

Mahler

Sotheby's
INTERNATIONAL REALTY

Offered at
\$2,350,000

W6318 Wisconsin Ave
N931 County Road CB
Greenville, WI

Michael Fitzpatrick
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250 E. Wisconsin Ave., Suite 1610
Milwaukee, WI 53202



Gas Station / Car Wash Convenience Store with Leased Quick Service Restaurant and Café



Building – 7,481 SF

- Burger King Lease (3,250 SF)
- Café Lease (1,731 SF)
- C-Store Retail (2,500 SF)

Land – 4.39 Acres

- 2.15 Acres - W6318 Wisconsin Ave.
- 2.24 Acres – N931 Cty Rd CB

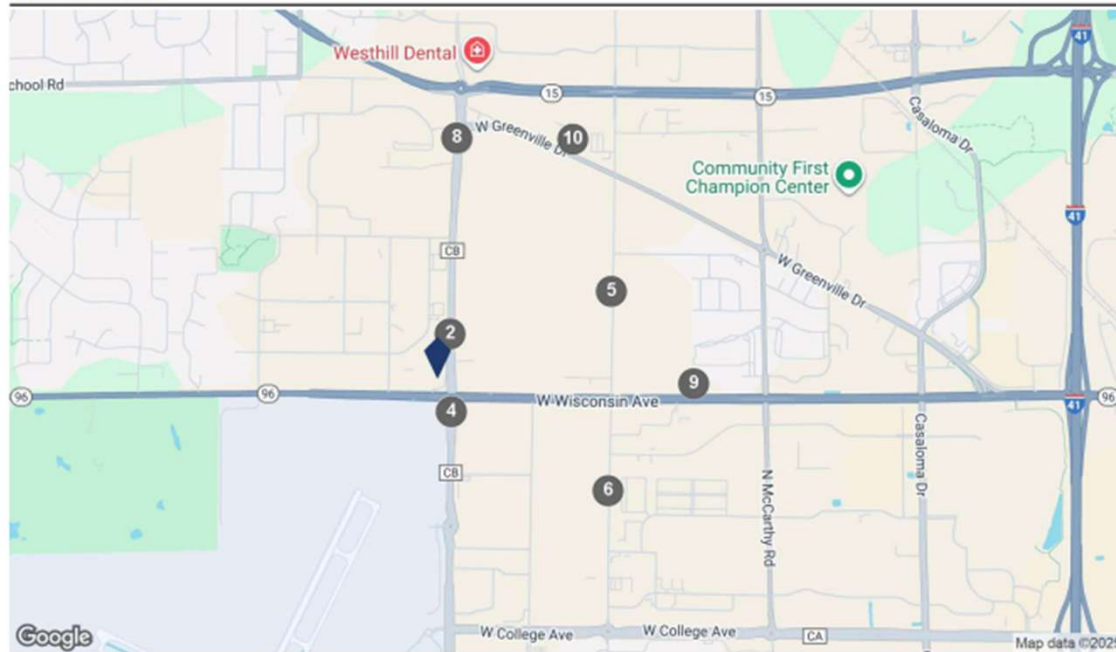
5 pumps and 3 tanks

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N931 County Road CB

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 County Road CB	Wisconsin Ave - S	9,951	2018	0.10 mi
2 Co Rd Cb	Design Dr - N	8,578	2025	0.10 mi
3 County Road CB	Wisconsin Ave - N	8,204	2018	0.16 mi
4 Two Mile Rd	W Wisconsin Ave - N	8,960	2025	0.16 mi
5 Mayflower Rd	W Sandra Dr - N	821	2025	0.60 mi
6 Mayflower Rd	Packard St - S	1,186	2025	0.68 mi
7 Co Rd Cb	Levi Dr - S	13,799	2025	0.72 mi
8 County Road CB	Levi Dr - N	12,349	2018	0.72 mi
9 Wisconsin Avenue	McCarthy Rd - E	12,669	2025	0.82 mi
10 W Greenville Dr	Mayflower Rd - SE	5,569	2025	0.84 mi



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DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	250,742	341,992,688	0.6%	0.5%	0.6%	0.6%	0.3%	0.3%
Households	102,367	133,825,438	0.8%	0.7%	1.1%	1.0%	0.6%	0.6%
Median Household Income	\$90,067	\$83,388	3.6%	3.1%	4.0%	4.2%	3.4%	3.5%
Labor Force	137,441	170,779,359	0.6%	1.4%	0.4%	0.8%	0.3%	0.2%
Unemployment	2.7%	4.3%	0.2%	0.1%	-0.1%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

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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 statement:



DISCLOSURE TO CUSTOMERS You are a customer of Mahler Sotheby's (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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) 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.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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).
- 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 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 by the Firm and its Agents): _____

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.

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