

FOR SALE OR LEASE
6080 S. 108th Street

6080 S. 108TH STREET
Hales Corners , WI 53130

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

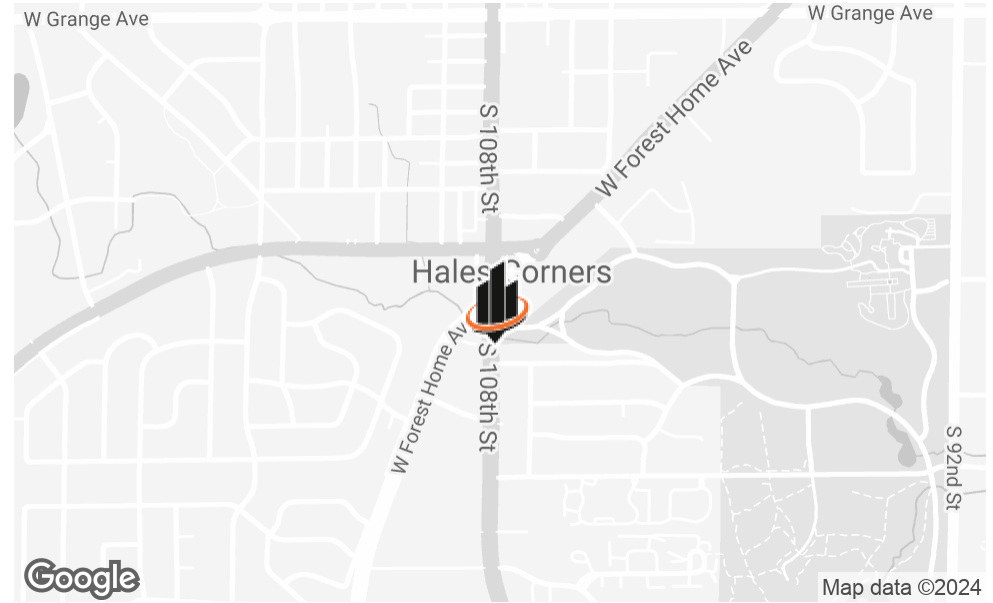
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
BUILDING SIZE:	12,339 SF
LEASE RATE:	\$16.00 PSF NNN
AVAILABLE SF:	2,995 SF
LOT SIZE:	1.465 Acres
PRICE / SF:	\$162.09
YEAR BUILT:	1970
RENOVATED:	2023

PROPERTY OVERVIEW

Owner/user opportunity to purchase a multi-tenant professional office/medical/retail facility. Income in place from full service hair salon. Opportunity to assume a contract for income on a long-term hold for the development of independent offices and shared work spaces. Financials available upon receipt of NDA/CA.

PROPERTY HIGHLIGHTS

- Two floors with exposed rear lower level
- Private suite entrances
- Main level space of 2,995 SF ideal for medical and retail use with direct exposure on Hwy 100
- Salon suite fully occupied on a long-term lease
- Prospectus available with detail financial forecast
- Ample and recently re-surfaced and re-stripped parking area at rear of property
- New exterior improvements including new paint, landscaping, roof (2017)

PROPERTY AND LOCATION DESCRIPTION



PROPERTY DESCRIPTION

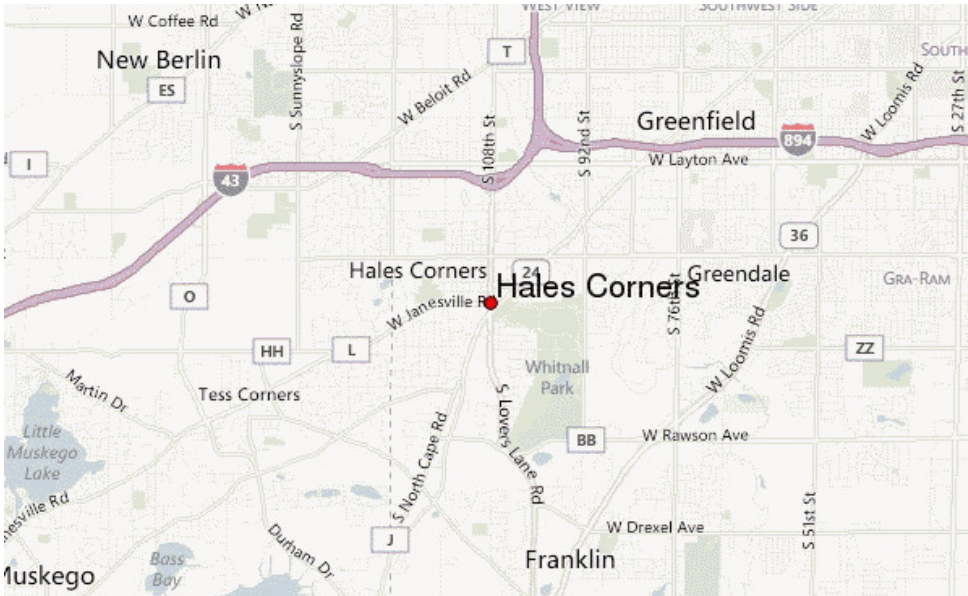
With a traffic count of 28,871 vehicles per day, this location makes for prime real estate abutting against the busy Hwy 100 corridor. Jetz Convenience center and the well visited Culvers restaurant directly across the street are strong drivers of business enhancing the optimum exposure of this property. The property benefits from a position in a popular area situated between a strong retail district and a dense suburban market with 3,969 rooftops within a 1 mile radius. Hales Corners is ideally centrally located in southeastern Wisconsin, with easy access from all directions, immediately neighboring Franklin, Greendale, Greenfield, New Berlin and Muskego. Hales Corners is the "X marks the spot" in regard to the I41 and I43 crossing. Freeway access is a mere 5 minutes headed north from the entrance of I41 or 5 minutes headed west from the entrance of I43.

LOCATION DESCRIPTION

Hales Corners, a Village in Milwaukee County, was incorporated 1952-1957.

"As the Village's population continued to grow, so did its business community. Today, Hales Corners is the home of hundreds of commercial entities, ranging from one-person, home-based businesses to national corporations that employ hundreds of people. Although the Village has experienced gradual transformation through the decades, an important tradition endures: residents continue to loyally patronize neighborhood businesses and, in turn, those local merchants consistently support activities and programs that enrich life for the entire community."

- Hales Corners Historical Society



EXTERIOR PHOTOS



View of property from Hwy 100



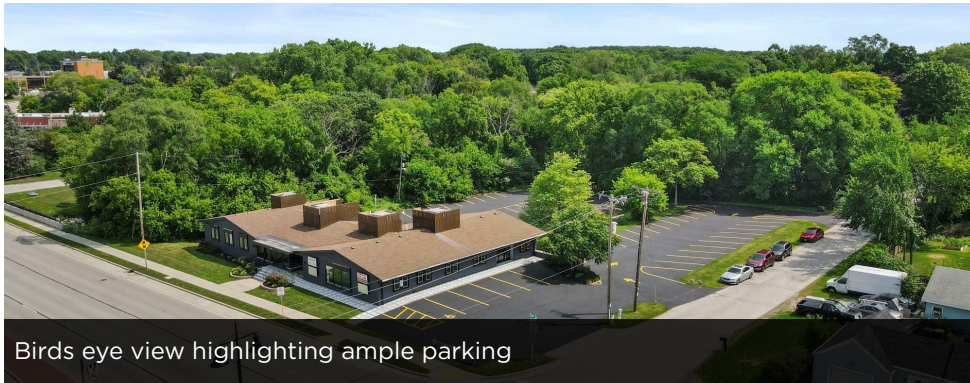
South side entrance of property, direct entrance to available 2,995 SF Suite



East/Rear entrance of property



Additional parking in the rear of property

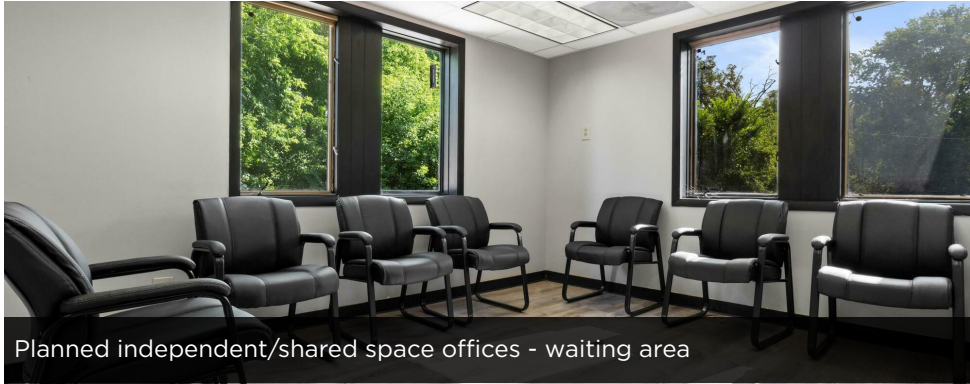


Birds eye view highlighting ample parking

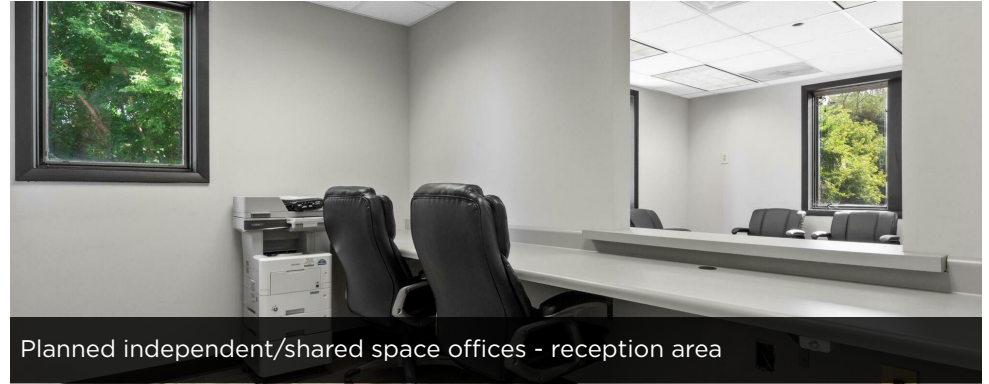


Birds eye view highlighting busy Hwy 100 commercial corridor

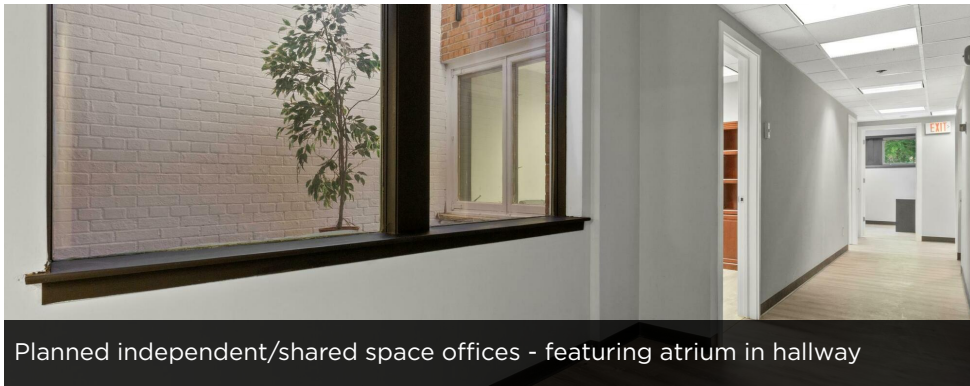
INTERIOR PHOTOS



Planned independent/shared space offices - waiting area



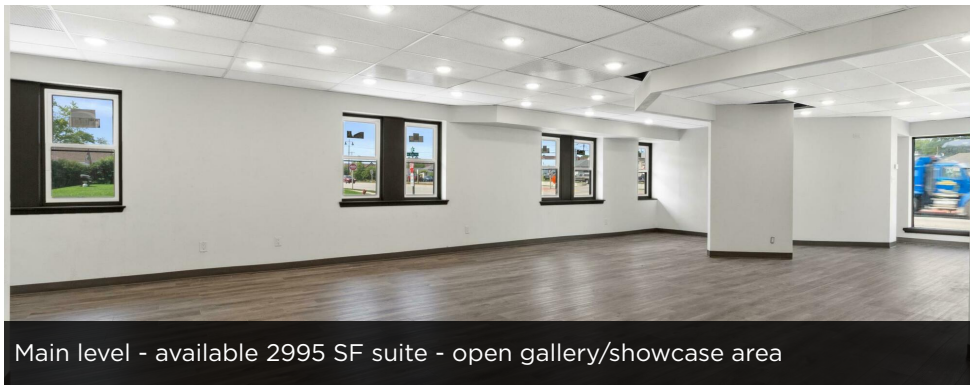
Planned independent/shared space offices - reception area



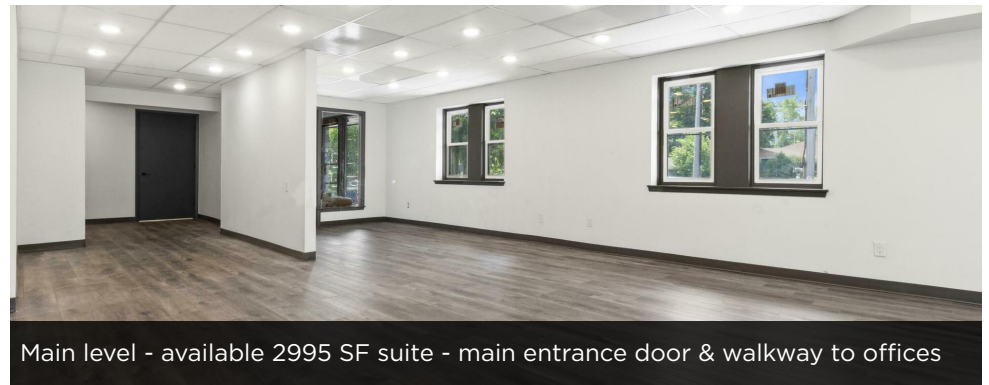
Planned independent/shared space offices - featuring atrium in hallway



Main level - available 2995 SF Suite - large windows facing Hwy 100

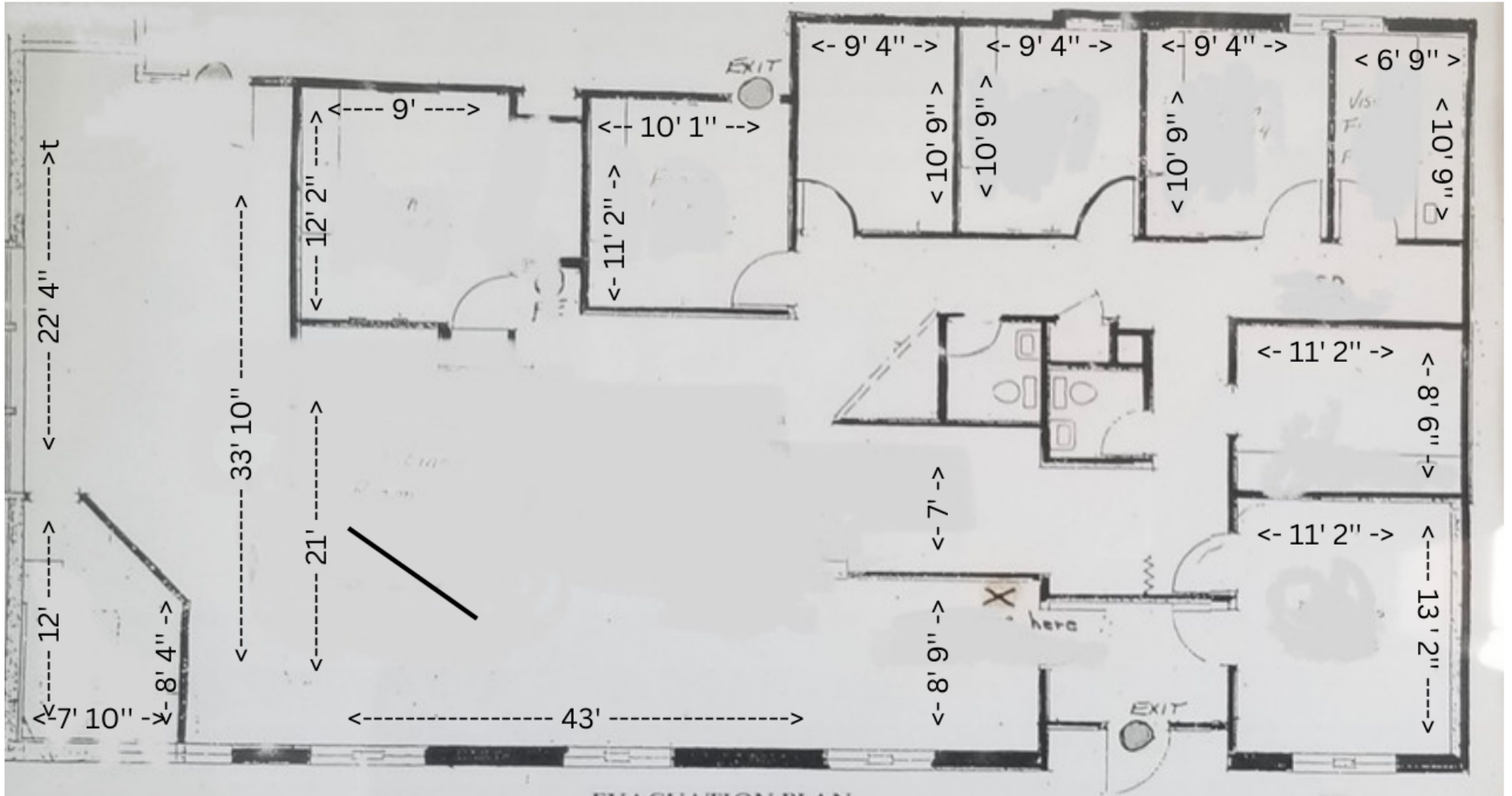


Main level - available 2995 SF suite - open gallery/showcase area



Main level - available 2995 SF suite - main entrance door & walkway to offices

FLOOR PLAN AVAILABLE SPACE

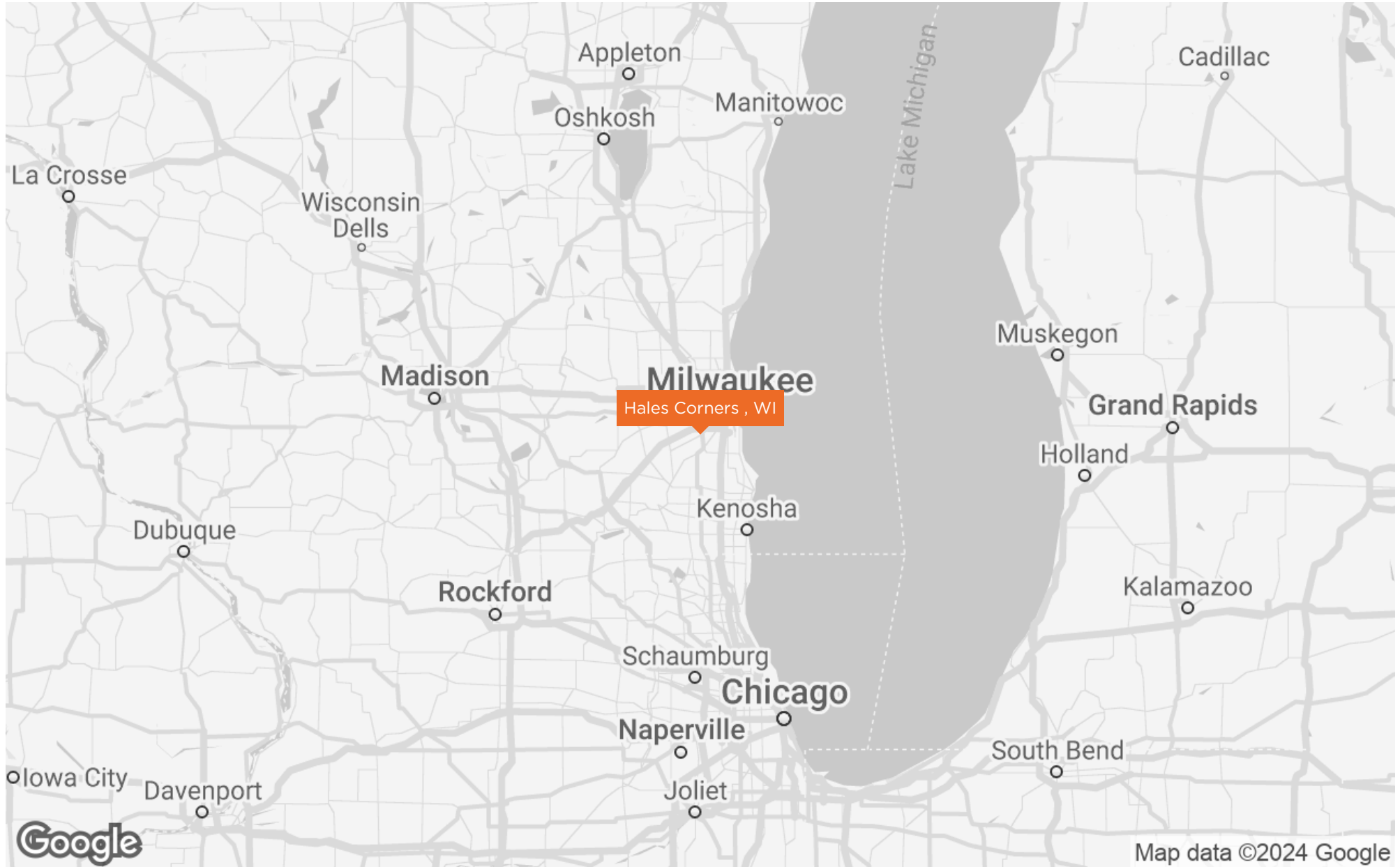




SECTION 2
Location
Information



REGIONAL MAP



RETAILER MAP





SECTION 3
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION

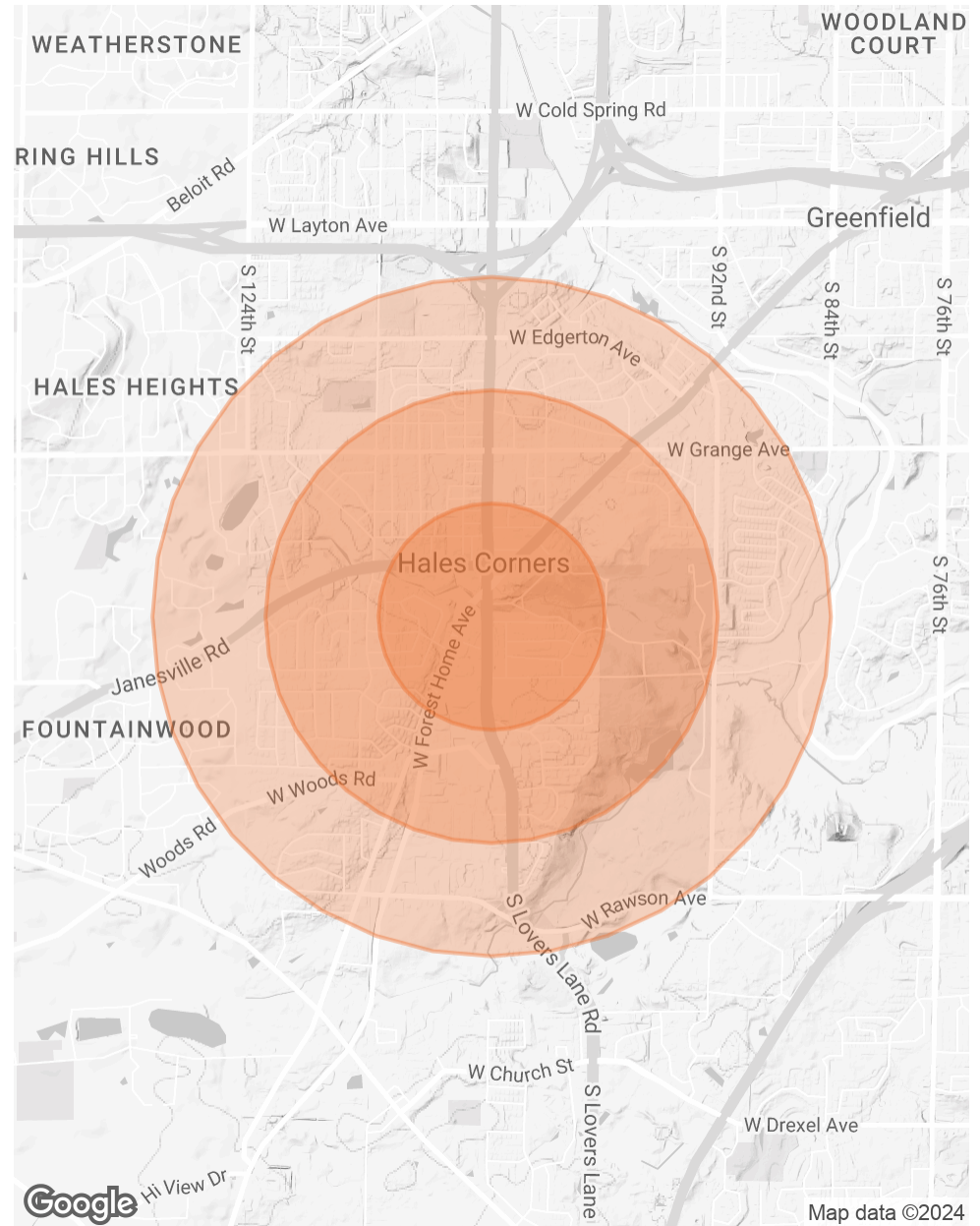
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,034	6,936	12,577
AVERAGE AGE	46.3	44.1	44.9
AVERAGE AGE (MALE)	44.7	43.7	44.7
AVERAGE AGE (FEMALE)	45.8	42.8	44.0

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,022	3,296	5,801
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$77,748	\$83,558	\$90,429
AVERAGE HOUSE VALUE	\$361,563	\$285,676	\$367,083

* Demographic data derived from 2020 ACS - US Census





**CONFIDENTIAL / NON-DISCLOSURE AGREEMENT
REQUEST FOR INFORMATIONAL MATERIALS**

Request for Informational Materials for the property described as 6080 S. 108th Street, Hales Corners, Wisconsin (the "Property").

The Informational Materials are intended solely for _____, ("Prospective Purchaser") and its limited use in considering its interest to purchase the Property.

The Informational Materials, which contain certain confidential information relative to the business and affairs of the Property, as well as other information that may be pertinent to the sale of the Property or specific information requested by Prospective Purchaser, have been prepared by the Owner of the Property (the "Owner") and SVN Hintze Commercial Real Estate ("SVN Hintze") acting as the Exclusive Listing Broker for the Owner. The Informational Materials do not purport to be all-inclusive or to contain all the information that Prospective Purchaser may desire. Neither the Owner nor SVN Hintze make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Informational Materials or their contents and no legal liability is assumed or justified with respect thereto.

By executing this Agreement, Prospective Purchaser agrees that it will hold and treat the information contained in the Informational Materials in the strictest of confidence; it will not disclose or permit anyone else to disclose the contents of the Informational Materials to any other entity without prior written authorization of Owner or SVN Hintze; it will not permit the Informational Materials or its contents to be used in any fashion or manner detrimental to the interest of the Owner; it will not photocopy or duplicate the Informational Materials without prior written consent of Owner or SVN Hintze; it shall not disclose or discuss the sale of the Property with any of the staff or tenants at the Property without the prior written consent of Owner or SVN Hintze; it will indemnify, defend and hold harmless the Owner and SVN Hintze from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than Owner or SVN Hintze; it acknowledges that SVN Hintze is representing the Owner and only SVN Hintze shall receive compensation from the Owner.

The undersigned Prospective Purchaser acknowledges that the Owner shall have no obligation to Prospective Purchaser unless and until a written agreement embodying all the terms and conditions of the proposed sale is executed and delivered by Owner and by Prospective Purchaser and in such event, Owner's only obligation to the Prospective Purchaser will be as, and to the extent, if any, provided in such written agreement.

The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. The Informational Materials shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of the preparation of the Informational Materials.

SVN | Hintze Commercial Real Estate

809 S. 60th Street, Suite 205

West Allis, WI 53214

P. 414.727.8000

www.svnhintzecre.com

All SVN® offices are independently owned and operated.



Prospective Purchaser also agrees that if they choose to not pursue or to discontinue negotiations leading to the purchase of the Property, they shall return all Informational Materials to Owner or SVN Hintze immediately.

ACKNOWLEDGED AND AGREED TO ON THIS _____ DAY OF _____, 2024.

Prospective Purchaser/Entity

Procuring Broker for Prospective Purchaser (Firm)

Authorized Signatory for Purchaser/Entity

Authorized Signatory for Procuring Broker

Signature

Signature

Name

Name

Address

Address

Email Address and Phone Number

Email Address and Phone Number

RETURN TO SVN HINTZE COMMERCIAL REAL ESTATE

Email: nicole.allard@svn.com

Phone: (414) 416-2803

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.