

**19355 W BLUEMOUND RD
BROOKFIELD, WI**



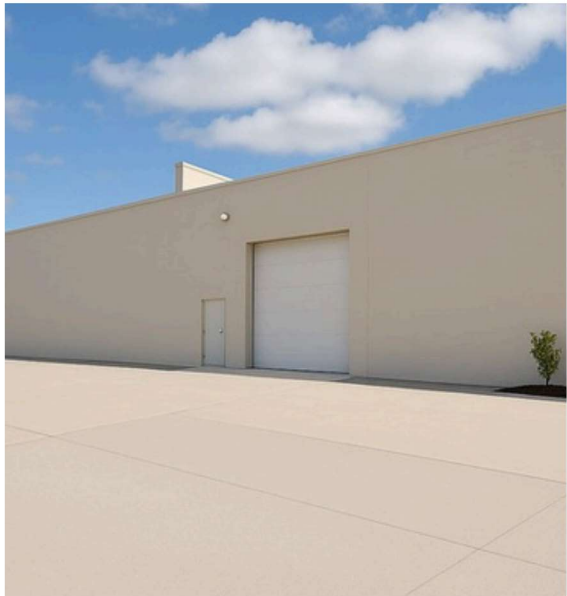
**For more
information,
please contact:**

Jan Kadow

o: 414.424.3760

e: jank@naipfefferle.com

19355 W BLUEMOUND RD, BROOKFIELD, WI



SALE PRICE	\$ 10,995,000
BUILDING SIZE	+/- 63,909 SF
YEAR BUILT	1972
PARKING	+/- 72 Spaces
ZONING	B2
PARCEL #	BKFT1124996003
ACRES	+/- 2.72 Acres
TAXES-2024	\$35,727.76

Property Highlights

- High visibility and traffic counts (+/- 34,189 cars/day per DOT)
- Clean big box commercial space; 2 docks and 2 drive-in doors; +/-26 ft clear height
- Located just east of “The Corners of Brookfield” offering a wide range of retail/dining options, hotels and 244 new luxury apartments with an additional 278 units planned for 2026
- Surrounded by national credit retailers and restaurants (Best Buy, McDonalds, Carrabba’s, Dollar Tree, Mazda, Lexus etc)
- Adjacent property also for sale (19233-19255 W Bluemound Rd)
- Minutes from I-94 via Barker Rd

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.



Existing Building
56,504 sq. ft.

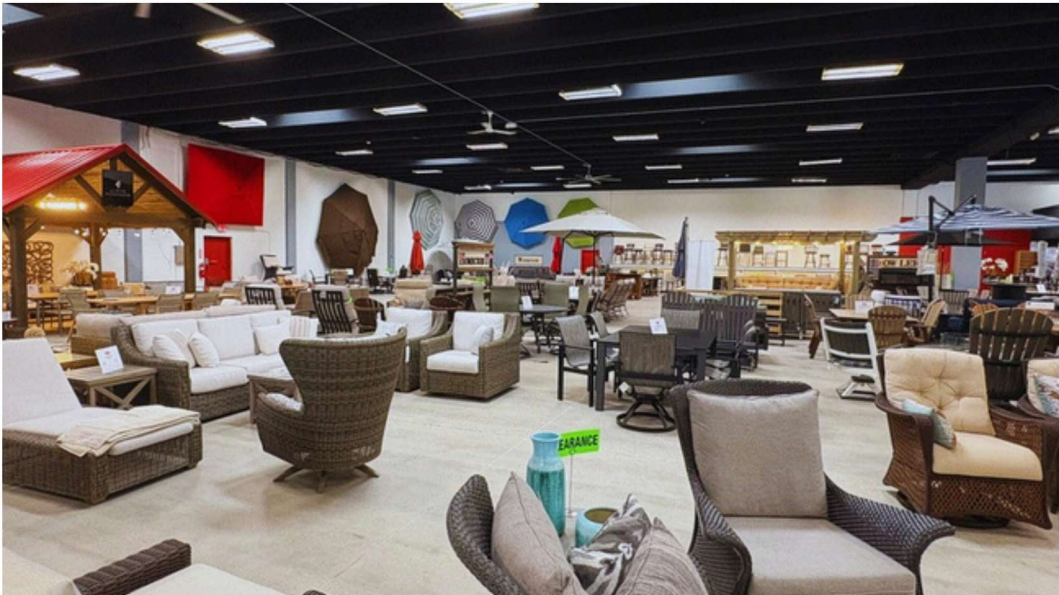
Proposed Addition
5,400 sq. ft.

Annotations:

- SAN-CUT & REMOVE EXIST. ASPHALT BEYOND NEW CURB
- OPENING IN CURB FOR DRAINAGE
- NEW CONC. STAIRS W/ STL. RAILINGS
- REPLACE CONC. SLAB @ ENTRY
- CONC. BARRIER POSTS TO BE REMOVED
- 250K HPS FIXTURE (TYP)
- EXIST. ASPHALT
- DRIVE-IN
- DOCK AREA
- PROPOSED RETAINING WALL
- 6" CONC. SLAB
- ASPHALT SPEC 8" MIN. STONE BASE
- MATCH TOP OF EXISTING RETIN. WALL
- NOTE: EXIST. ASPHALT BEHIND BLDG. TO BE REMOVED & REPLACED
- CONC. BARRIER POSTS TO BE REMOVED
- 216.6' (OVERALL)
- 35.67'
- 270.0'
- 270.1'
- 500.03'
- 500.15'56"E
- 589°04'59"E
- 237.00'
- 237.00'
- 589°04'59"E
- 237.00'

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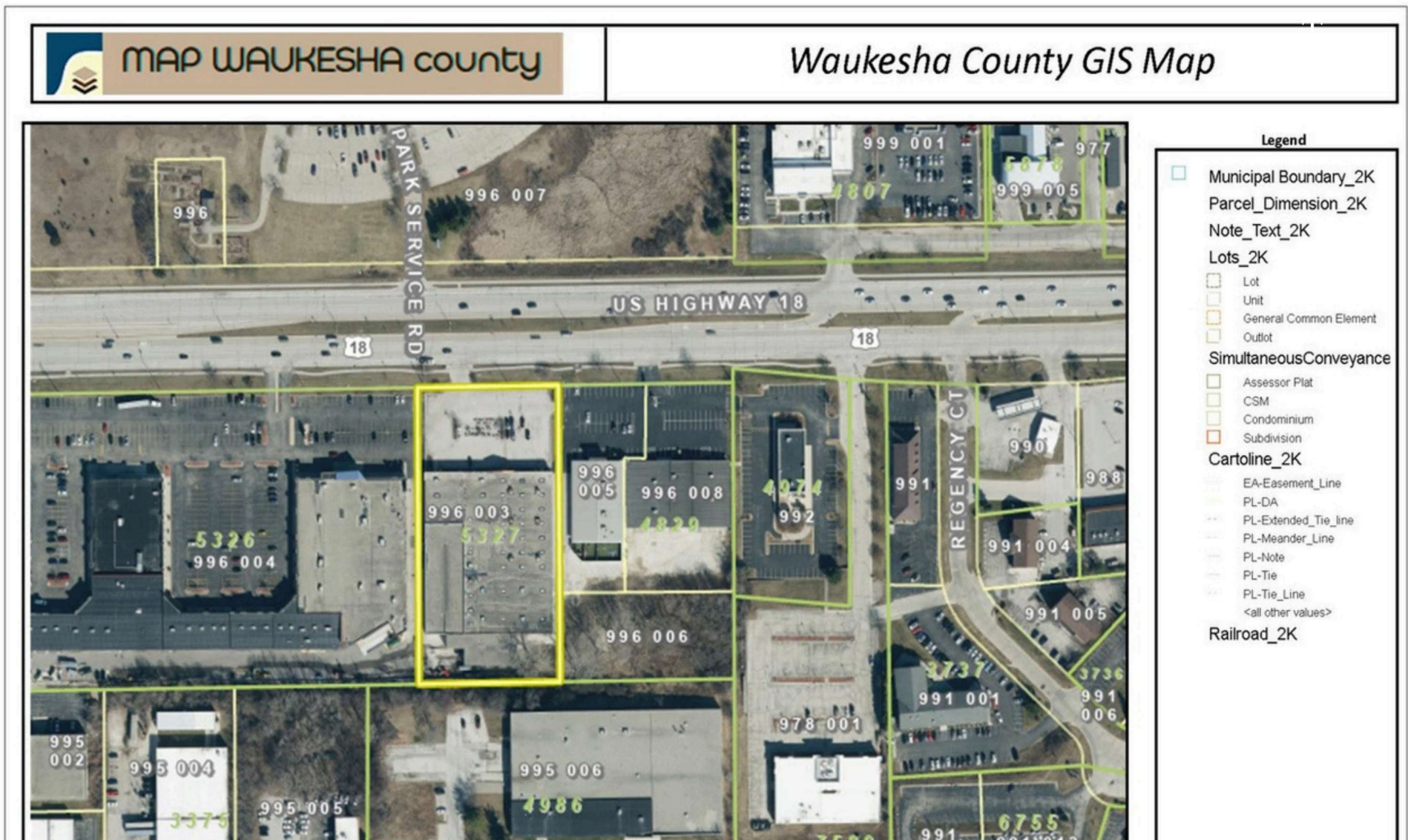


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TRAFFIC COUNTS (per DOT)

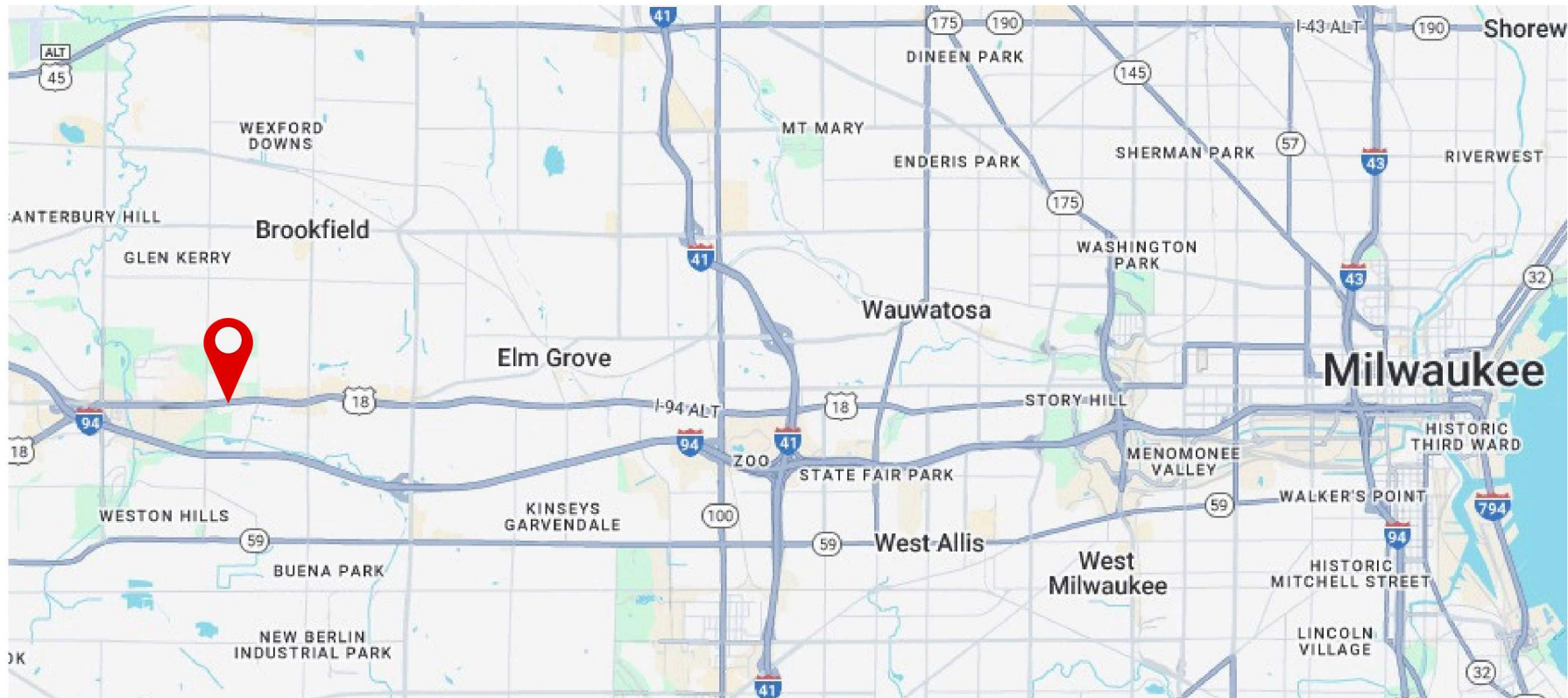
- Bluemound Rd (Hwy 18): +/- 34,189
- I-94: +/- 139,438

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Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,959	41,057	125,283
Total # Households	2,340	17,983	53,841
Average HH Income	\$151,062	\$146,136	\$137,247

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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.

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.

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

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.

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