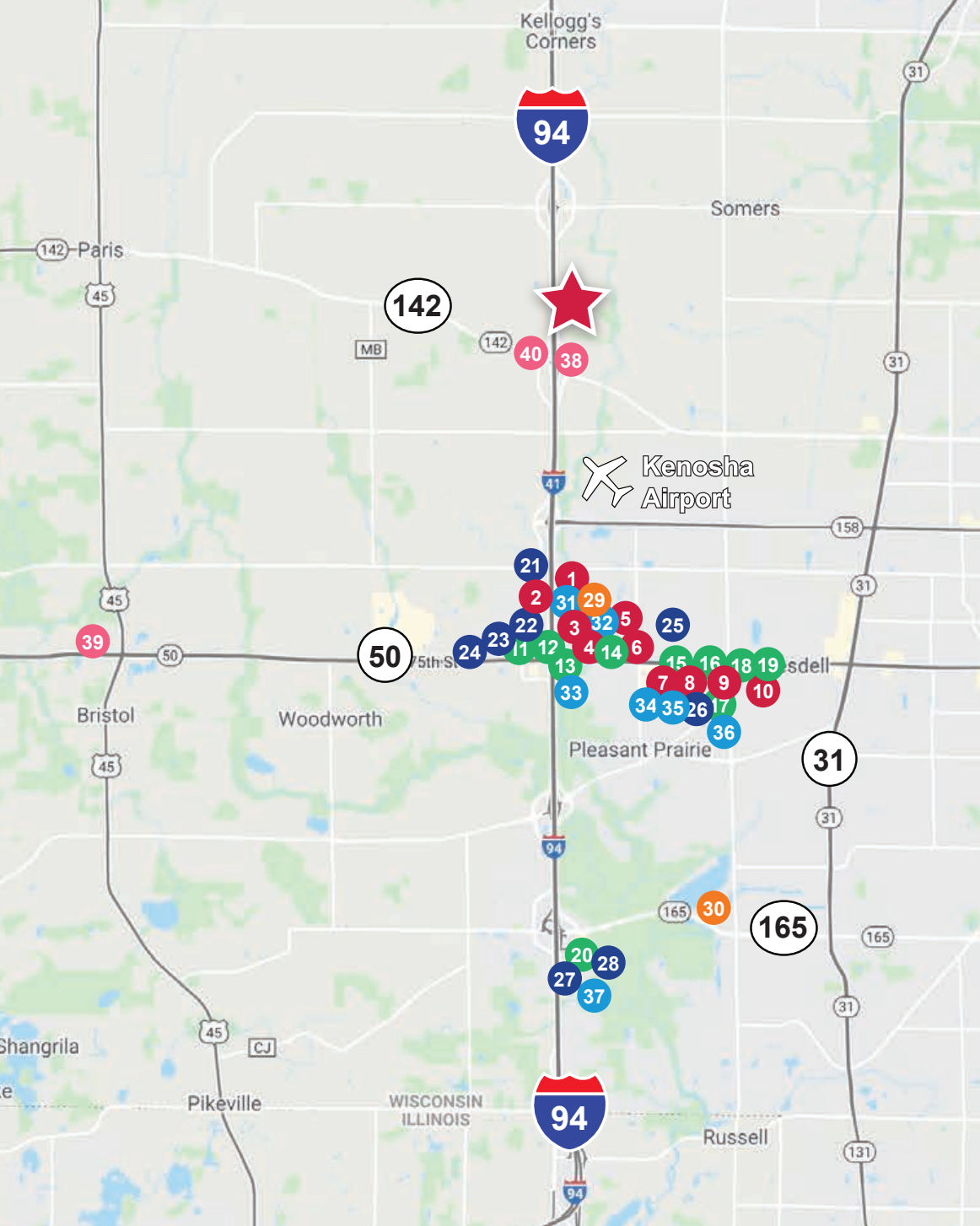
HIGHLIGHTS

- I-94 frontage | 94,000 VPD
- 0.5 mile to 4-way interchange at I-94 and Highway 142
- 1 mile to 4-way interchange at I-94 and Somers Rd.
- Corporate neighbors include: Uline, Trifinity, Silgan Containers, Amazon
- Properties are located in the Village of Somers, WI, with a City of Kenosha mailing address
- 25 minutes - Mitchell Airport
- 40 minutes - O'Hare International Airport
- 12" watermain, 10" sanitary
- Pro-business community
- Construction - Spring 2022
- Strong labor pool
- Efficient site
- Low real estate taxes
- Municipal incentives available for job creators

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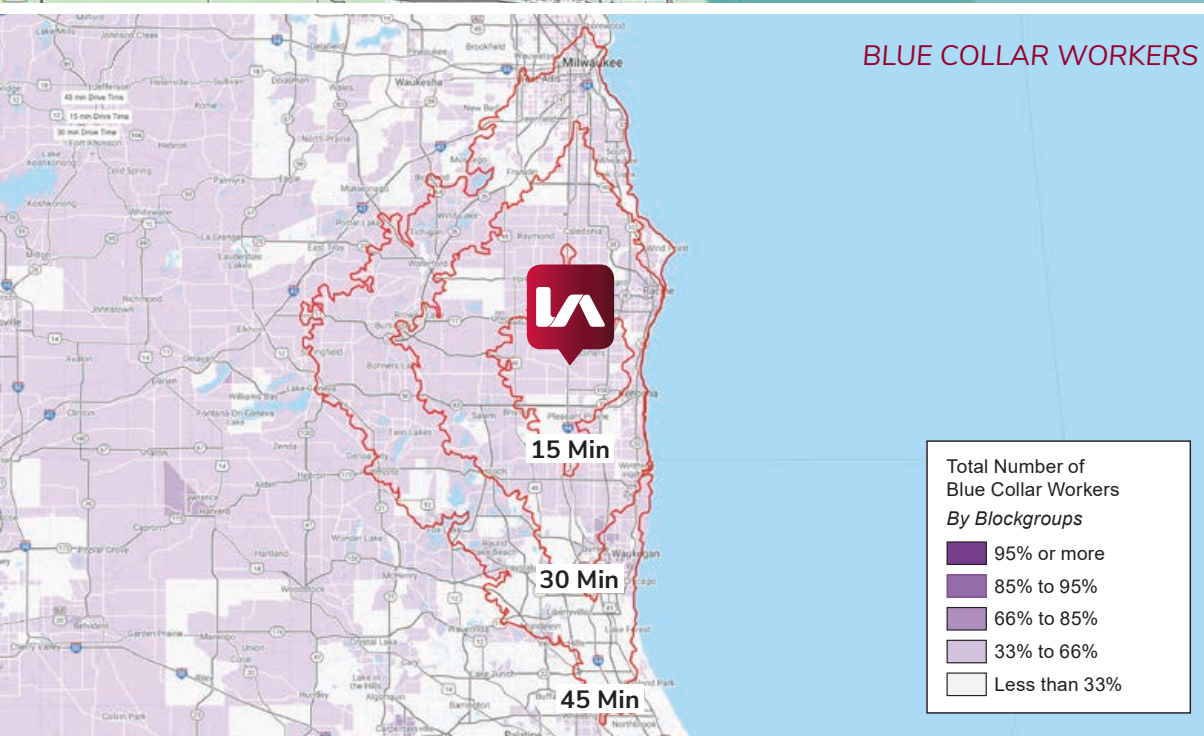
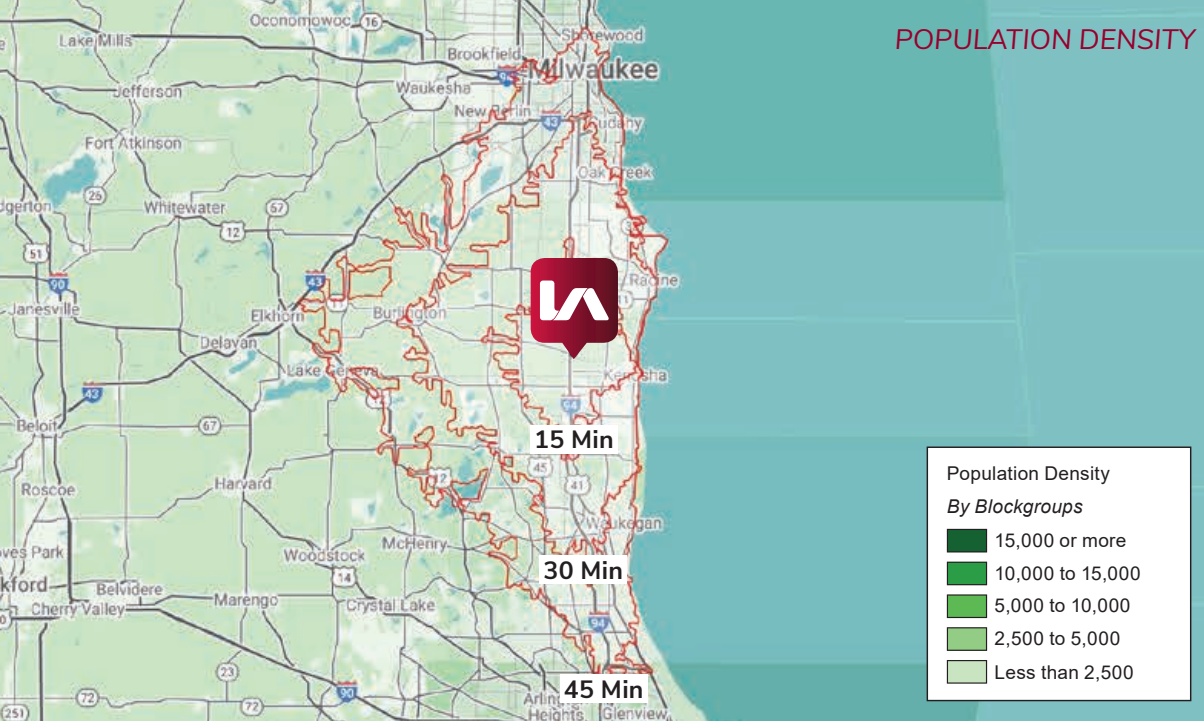


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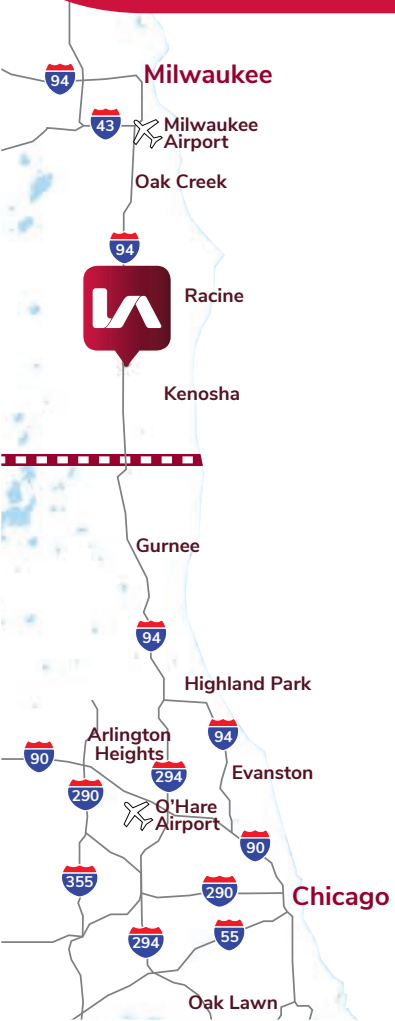
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|--------------------|----|--------------------------|--------------------|---------|--------------------------|
| RESTAURANTS | 1 | Uncle Mike's | FAST FOOD | 11 | McDonald's |
| | 2 | Cracker Barrel | | 12 | McDonald's |
| | 3 | Texas Roadhouse | | 13 | Wendy's |
| | 4 | Noodles & Co. | | 14 | Starbucks |
| | 5 | Buffalo Wild Wings | | 15 | Dunkin Donuts |
| | 6 | Perkins | | 16 | Chipotle |
| | 7 | Cheddar's | | 17 | Potbelly |
| | 8 | Olive Garden | | 18 | Mod Pizza |
| | 9 | Corner Bakery | | 19 | Chick-Fil-A |
| | 10 | Iguana Wana Grill | | 20 | Culver's |
| HOTELS | 21 | Country Inn | RETAIL | 31 | Gander Outdoors |
| | 22 | Comfort Inn | | 32 | Woodman's Market |
| | 23 | Best Western | | 33 | Walgreens |
| | 24 | Hampton Inn | | 34 | Dicks Sporting Goods |
| | 25 | Candlewood Suites | | 35 | Target |
| | 26 | Holiday Inn Express | | 36 | Costco |
| | 27 | Double Tree | | 37 | Pleasant Prairie Outlets |
| | 28 | Fairfield Inn | | | |
| HEALTH | 29 | Aurora Health Care | TRUCK STOPS | 38 | McDonald's |
| | 30 | Pleasant Prairie RecPlex | | 39 | McDonald's |
| | | 40 | | Wendy's | |

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	15 MINUTES	30 MINUTES	45 MINUTES
2023 Population	86,883	504,125	1.5 M
2023 Total Labor Force (Age 16 Years or Over)	71,447	409,952	1.22 M
Average Household Income	\$102,806	\$116,438	\$116,209
Average Household Expenditure (Budget)	\$2.45 B	\$15.44 B	\$46.55 B
Average Household Expenditure - Food	\$359.24 M	\$2.26 B	\$6.79 B
Average Household Expenditure - Shelter	\$515.36 M	\$3.25 B	\$9.83 B
Average Household Expenditure - Transportation	\$446.4 M	\$2.8 B	\$8.4 B
Average Household Expenditure - Entertainment	\$139.34 M	\$886.36 M	\$2.67 B
Median Age	38.2	39.0	38.0
White Collar Employees	25,891	151,392	455,295
Blue Collar Employees	20,455	107,923	304,873
Unemployment Rate	2.9%	3.0%	2.9%
2023 Occupation Population	46,346	259,315	760,168
Management, Business, Financial Operations	7,974	43,863	128,720
Service Employees	6,988	40,016	119,086
Sales, Office Employees	8,168	49,371	143,528
Construction, Extraction, Maintenance	3,090	18,657	54,256
Production, Transport, Material Moving	10,156	48,172	129,378

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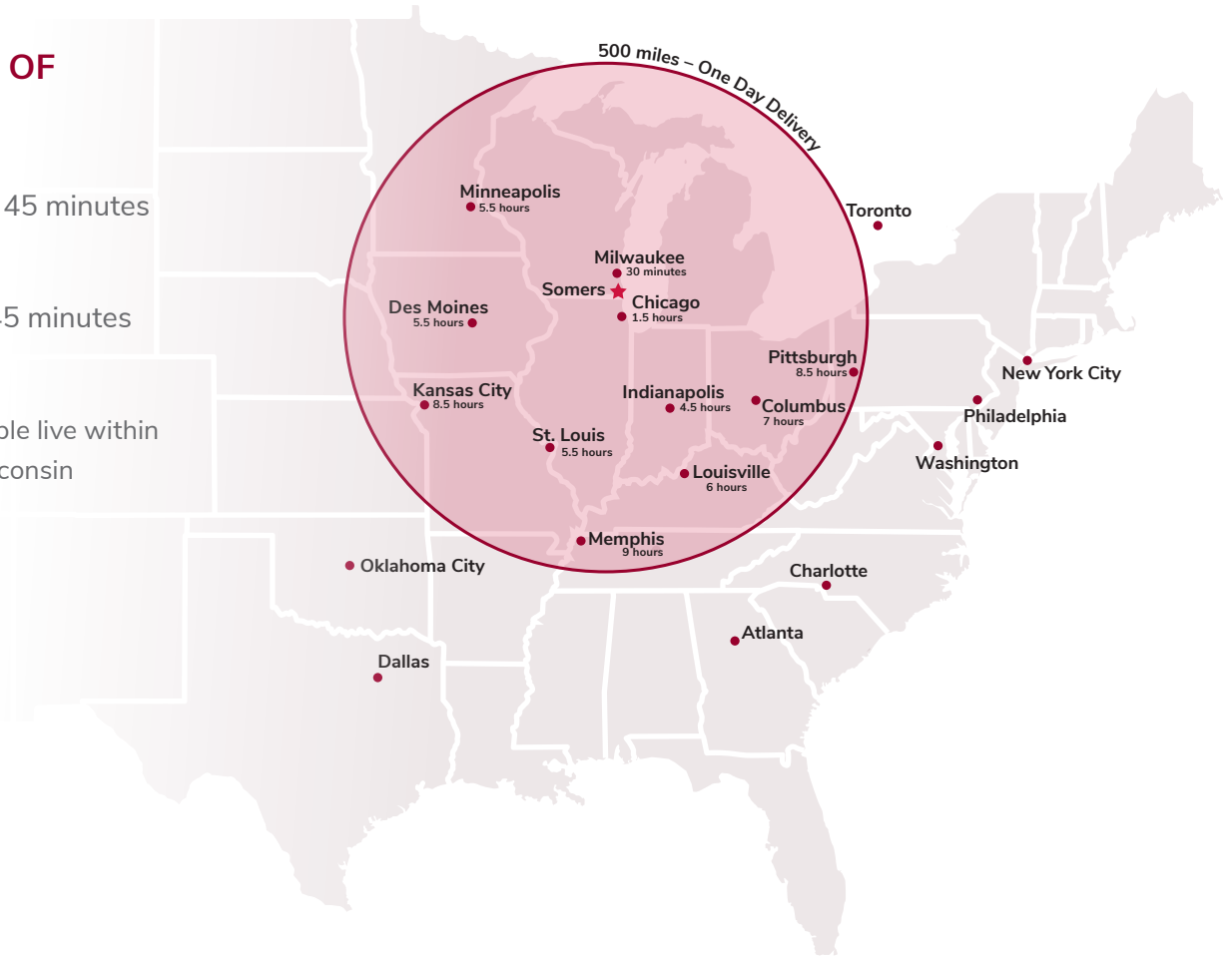


GEOGRAPHIC CENTER OF THE MIDWEST

Total Population
1,500,000 people live within 45 minutes

Number of Households
595,752 households within 45 minutes

Distribution Network
Approximately 60.9 million people live within a one-day drive of Somers, Wisconsin



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