



GATEWAY AT LAKEVIEW COMMERCIAL LOT FOR SALE - 2.79 ACRES

I-94 & HIGHWAY 165 / PLEASANT PRAIRIE, WI



MID-AMERICA®
Real Estate-Wisconsin, LLC

GATEWAY AT LAKEVIEW CORPORATE PARK



Location

NEQ of I-94 & Hwy 165
Pleasant Prairie, WI 53158

Availability

Lot 1: 2.79 acres
\$12 PSF

Traffic Counts

97,300 vpd on I-94
22,500 vpd on Hwy 165

Area Businesses



Pleasant Prairie / I-94 Corridor Features

- Kenosha County's population has grown 12.6% since 2000.
- Pleasant Prairie is located just 30 minutes from downtown Milwaukee and 1 hour from downtown Chicago.
- Haribo built a \$242M, 500,000 sf plant on the NWC of I-94 & Hwy 165 exchange, creating 450 new jobs.
- Aurora Health Care has built a \$130M, 200,000 SF medical facility, just south of Haribo.
- Uline's new 275,000 SF Corporate Headquarters and 4.5 SF of warehouse will employ 2,700 in Kenosha County alone.
- Eli Lilly has a \$3 Billion expansion underway which will create an additional 750 jobs to this manufacturing facility.

Traffic Generators

3.2M

TOTAL ANNUAL
VISITS

PLEASANT PRAIRIE
PREMIUM OUTLETS



4.7M

TOTAL ANNUAL
VISITS

HWY 50 RETAIL CORRIDOR
(88TH ST TO 104TH)

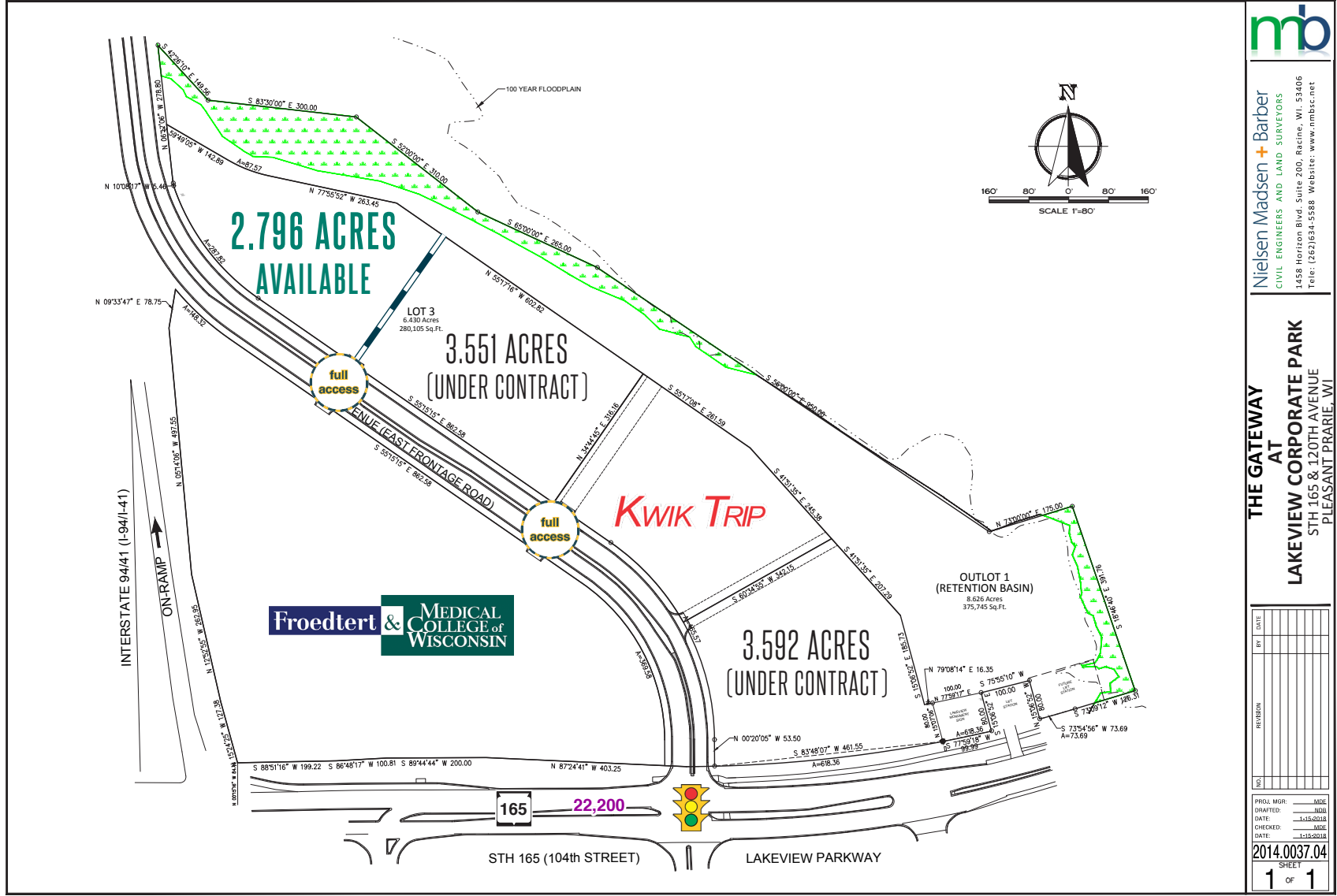


25+

NEW COMPANIES TO
PLEASANT PRAIRIE IN
LAST DECADE



GATEWAY AT LAKEVIEW CORPORATE PARK



mb
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI 53406
Tele: (262)634-5588 Website: www.nmbc.net

**THE GATEWAY AT
LAKEVIEW CORPORATE PARK**
STH 165 & 120TH AVENUE
PLEASANT PRARIE, WI

SITE PLAN

GATEWAY AT LAKEVIEW CORPORATE PARK



Kenosha County has
3.5 MILLION PEOPLE
within a 45-minute
commuting distance

I-94, one of the country's
BUSIEST INTERSTATES,
runs through Pleasant Prairie, making it
WELL CONNECTED
in the Chicago-Milwaukee corridor

Pleasant Prairie is
CONVENIENTLY LOCATED
one hour north of Chicago and
30 minutes south of Milwaukee

Kenosha County is one of the
FASTEST GROWING AREAS
in Wisconsin and has had
11% GROWTH
in population in the last 10 years

Since 2013, **KENOSHA COUNTY** has experienced a surge in commercial development activity. The projects are coming from a diverse set of industries, from company headquarters and food processing, to advanced manufacturing and logistics.

AS A RESULT, THE COUNTY HAS EXPERIENCED...



**17.5 million SF in
development**



**\$2.1 billion in
capital investment**



**10,000 new jobs
created**







**Over 150,000 and
growing daytime population**

GATEWAY AT LAKEVIEW CORPORATE PARK

I-94 & Highway 165

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
 POPULATION	5,385	32,471	264,929
 HOUSEHOLDS	2,412	12,947	104,985
 AVG HOUSEHOLD INCOME	\$129,856	\$139,494	\$113,059
 DAYTIME POPULATION	11,219	39,973	236,888



AERIAL

GATEWAY AT LAKEVIEW CORPORATE PARK



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CONTACT

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (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 and 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
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.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

NON-CONFIDENTIAL INFORMATION (*the following information may be disclosed by the Firm and its Agents*): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

CONFIDENTIAL 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.

