

Southport Plaza

NWC of Hwy 50 & Hwy 31, Kenosha, WI

Contact Us

Peter Glaser
Senior Vice President
+1 414 274 1638
peter.glaser@cbre.com

CJ Goldberg
First Vice President
+1 414 274 1658
cj.goldberg@cbre.com

Carlos Wu
Senior Associate
+1 414 274 1667
carlos.wu@cbre.com



Southport Plaza

7200 Green Bay Rd | Kenosha, WI 53142

For Lease

Southport Plaza

RETAIL SPACE FOR LEASE

Well-located at the main intersection of Hwy 31 & Hwy 50, Southport Plaza is a destination shopping center and attracts shoppers from a wide region.


A variety of units are available for lease including junior anchor, large, and small shop. Anchor tenants include Kohl's, Hobby Lobby, Party City, The Roomplace Furniture, Petco, Office Max, and Fresh Thyme Market.


Property Size 385,747 SF

Available Space 3,000 SF to 28,630 SF

Lease Rate	Inline	\$14.00-\$18.00 PSF NNN
	Oulot	\$24.00 - \$28.00 PSF NNN
Estimated NNN	CAM	\$3.86 PSF
	Tax	\$2.81 PSF
	Insurance	\$0.26 PSF
		\$6.93 PSF

Parking 3,170 Spaces

 [View a tour of the former HuHot Space - 5,500 SF](#)

 [View a tour of the 10,400 SF Space](#)



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Site Plan



Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF
7310/7380	Available	6,605	6940	Swim Labs	5,600	6810-2	Wiggle & Play Cafe	2,089	6804121	Pretty Me Up	1,100
7300	Bricks and Minifigs	4,000	6932	Available	10,400	6950	Applebee's	5,334	6804117-119	Real Hot Yoga	2,200
7260	Great Clips	1,600	6928	Kenosha Karate	2,305	6906	North Shore Bank	4,250	6804115	State Farm	1,100
7240	Bath & Body Works	2,782	6924	Fancy Nails	1,600	7214110	Vision Works	3,330	6804113	Selective Hearing	1,100
7220	GNC	1,721	6920	Sola Salons	6,000	7214106	Avada Audiology	728	6804111	PeopleReady	1,100
7200	Kohl's	80,684	6914	Available	3,000	7214100	Available	5,500	6804107-109	Weighless MD	2,200
7150	Party City	12,000	6910	Petco	17,600	6804124	Subway	1,200	6804105	Management Office	1,860
7100	Fresh Thyme	28,709	6830	Five Below	9,981	6804122	Kenosha Cellphone Repair	1,200	6804101	Insure One	1,440
7014	Hobby Lobby	52,819	6830-B	Decker Fire & Safety	4,038	6804120	Rosati's Pizza	1,200	Outlot	Giordano's	4,500
7014-B	Available	28,630	6820	Office Max	23,370	6804114	Regional Finance	1,090			
7004	Bay Ridge Cleaners	1,200	6816	Dollar Tree	12,000	6804108	Comprehensive Orthopaedics	6,110			
7006	Jeweler	1,200	6810-1	Fresenius Kidney Care	14,957	6804123	Little Lion Cuts	1,100			

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	7 Miles
Population	4,990	66,807	121,638	140,012
Avg. H.H. Income	\$85,576	\$79,236	\$77,255	\$94,094
Daytime Population	7,043	62,466	117,234	127,642

TRAFFIC COUNTS

Hwy 31 / Green Bay Rd	38,600 VPD
Hwy 50 / 75th St	36,500 VPD

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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.

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 prove 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(l) 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)

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.

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

