LEASE AVAILABLE

CREEKSIDE PLAZA 2225 W WISCONSIN AVENUE, GRAFTON, WI 53024





Specifications

AVAILABLE SPACE

Up to 4,000 SF Lease Rate Contact Broker Center Size 11,283 SF

Lease Term 5 Years Minimum

CAM, Ins., Taxes: \$6.29 PSF Addt'l Charges

Negotiable Buildout

Available December 1, 2022

Athletico, Sherwin Williams, **Co-Tenants** H&R Block, Pizza Hut, Royal Nails

Traffic Counts

7,600 cpd Wisconsin Ave.

Demographics

	1 Mile	3 Miles	5 Miles
Pop.	6,368	29,920	45,818
Daytime Pop.	2,482	13,449	20,499
Median HH Inc.	\$83,405	\$90,429	\$95,497

Contact

Jay Blom

Retail Broker 414.249.2228 jblom@founders3.com

Sam Herbeck

Retail Broker 414.249.2213

sherbeck@founders3.com

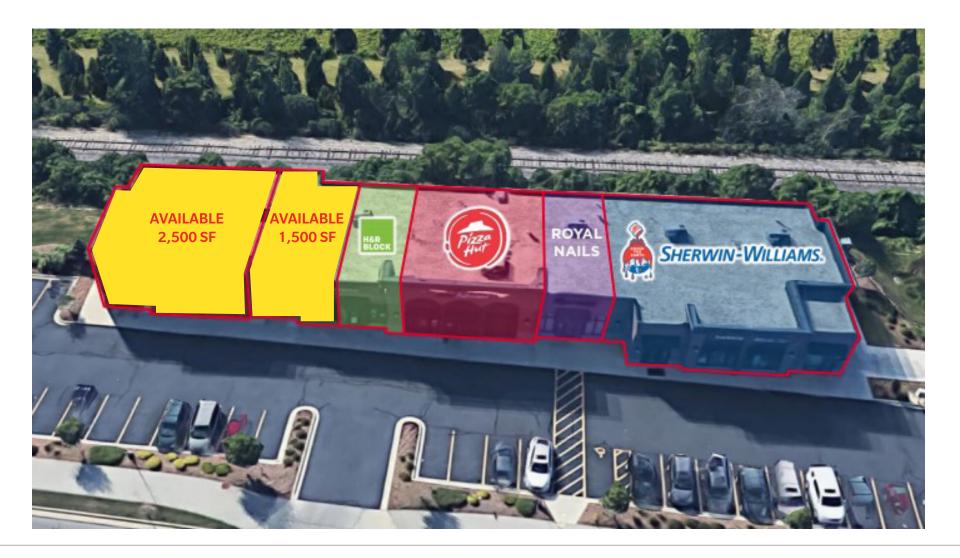


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SITE PLAN AVAILABLE SPACE Up to 4,000 SF

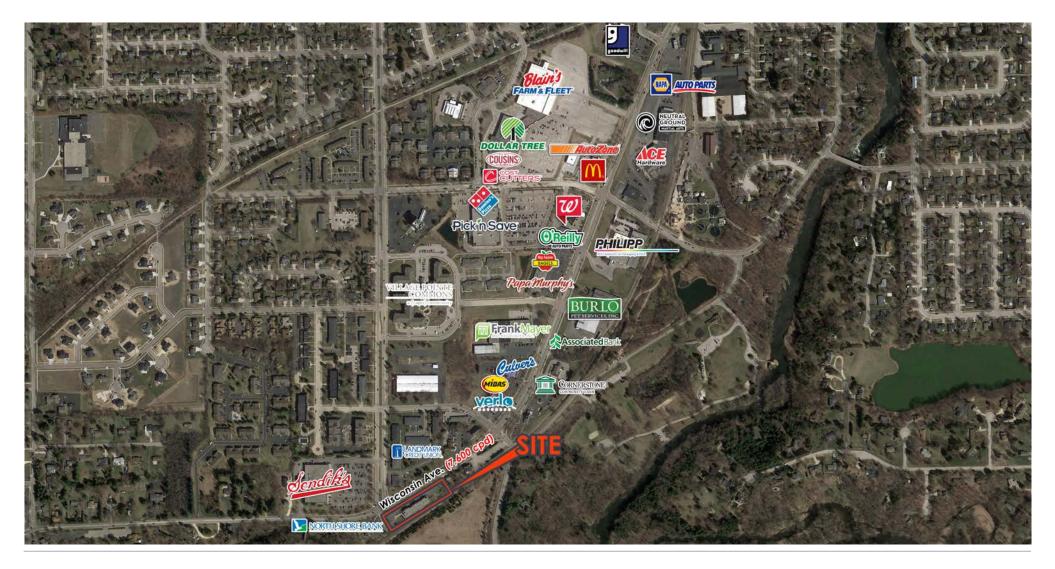


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AERIAL





NON-RESIDENTIAL CUSTOMERS

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

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

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

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

Confidentiality Notice to Customers

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

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

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 of Adverse Facts" below).
- 2. Any facts known by the Firm or its Agents that contradict any or real estate is the subject of the transaction. information included in a written inspection report on the property

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

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

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

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

Notice About Sex Offender Registry

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

