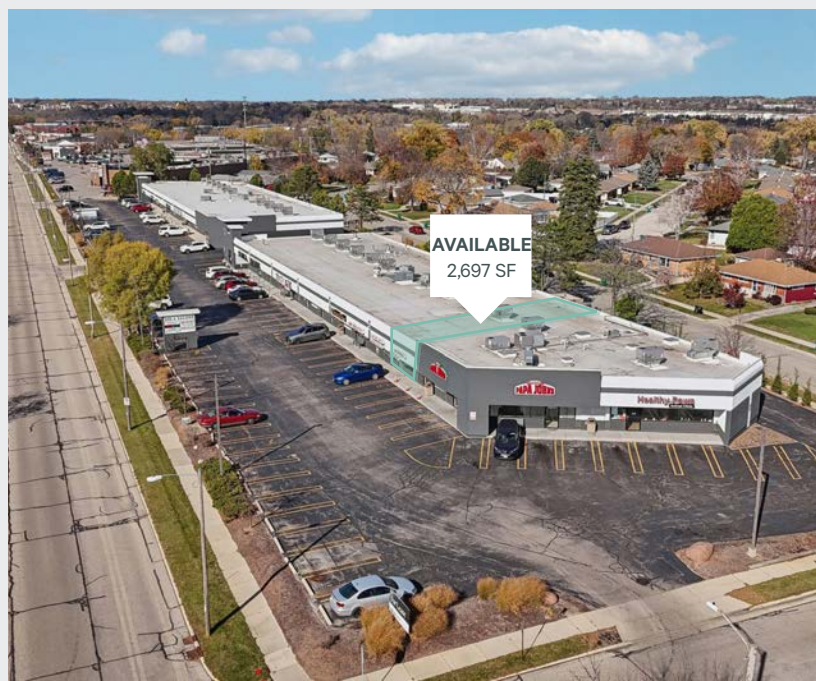


# The Shops on Appleton

N80W14900-N81W15062 Appleton Ave  
Menomonee Falls, WI 53051  
[www.cbre.com/wisconsin](http://www.cbre.com/wisconsin)

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# The Shops on Appleton

N80 W14900-N81 W15062 Appleton Ave | Menomonee Falls, WI

# For Lease



The Shops on Appleton sits alongside W. Appleton Avenue, the central arterial retail corridor. The shopping center is shadow anchored by Piggly Wiggly and is adjacent to the newly constructed Dunkin' Donuts. The property is well located, provides excellent visibility, and boasts full access entrances onto W. Appleton Avenue.

The center has recently undergone significant improvements, including a new facade, improved common areas, and multi-tenant monument signs. Tenants include Papa Johns, Sola Salon, U.S. Marines, CosmoProf, and many more. Great surrounding household and daytime population driven by new housing construction and proximity to Woodland Prime and Park Place office parks, which combined have over 7,500 employees.

## Expenses

- + NNN Expenses: \$5.21
  - CAM: \$3.52
  - TAX: \$1.21
  - INS: \$0.48

## Lease Rate

- + Negotiable

## Available Space

1,319 SF Unit 205

1,663 SF Unit 304

2,697 SF Unit 308  
(Former Restaurant Space)

6,800 SF Unit 211

## Building Improvements

- + Parking lot repaired/replaced - 2019
- + Roof replaced - 2020
- + Facade redesigned/replaced - 2019
- + Landscaping refreshed - 2019
- + Multi-tenant monument sign constructed - 2019



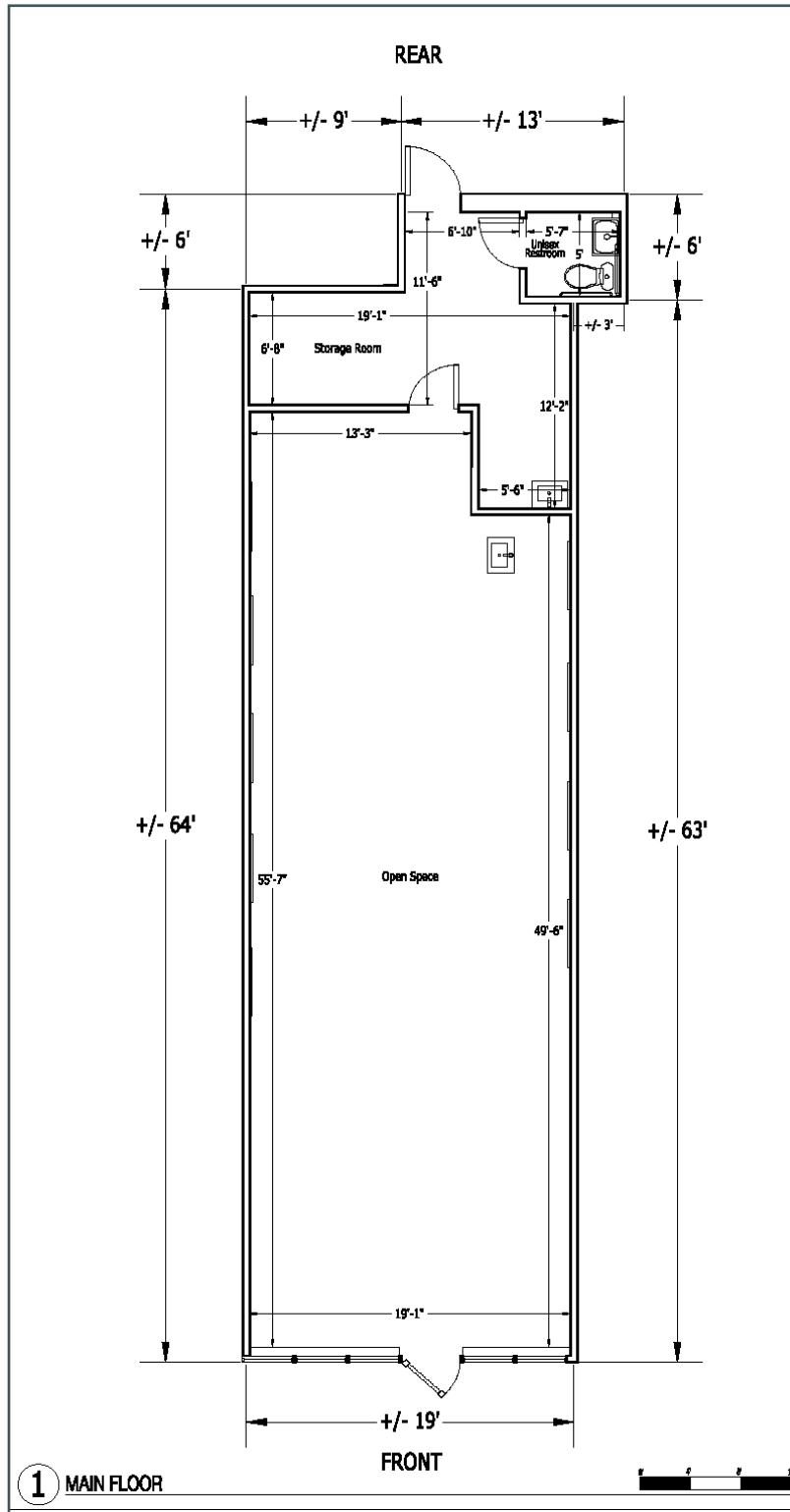
# Site Plan & Tenant List



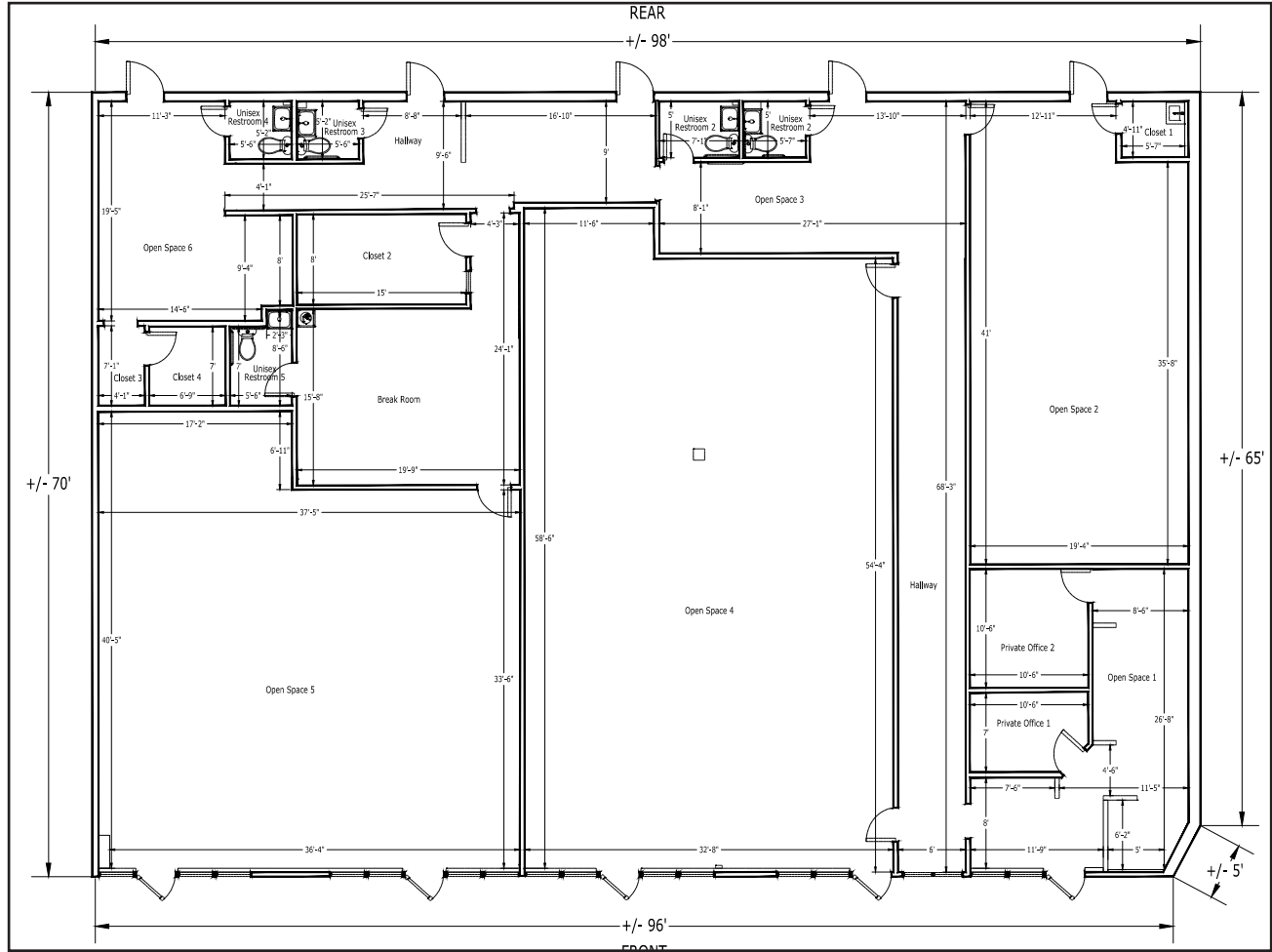
| Suite   | Tenant                      |
|---------|-----------------------------|
| 201     | Community Smiles Dental     |
| 205     | <b>AVAILABLE - 1,319 SF</b> |
| 206     | CosmoProf                   |
| 208     | Team Rehab                  |
| 209     | Hearing Aids                |
| 210-211 | <b>AVAILABLE - 6,800 SF</b> |

| Suite   | Tenant                      |
|---------|-----------------------------|
| 311-314 | Sola Salon                  |
| 309-310 | Team Escape 262             |
| 308     | <b>AVAILABLE - 2,697 SF</b> |
| 307     | Vape Heaven                 |
| 306     | US Marines                  |
| 305     | US Army                     |
| 304     | <b>AVAILABLE - 1,663 SF</b> |
| 302     | Papa John's                 |
| 301     | Healthy Paws Pet Clinic     |

# Unit 205 - 1,319 SF



# Unit 210-211 - 6,800 SF (Divisible)





# High Flight Aerial & Demographics



| 2024 Demographics     | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------|-----------|-----------|-----------|
| Population            | 7,137     | 40,239    | 110,360   |
| Avg. Household Income | \$124,612 | \$119,202 | \$109,554 |
| Daytime Population    | 6,755     | 47,795    | 130,823   |

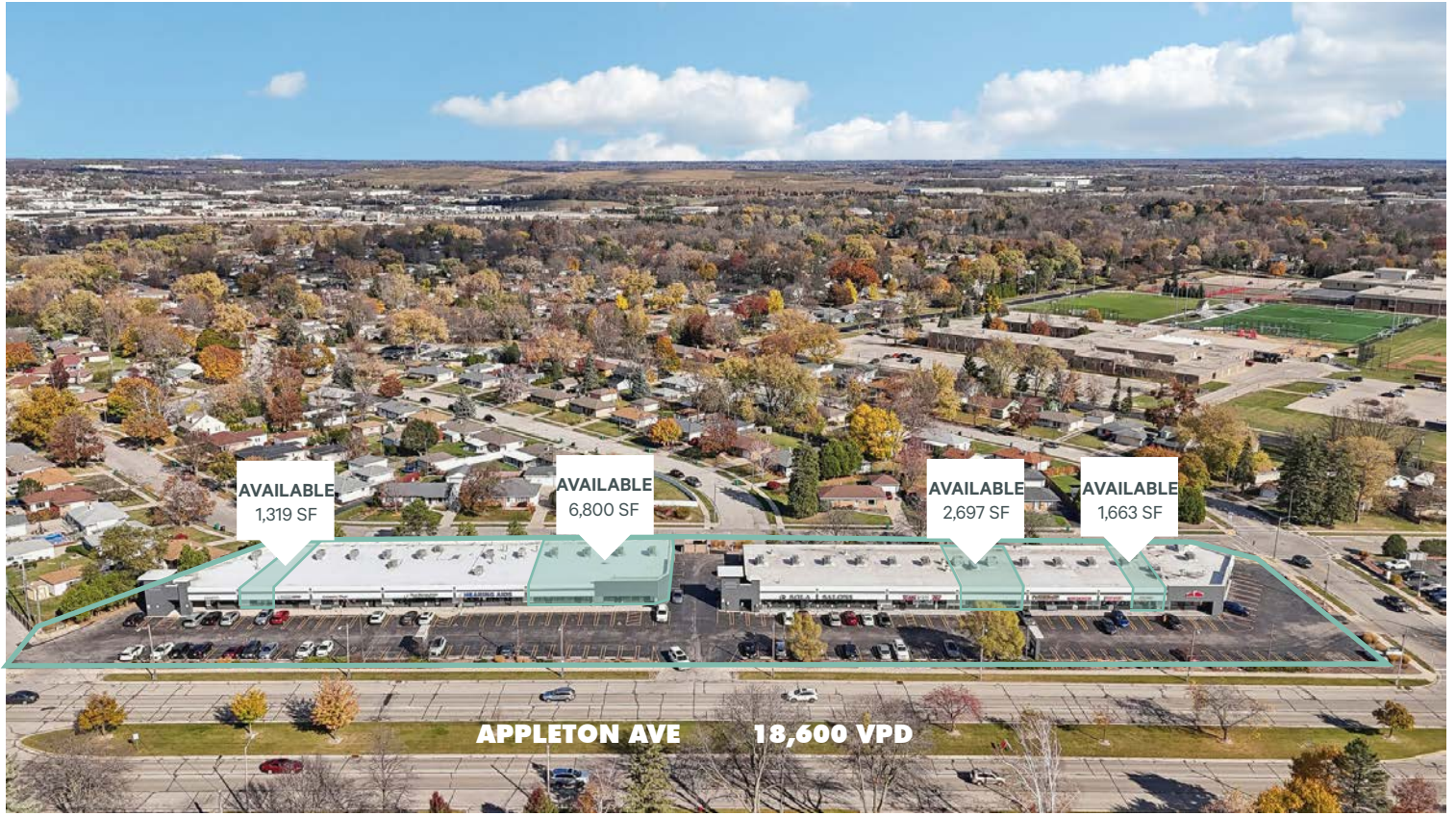
| Traffic Counts |            |
|----------------|------------|
| Appleton Ave   | 18,800 VPD |
| Pilgrim Rd     | 21,800 VPD |



# The Shops on Appleton

N80 W14900-N81 W15062 Appleton Ave | Menomonee Falls, WI

# For Lease



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# THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

*Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.*

- 1 Personal Service:** When you work with Baceline you get a personal team; leasing, construction, property management and a community event planner. Our goal is to improve your business. We pride ourselves on providing personal service and support you can count on.
- 2 Partnership:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



# State of Wisconsin Broker Disclosure

## To Non-Residential Customers

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

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Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

### Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize to broker to disclose such as financial qualification information)

### Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

### Sex Offender Registry

*Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.*

### 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 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.

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

