



2450 W. North Avenue, Milwaukee, WI St. Ann Center

Property Highlights

- High visibility; situated on W North Avenue, a major corridor with prime access to public transit
- Primary Uses
 - Intergenerational care center offering adult day services, childcare, and community services
- Large, multi-wing structure with two stories
- Amenities:
 - Indoor spaces for education, recreation, and health services
 - Outdoor landscaped areas with walking paths and green space
 - Indoor Pool
- Outdoor band shell/stage added in 2018
- Drop-off/pick-up zones configured to support site function
- Ample parking available

For More Information please contact:

Thomas Gale

o: 414.350.0300

e: thomasg@naipfefferle.com

Wally Sauthoff

o: 262.424.8222

e: wallys@naipfefferle.com

Offering Summary

Listed Rent	\$8.00/PSF NNN
Term	Minimum 24 Months
Size	+/- 80,000 SF
Acres	8 Acres
Year Built	2014
Zoning	DPD
Building Type	Commercial / Mixed Use
Taxkey	3251581000



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Aquatic Center



6,600 sq.ft. indoor aquatic center with an accessible warm water therapy pool, competitive lap swimming lanes, whirlpool spa, and locker rooms

Pool Features

- Wheelchair ramp and handrails for easy entering
- Competitive lap swimming lanes
- Swimming lessons for children
- Open swim times for the community
- Group movement and exercise classes for Adults

The Pool will allow people with disabilities who use a wheelchair to move muscles that they cannot exercise anywhere else.

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Commercial Kitchen



Large Walk-in Freezer and Refrigerator

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Dental/Medical Clinic



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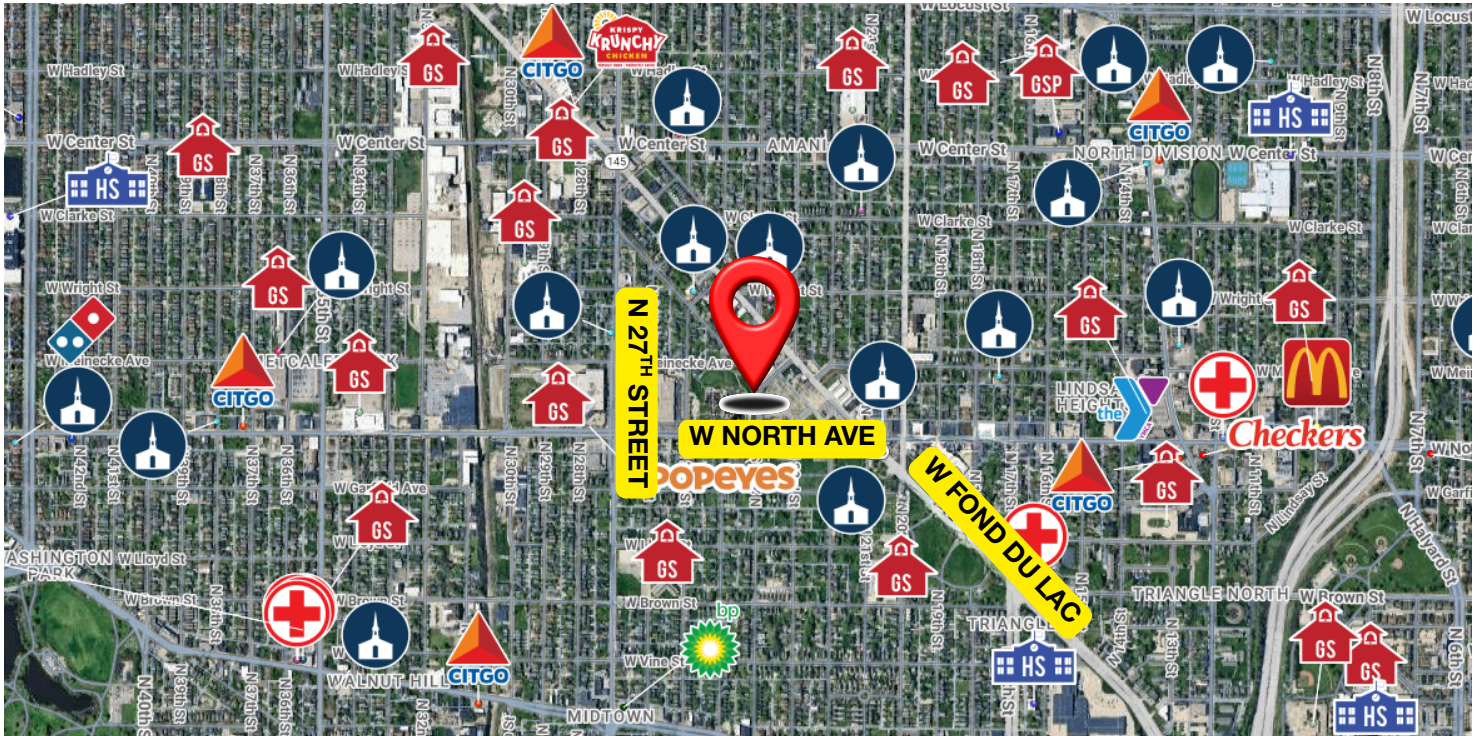
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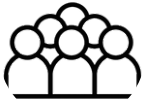
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POPULATION



1 MILE:	27,888
3 MILES:	240,117
5 MILES:	497,944

AVERAGE INCOME



1 MILE:	\$52,609
3 MILES:	\$75,367
5 MILES:	\$85,468

AVERAGE HOUSEHOLDS



1 MILE:	9,525
3 MILES:	107,240
5 MILES:	210,064

EMPLOYEES



1 MILE:	5,870
3 MILES:	139,854
5 MILES:	225,837

BUSINESSES



1 MILE:	684
3 MILES:	9,481
5 MILES:	16,386

TRAFFIC COUNTS



W North Ave	9,197
W Fond du Lac	19,045
N 27 th Street	7,613

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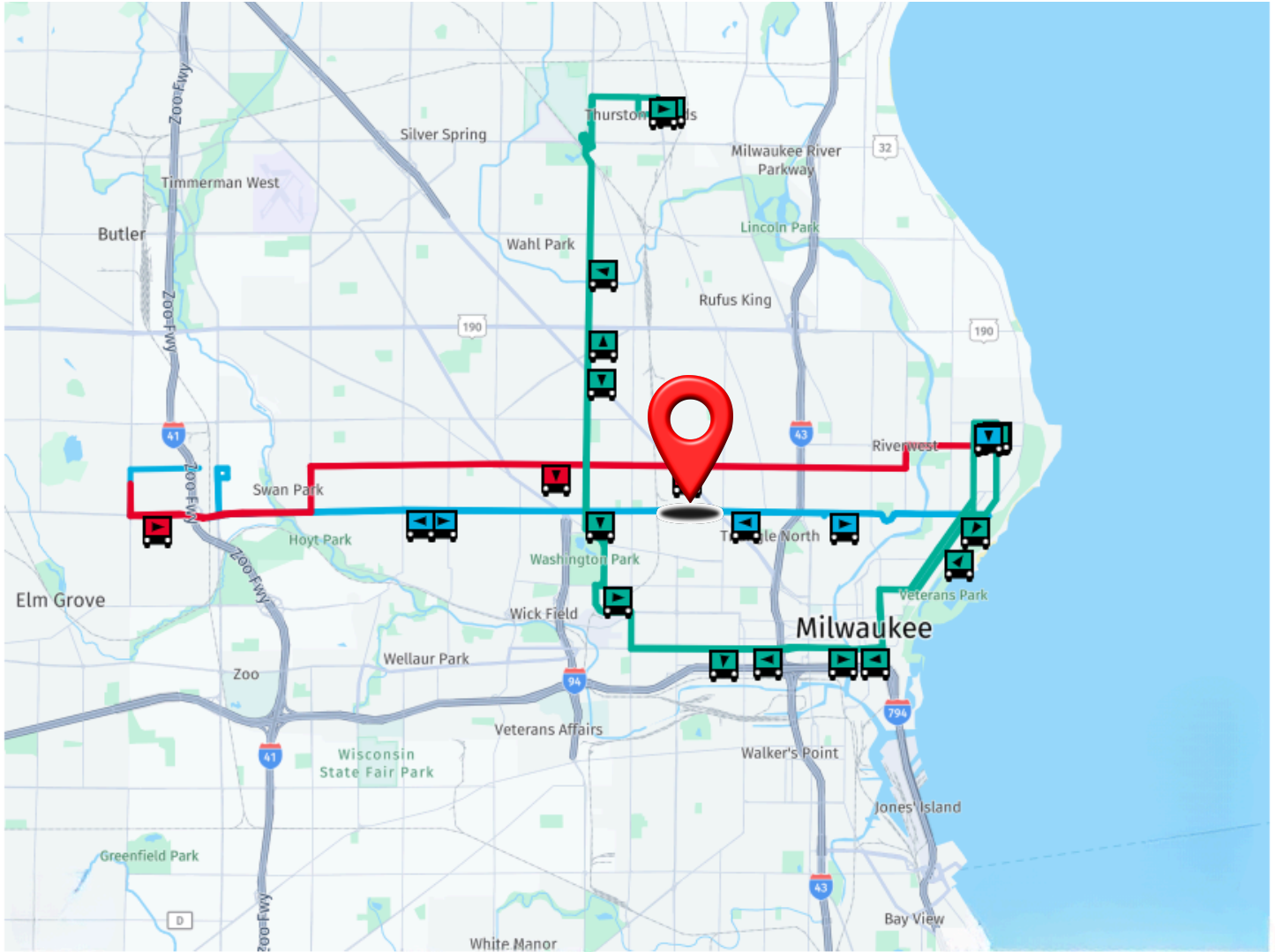
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CONVENIENT PUBLIC TRANSIT

Route 21 (Blue)	North Avenue: Stops right outside the property for easy East-West travel
Route 22 (Red)	Center Street: Just a short walk south for additional connectivity
Route 30 (Green)	Sherman/Wisconsin: Intersects with Route 21 nearby, offering quick transfers to downtown and Sherman corridor.

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (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 or 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.

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
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 or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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



414.424.8200 | www.naipfefferle.com

Information herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.