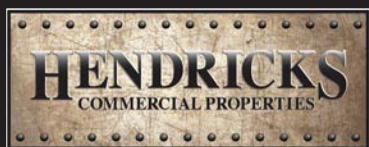


HISTORIC DOWNTOWN DELAFIELD, WI

RETAIL, HOSPITALITY, & ENTERTAINMENT OPPORTUNITIES



MID-AMERICA®

OPPORTUNITY OVERVIEW

WELCOME TO DELAFIELD, WI



MAJOR AREA EMPLOYERS

Company	Employees
ORBIS	1,926
Aurora Medical Center Summit	1,100
Rogers Memorial Hospital	1,800+
Roundy's	1,000+
Target	1,376

NEARBY DEVELOPMENTS



St. John's Estates
45 Half-Acre Residential Lots
Nearby Nature Trails & Rivers



The Grain
60,000 SF Class A Office Space
18,000 SF Retail Space

COMMUTE TIMES

Madison:	45 minutes
Waukesha:	16 minutes
Milwaukee:	27 minutes
Chicago:	2 hours

THE GRAIN

705 Genesee Street | Coming Soon

The Grain debuts as Hendricks Commercial Properties first mass timber project, located in the heart of Delafield, Wisconsin. The Grain will feature two buildings with 60,000 square feet of office space, 18,000 square feet of retail and restaurant space and 125 parking spots including underground parking options, completely transforming the one-acre vacant lot.



LEASE RATE \$28.00 PSF NNN

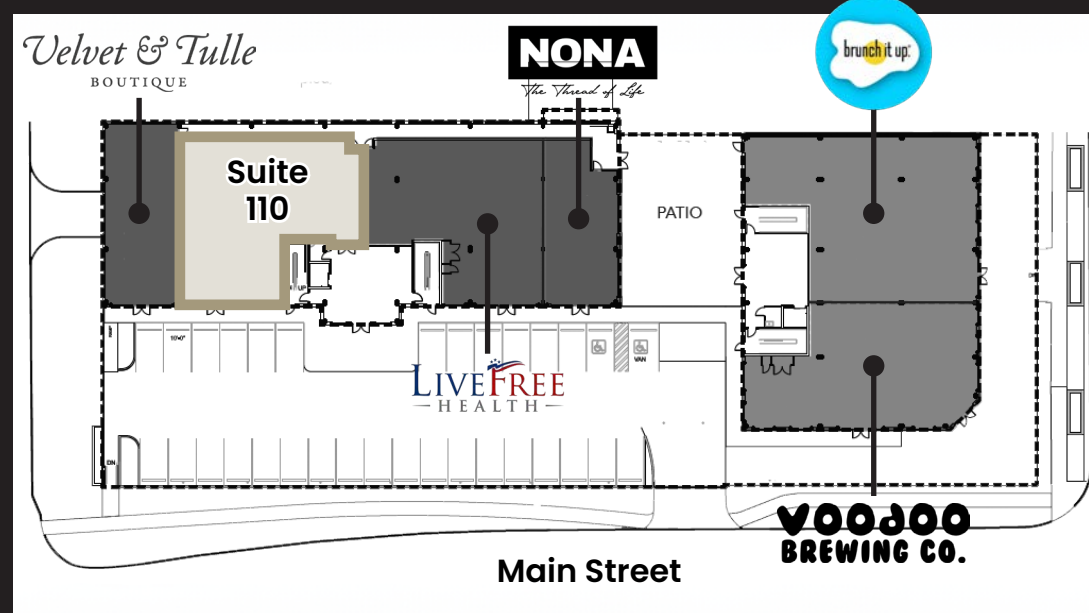
NNN ESTIMATE \$6.00 - \$8.00 PSF

WEST BLDG

SUITE	TENANT
100	Velvet and Tulle Boutique
110	3,684 PSF AVAILABLE
120	LiveFree Health
130	NONA Nutrition

EAST BLDG

SUITE	TENANT
100	Voodoo Brewing Co.
110	Brunch.



PARKING
 Lower Level Stalls: 86
 Exterior Stalls: 32

DRIVE TIME
 To Milwaukee: 27 miles, 28 min
 To Madison: 54 miles, 53 min



601 GENESEE STREET

SUITE 615

SIZE

1,460 SF

LEASE RATE

\$20.00 PSF NNN

NNNs

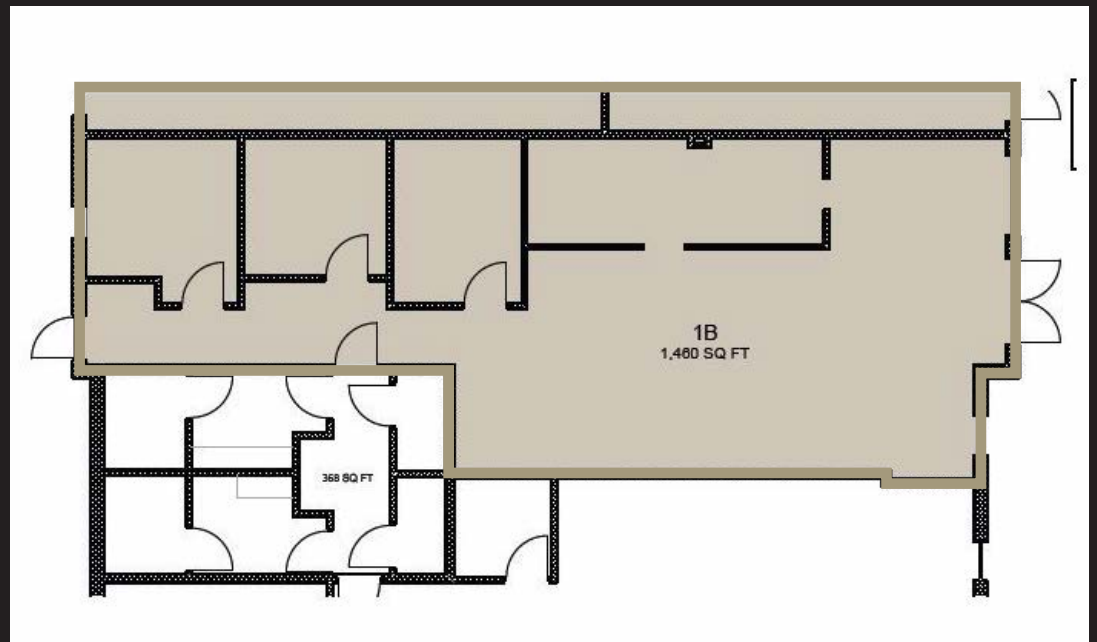
\$8.50 PSF

AVAILABLE

Fall 2024; 9/1/2024

HIGHLIGHTS

- Street-level space within mixed-use property
- Excellent visibility
- Less than 1 mile from I-94/HWY C
- Less than 2 miles from HWY 83/I-94





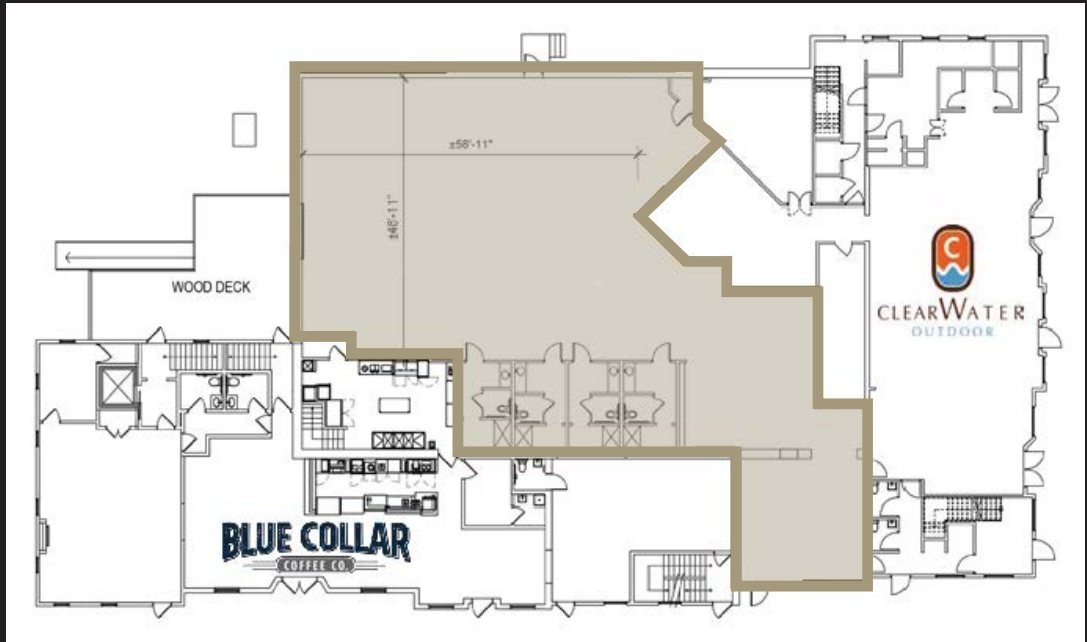
527 MILWAUKEE STEET

INLINE RETAIL

SIZE	5,427 SF
LEASE RATE	\$16.00 PSF NNN
NNNs	\$5.50 PSF
AVAILABLE	Immediately

HIGHLIGHTS

- Well-positioned, high-image retail
- Former fitness space with open floor plan
- Features shared patio and rear overhead door
- Strong co-tenancy





727 GENESEE STREET

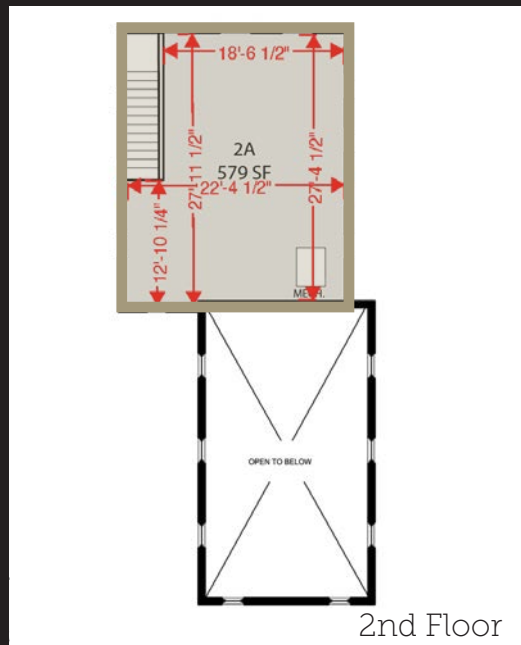
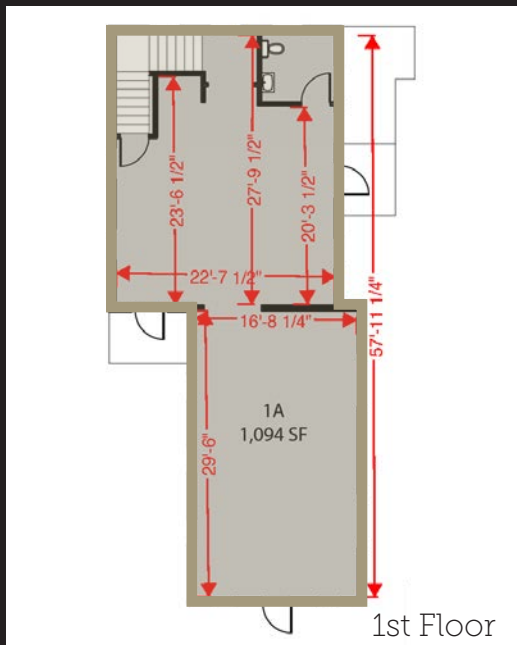
SINGLE-TENANT BLDG

SIZE	1st Floor:	1,177 SF
	2nd Floor:	579 SF
	Total SF:	1,756 SF

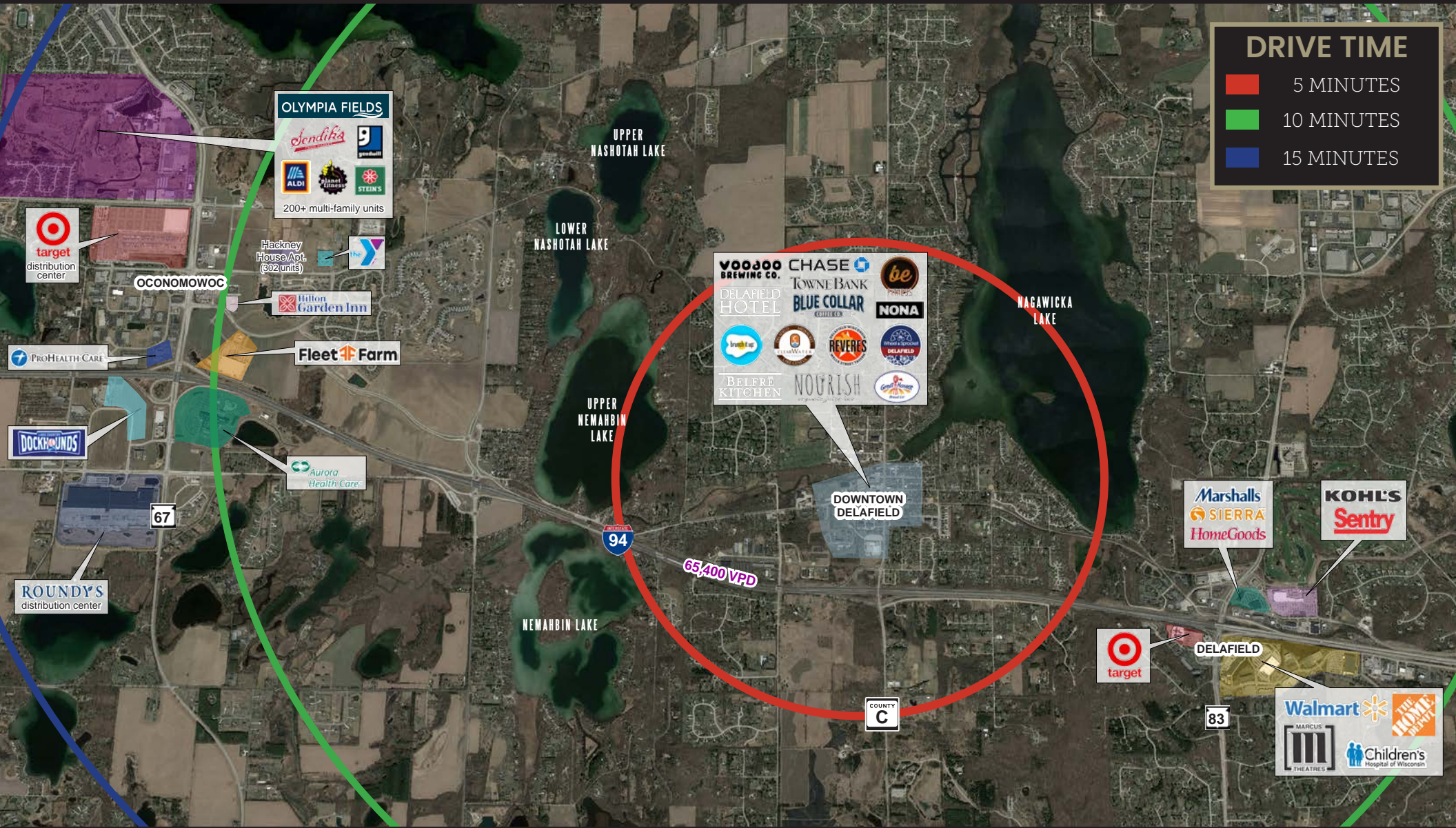
AVAILABLE	Immediately
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HIGHLIGHTS

- Boutique two-story, single-tenant retail building across from Delafield Town Square
- Located on the hard corner of N Genesee Street and Milwaukee Street
- Ample on-and-off street parking
- Historic Name: Andrew Proudfit House



DELAFIELD, WISCONSIN



DRIVE TIME

- 5 MINUTES
- 10 MINUTES
- 15 MINUTES

DOWNTOWN DELAFIELD

- VooDoo BREWING CO.
- CHASE
- be
- DELAFIELD HOTEL
- TOWNE BANK
- BLUE COLLAR
- NONA
- breadstirs
- REVERES
- DELAFIELD
- BELFRE KITCHEN
- NOURISH

OLYMPIA FIELDS

- Scendika
- ALDI
- STEW'S

200+ multi-family units

Hackney House Apt. (302 units)

Hilton Garden Inn

Fleet Farm

Aurora Health Care

67

94

65,400 VPD

COUNTY C

83

DEMOGRAPHICS (5 MILE RADIUS)

42,436
Population

17,038
of Households

\$151,541
Avg Household Income

43,761
Daytime Population

\$686 MILLION
2022 Retail Goods Spending



DOWNTOWN DELAFIELD OPPORTUNITIES



CONTACT US

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MidAmericaGrp.com

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

NON-CONFIDENTIAL INFORMATION (*the following information may be disclosed by the Firm and its Agents*): _____

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

CONFIDENTIAL INFORMATION: _____

DEFINITION OF MATERIAL ADVERSE FACTS

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

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

NOTICE ABOUT SEX OFFENDER REGISTRY

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