

RETAIL FOR LEASE

**1320 SOUTH 1ST STREET
MILWAUKEE, WI 53204**



**FRESHWATER PLAZA
RETAIL OPPORTUNITY ADJACENT
TO ROCKWELL AUTOMATION
AND THE NEW KOMATSU MINING
GLOBAL HEADQUARTERS**

**1320 SOUTH 1ST STREET
MILWAUKEE, WI 53204**

LEASE RATE: \$17.50/SF NNN

AVAILABLE SPACE:

Suite 122: 2,462 SF: a whitebox with an ADA restroom

Suite 1318: 2,213 SF: built out as a coffee shop/cafe

Located within walking distance from the new \$285 Million dollar Komatsu Headquarters hosting 600 employees and directly adjacent Rockwell Automation, this prime retail location is ready for new retailers. Ground floor walk-up retail is located below the Freshwater Apartment complex which is home to 76 fully-occupied apartment units.

FEATURES:

- Signage available on E. Greenfield Ave.
- Anchored by Cermak, a specialty grocer
- 19,200 cars per day (Source: 2017 DOT)
- Ample surface parking available

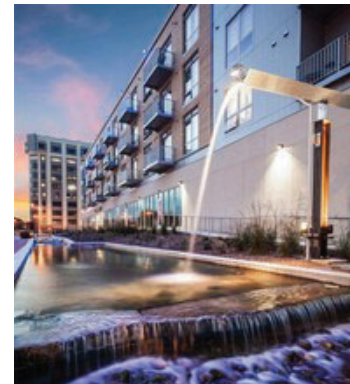
CONTACT

MICHAEL A. TESTA, CCIM

miket@ogdenre.com
414-270-4169 direct
815-482-0105 cell

KASH KLAFKE

kashk@ogdenre.com
414-377-5245 direct
414-522-0663 cell



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The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
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ADDITIONAL PHOTOS |

1320 SOUTH 1ST STREET, MILWAUKEE



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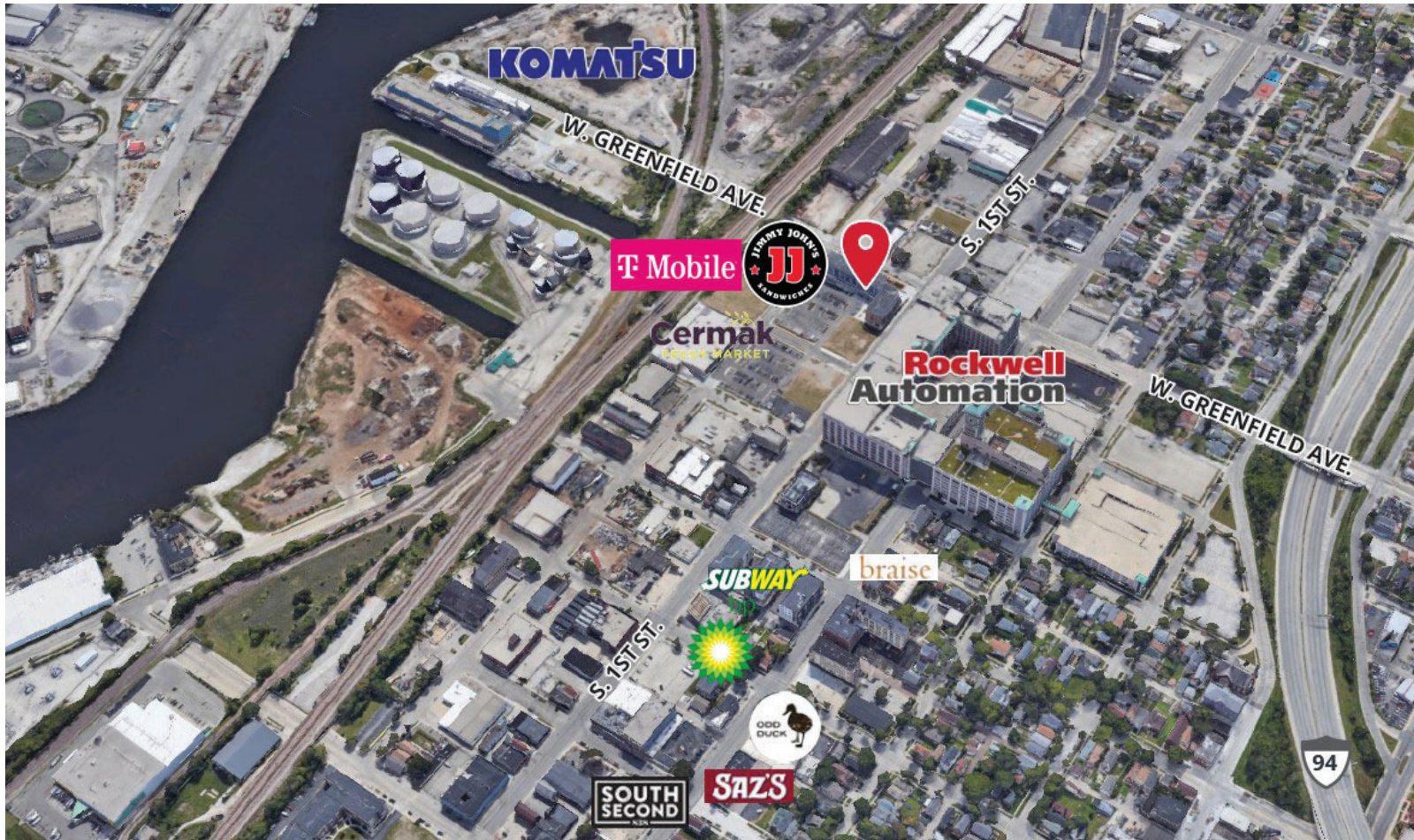
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AERIAL MAP | 1320 SOUTH 1ST STREET, MILWAUKEE



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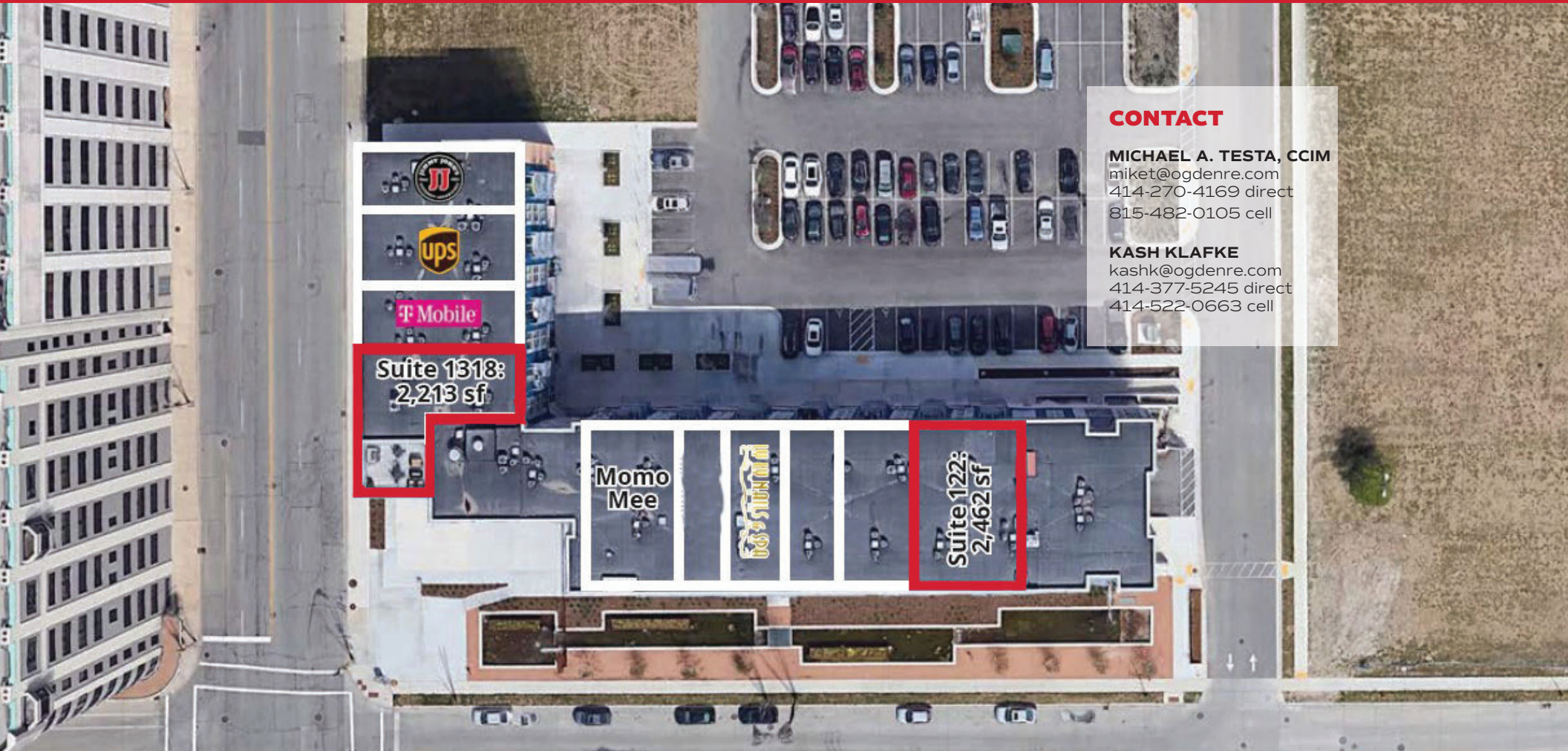
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SITE PLAN

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STREET VIEW

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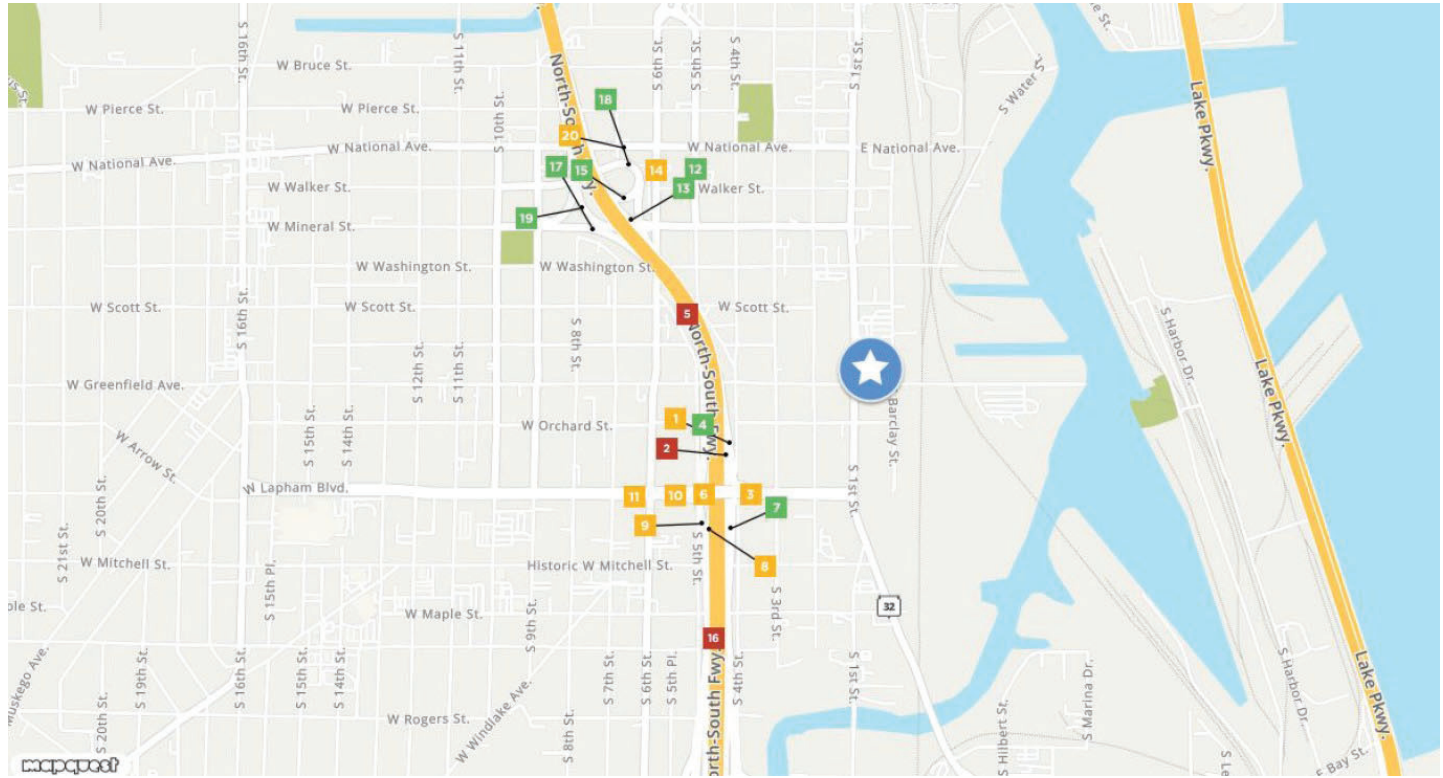
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TRAFFIC COUNTS | 1320 SOUTH 1ST STREET, MILWAUKEE



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1 W Orchard St Year: 2021 5,055 est Year: 2019 5,100 Year: 2018 5,000	2 I-43 W Lapham Blvd Year: 2021 4,147 est Year: 2019 15,200 Year: 2017 4,000	3 W Lapham Blvd S 4th St Year: 2021 7,402 est Year: 2019 7,000 Year: 2018 7,000	4 S 5th St W Orchard St Year: 2021 3,640 est Year: 2019 3,900 Year: 2018 3,900	5 I-43 W Washington St Year: 2021 121,956 est Year: 2019 139,000 Year: 2011 106,000	6 West Lapham Street I-43 Year: 2021 8,728 est Year: 2019 8,800 Year: 2018 9,200	7 S 4th St W Lapham Blvd Year: 2021 3,603 est Year: 2019 4,100 Year: 2018 4,100	8 I-43 W Mitchell St Year: 2021 8,234 est Year: 2019 8,700 Year: 2018 8,600	9 S 5th St W Lapham Blvd Year: 2021 6,316 est Year: 2019 6,700 Year: 2011 5,600	10 West Lapham Street S 5th St Year: 2021 9,271 est Year: 2019 9,400 Year: 2018 9,700	11 West Lapham Street S 6th St Year: 2021 8,952 est Year: 2019 9,200 Year: 2018 9,200	12 S 5th St W Walker St Year: 2021 1,919 est Year: 2019 1,700 Year: 2018 1,700	13 I-43 S 6th St Year: 2021 4,368 est Year: 2019 4,700 Year: 2018 4,600	14 S 6th St W Walker St Year: 2021 10,492 est Year: 2019 10,000 Year: 2018 10,000	15 W National Ave S 7th St Year: 2021 2,209 est Year: 2019 2,300 Year: 2018 2,300
16 North-South Freeway W Burnham St Year: 2021 144,000 est Year: 2019 141,000 Year: 2018 149,000	17 S 5th St Year: 2021 3,035 est Year: 2019 3,200 Year: 2018 3,100	18 W National Ave S 7th St Year: 2021 4,379 est Year: 2019 4,500 Year: 2018 4,400	19 S 6th St Year: 2021 3,996 est Year: 2019 4,300 Year: 2018 4,300	20 W National Ave S 7th St Year: 2021 10,319 est Year: 2019 9,900 Year: 2018 9,900										



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DEMOGRAPHICS

1320 SOUTH 1ST STREET, MILWAUKEE



Demographics are determined by a 10 minute drive from 1320 S 1st St, Milwaukee, WI 53204

CITY, STATE

Milwaukee, WI

POPULATION

255,083

AVG. HHSIZE

2.68

MEDIAN HH INCOME

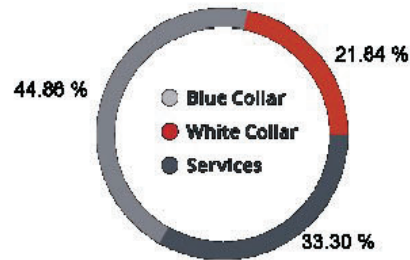
\$38,138

HOME OWNERSHIP

Renters: **56,444**

Owners: **38,112**

EMPLOYMENT



42.36 %
Employed

2.54 %
Unemployed

EDUCATION

High School Grad: **27.30 %**

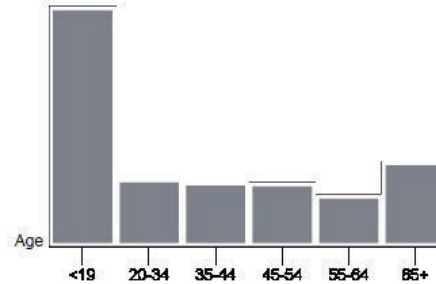
Some College: **18.91 %**

Associates: **5.47 %**

Bachelors: **18.69 %**

GENDER & AGE

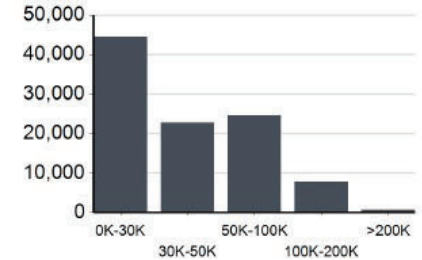
49.95 % 50.05 %



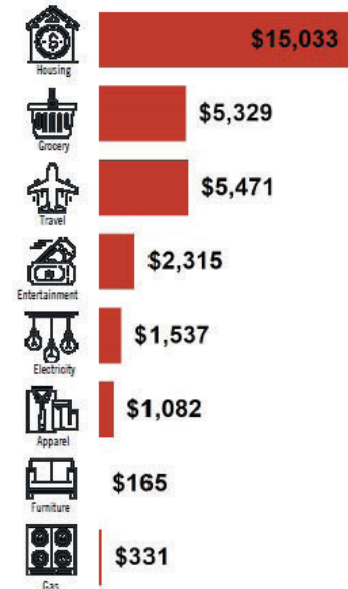
RACE & ETHNICITY

White: **26.93 %**
 Asian: **0.51 %**
 Native American: **0.21 %**
 Pacific Islanders: **0.00 %**
 African-American: **6.82 %**
 Hispanic: **43.06 %**
 Two or More Races: **22.47 %**

INCOME BY HOUSEHOLD



HH SPENDING



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must
2 provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The
5 Firm is either an agent
6 of another party in the transaction or a subagent of another firm that is the agent of another
7 party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.
9 Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers and salespersons
11 (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and honestly.
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
15 (c) The duty to provide you with accurate information about market conditions within a reason-
16 able time if you request
17 it, unless disclosure of the information is prohibited by law.
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless
19 disclosure of the
20 information is prohibited by law (see lines 42-51).
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will
22 not disclose your
23 confidential information or the confidential information of other parties (see lines 23-41).
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-
26 ner and disclose the
27 advantages and disadvantages of the proposals.
28 Please review this information carefully. An Agent of the Firm can answer your questions about
29 brokerage services,
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,
31 tax advisor, or home
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for
33 information only. It is a
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-
35 consin statutes.

36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any
37 information given to the
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a
39 reasonable person
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-
41 rize the Firm to
42 disclose particular information. The Firm and its Agents shall continue to keep the information
43 confidential after the
44 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written
31 inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-
34 dential, you may
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents
36 by other means. At a
37 later time, you may also provide the Firm or its Agents with other Information you consider to be
38 confidential.

39 **CONFIDENTIAL INFORMATION:** _____
40 _____
41 _____

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

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**
48 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party
49 indicates is of such
50 significance, or that is generally recognized by a competent licensee as being of such significance
51 to a reasonable
52 party, that it affects or would affect the party's decision to enter into a contract or agreement
53 concerning a transaction
54 or affects or would affect the party's decision about the terms of such a contract or agreement.
55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-
56 petent licensee
57 generally recognizes will significantly and adversely affect the value of the property, significantly
58 reduce the structural
59 integrity of improvements to real estate, or present a significant health risk to occupants of the
60 property; or information
61 that indicates that a party to a transaction is not able to or does not intend to meet his or her
62 obligations under a
63 contract or agreement made concerning the transaction.

64 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender
65 registry and persons
66 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-
67 net at
68 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad

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