

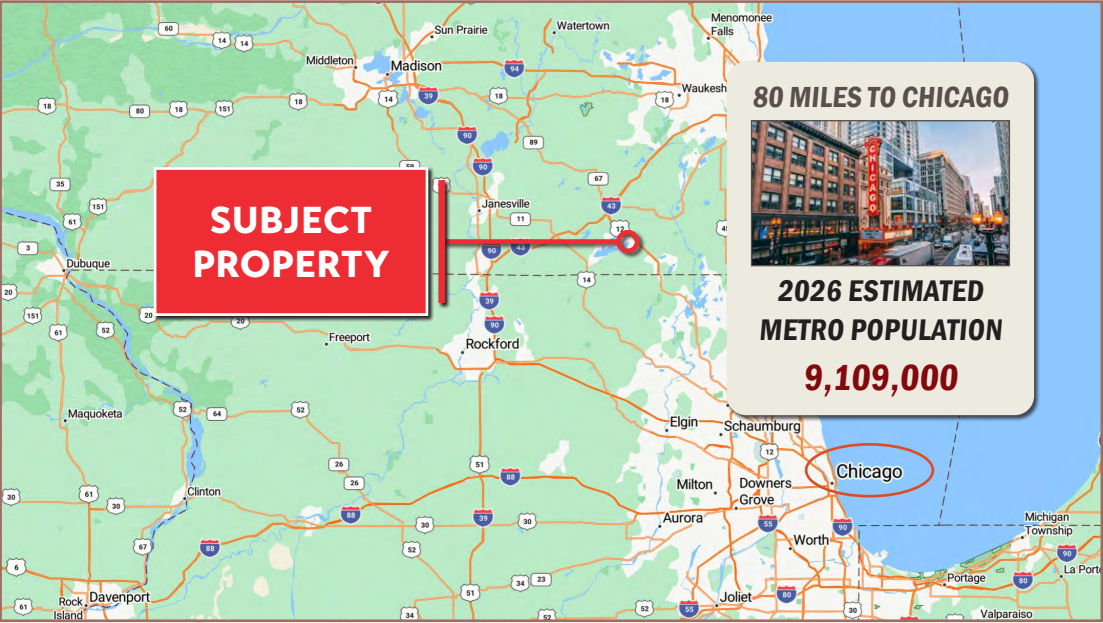
FOR SALE/LEASE - VACANT LOT

ON DODGE STREET, BETWEEN BROAD STREET & CENTER STREET | LAKE GENEVA, WISCONSIN 53147



Highlights

FOR SALE/LEASE
****Contact Broker for Details****



LOCATION
On Dodge Street, between Broad Street & Center Street
Lake Geneva | Wisconsin 53147

LOT SIZE
±2.36 acres

ZONING
Commercial



PRIME DOWNTOWN LOCATION

The subject property is within walking distance of downtown restaurants, retail shops, entertainment venues & Geneva Lake. Vacant parcels in Downtown Lake Geneva are exceptionally scarce. As the city continues to mature, opportunities to acquire undeveloped land in the downtown core become increasingly limited, creating a strong supply-and-demand dynamic that can support long-term appreciation.

REGIONAL TRADE AREA & TOURISM DEMAND

Lake Geneva serves as the commercial and recreational hub for a **10-mile primary trade area (population of 77,822)**, which is significantly enhanced by one of the Midwest's strongest seasonal tourism markets. Known as the "Hamptons of Chicago" and the "Newport of the Midwest", Lake Geneva attracts a substantial influx of visitors throughout the year. On weekends and during peak seasons, there are nearly **40% of visitors originating from the Chicago & Milwaukee metropolitan area**. During major holiday weekends (such as the 4th of July), the local population can swell to 35,000+ within the city, while the broader Walworth County region welcomes more than 200,000 visitors, creating exceptional demand for retail, dining, entertainment, and hospitality businesses.

The local economic reports show the area drives a massive share of **Walworth County's \$1 billion tourism economy**, leading to overflowing downtown areas, packed beaches and heavy traffic.

STRONG TRAFFIC EXPOSURE & ACCESSIBILITY

Located on Dodge Street, between Broad Street & Center Street with traffic counts of 9,335 CPD. The site provides strong pedestrian traffic from downtown visitors, close proximity to shopping, dining, and lakefront attractions with high visibility for future commercial tenants or businesses.

MERCYHEALTH HOSPITAL & MEDICAL CENTER-WALWORTH

Located 6.5 miles from the subject property, Mercyhealth Hospital & Medical Center-Walworth has a total 25 staffed beds, operating as a designated critical access hospital with Obstetrics & Gynecology, Occupational Therapy, Emergency Care, Family Medicine, Pediatrics, Physical Therapy, Women's Health, Geriatrics, Pain Management, etc.

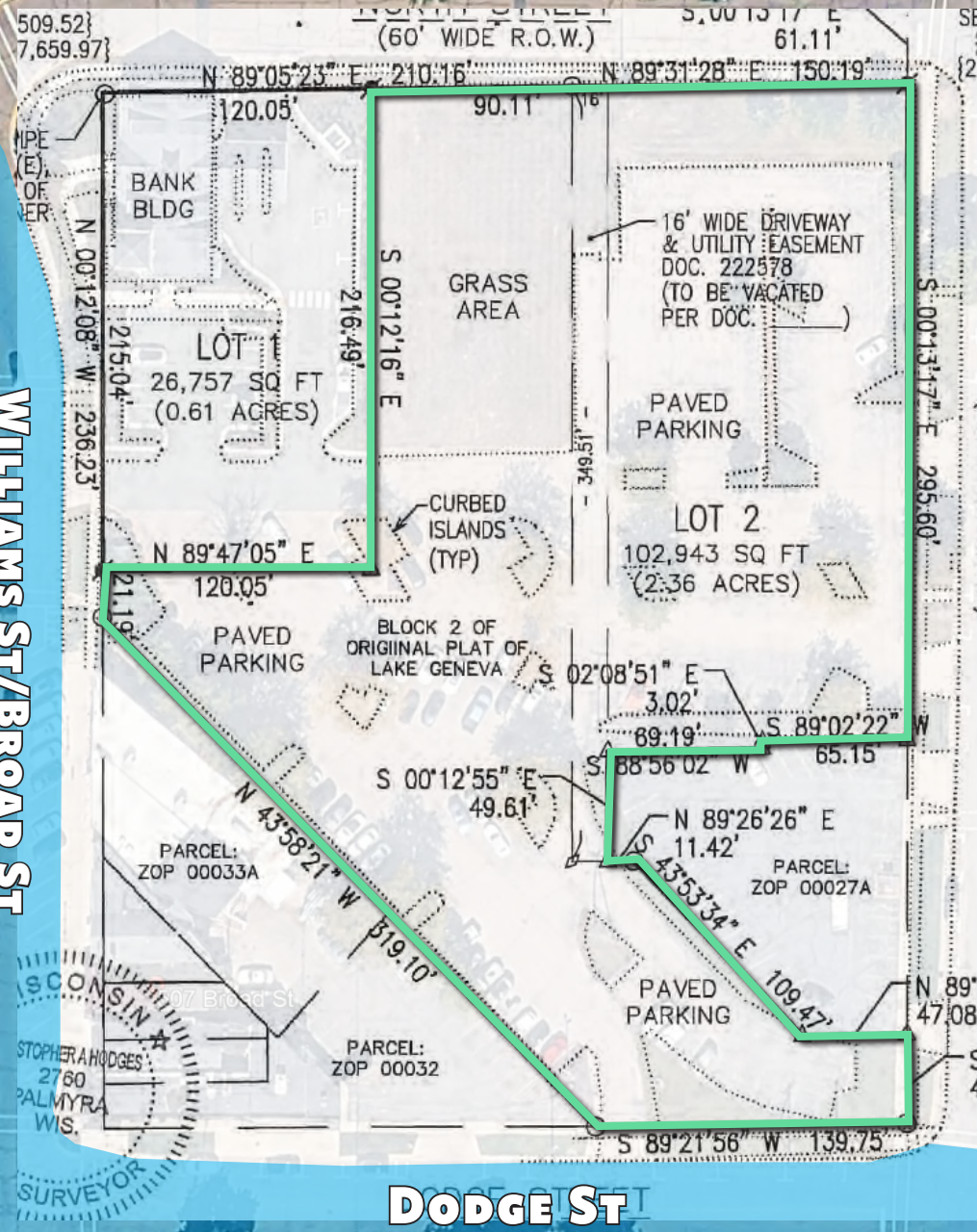
Site Plan



Property Specifications

County	Walworth
Parcel #	ZA525400002
Lot Size	±2.36 Acres (±107,943 SF)

WILLIAMS ST/BROAD ST
9,335 CPD



DODGE ST

Lake Geneva



2026 AVERAGE HOUSEHOLD INCOME (5-MI)
\$129,822



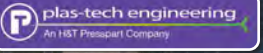
**CENTRAL-DENISON
ELEMENTARY
522 STUDENTS**



W MAIN ST | 15,047 CPD



The RIVIERA
LAKE GENEVA'S PREMIER WEDDING & EVENT VENUE



Geneva Bay

WILLIAMS ST/BROAD ST | 9,335 CPD

**SUBJECT
PROPERTY**

Lake Geneva Synopsis

Lake Geneva is a city in Wisconsin's Walworth County. Given its relative proximity to the Chicago (80 miles southeast, offering an easy 2-hour drive) and Milwaukee (an estimated 1 hour drive - 49 miles northeast) metropolitan areas, Lake Geneva has become a popular resort town that thrives on tourism.

Lake Geneva is one of the Midwest's premier resort destinations, attract visitors year-round with boating, water sports, the iconic Geneva Lake Shore Path, Grand Geneva Resort, historic mansions, championship resorts, and a vibrant downtown. Following the Great Chicago Fire of 1871, prominent Chicago industrialists established magnificent summer estates along Geneva Lake, earning the city the nickname "Newport of the West."

EMPLOYERS IN LAKE GENEVA include Grand Geneva Resort & Spa (hospitality); Lake Geneva School District (public education); Mercyhealth Hospital & Medical Center (health care); Brunk Industries (manufactures micro-precision metal components); Acurite (manufactures home weather & environmental monitoring devices); Spindustries (a custom metal spinning & fabrication manufacturer); Klockit (supplies & manufactures clock parts & clock-building kits).

2026 Demographics

	1-MI	3-MI	5-MI
Population	5,603	12,887	22,030
Households	2,584	5,861	9,989
Labor Population Age 16+	4,665	10,766	18,521
Median Age	43.6	43.8	46.5
Average Household Income	\$102,214	\$108,733	\$129,822



City View



CONFIDENTIALITY AGREEMENT

ADVISORY TEAM

BRIAN BROCKMAN

IN-STATE BROKER

LIC # 58914-90

BANG REALTY-WISCONSIN

2939 Vernon Place
Cincinnati, Ohio 45219
brian@bangrealty.com
513.898.1551 - office
www.bangrealty.com



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bang Realty-Wisconsin and should not be made available to any other person or entity without the written consent of Bang Realty-Wisconsin. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Bang Realty-Wisconsin has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Bang Realty-Wisconsin has not verified, and will not verify, any of the information contained herein, nor has Bang Realty-Wisconsin conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Bang Realty-Wisconsin hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.