

# OFFICE/RETAIL SPACE AVAILABLE FOR LEASE OR SALE



## ELM GROVE MID CENTURY RETAIL PROPERTIES 13180-13200 WATERTOWN PLANK ROAD

ELM GROVE, WI 53122



### Sale/Leasing Information:

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## GENERAL INFORMATION

Property Description	Nestled into the heart of the Village of Elm Grove, this ½ acre site offers the exceptional opportunity to own a Mid-Century treasure that has been hiding in plain sight. Clean modern lines expressed in cut limestone, glazed brick and glass. For retail, office, service or build-to-suit, this is your best chance to locate in Milwaukee’s most desired community surrounded by the regions best housing stock and influential households.
Sale Price	\$1,189,000
Available Space	13180 Watertown Plank Road – 1,672 SF 13200 Watertown Plank Road – 5,000 SF
Lease Rate	13180 Watertown Plank Road - \$22.00/sf NNN 13200 Watertown Plank Road - \$17.50/sf NNN
Building Size	Approximately 6,772 sq. ft. plus a 5,000 sf basement and 1,000 sq. ft. of cold storage
Construction Type	Masonry
Parcel Size	13180 Watertown Plank Road – 0.3369 Acres 13200 Watertown Plank Road – 0.2006 Acres Total Area: 0.54 Acres
Tax Key	13180 Watertown Plank Road – EGV1106006 13200 Watertown Plank Road – EGV1106007
2021 Real Estate Taxes	13180 Watertown Plank Road - \$2,959.67 13200 Watertown Plank Road - \$5,621.64
HVAC	Natural Gas Fired Rooftop Units
Parking	20 stalls plus ample street parking
Availability	Call Broker
Zoning	B-1 Local Business District
Traffic Counts	Watertown Plank Rd. @ Juneau Ave: 7,900 (2018) Watertown Plank Rd. @ Legion Dr: 9,300 (2018)
Area Amenities	Walking distance to: <ul style="list-style-type: none"> <li>- Restaurants &amp; Bars</li> <li>- Grocery</li> <li>- Banking</li> <li>- Parks and Recreation</li> </ul> Minutes by auto to: <ul style="list-style-type: none"> <li>- I-41 and I-94</li> <li>- Milwaukee County Research Park and Regional Medical Complex</li> <li>- Mayfair Mall</li> </ul>

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

# PHOTOGRAPHS



# AERIAL PHOTOGRAPH



# PARCEL MAPS

13180 Watertown Plank Road



13200 Watertown Plank Road




13180-13200 WATERTOWN PLANK ROAD  
ELM GROVE, WI

# DEMOGRAPHICS – 1 MILE

## DEMOGRAPHIC PROFILE

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122  
Ring of 1 mile



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### INCOME



## \$98,152

Median Household Income



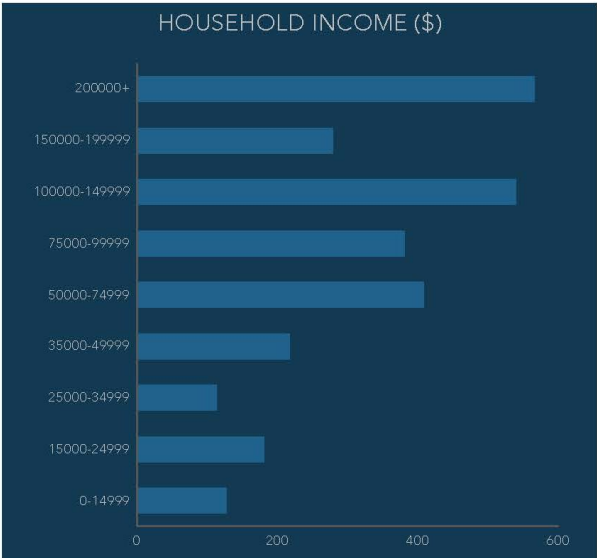
## \$57,977

Per Capita Income



## \$531,633

Median Net Worth



### KEY FACTS

## 6,925

Population

## 48.9

Median Age

## 2,812

Households

## \$75,554

Median Disposable Income

### EDUCATION

## 3%

No High School Diploma

## 15%

High School Graduate


## 21%

Some College


## 61%

Bachelor's/Grad /Prof Degree


### EMPLOYMENT



## 82%



## 11%



## 7%

## 2.3%

Unemployment Rate

# DEMOGRAPHICS – 3 MILES

## DEMOGRAPHIC PROFILE

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122  
Ring of 3 miles

Brookfield Wauwatosa West Allis

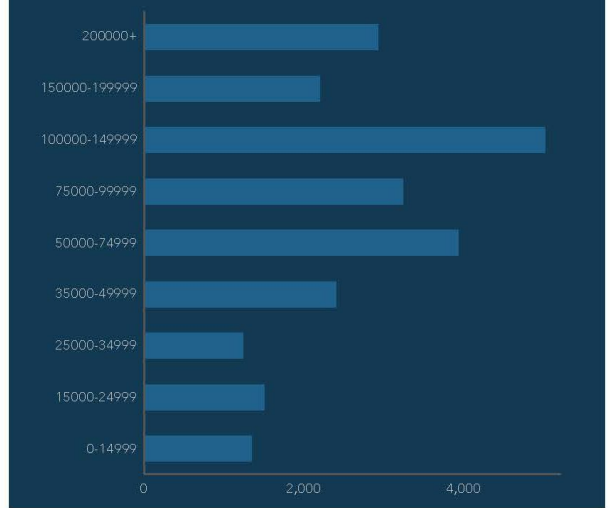
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### INCOME

	<b>\$84,709</b> Median Household Income
	<b>\$48,623</b> Per Capita Income
	<b>\$270,803</b> Median Net Worth

### HOUSEHOLD INCOME (\$)



### KEY FACTS

<b>54,961</b> Population	<b>45.7</b> Median Age
<b>23,750</b> Households	<b>\$64,615</b> Median Disposable Income

### EDUCATION

<b>4%</b> No High School Diploma	<b>18%</b> High School Graduate	<b>24%</b> Some College	<b>54%</b> Bachelor's/Grad/Prof Degree
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### EMPLOYMENT

	<b>80%</b>	<b>2.5%</b> Unemployment Rate
	<b>13%</b>	
	<b>6%</b>	

# DEMOGRAPHICS – 5 MILES

## DEMOGRAPHIC PROFILE

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122  
Ring of 5 miles

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### INCOME

	<b>\$70,181</b> Median Household Income
	<b>\$41,189</b> Per Capita Income
	<b>\$154,708</b> Median Net Worth



### KEY FACTS

<b>231,676</b> Population	<b>42.2</b> Median Age
<b>101,615</b> Households	<b>\$54,651</b> Median Disposable Income

### EDUCATION

<b>4%</b> No High School Diploma	<b>23%</b> High School Graduate	<b>27%</b> Some College	<b>46%</b> Bachelor's/Grad/Prof Degree
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### EMPLOYMENT

<b>76%</b> White Collar	<b>3.4%</b> Unemployment Rate
<b>16%</b> Blue Collar	
<b>8%</b> Services	



# TRAFFIC COUNTS



## Traffic Count Profile

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 43.04444  
Longitude: -88.07701

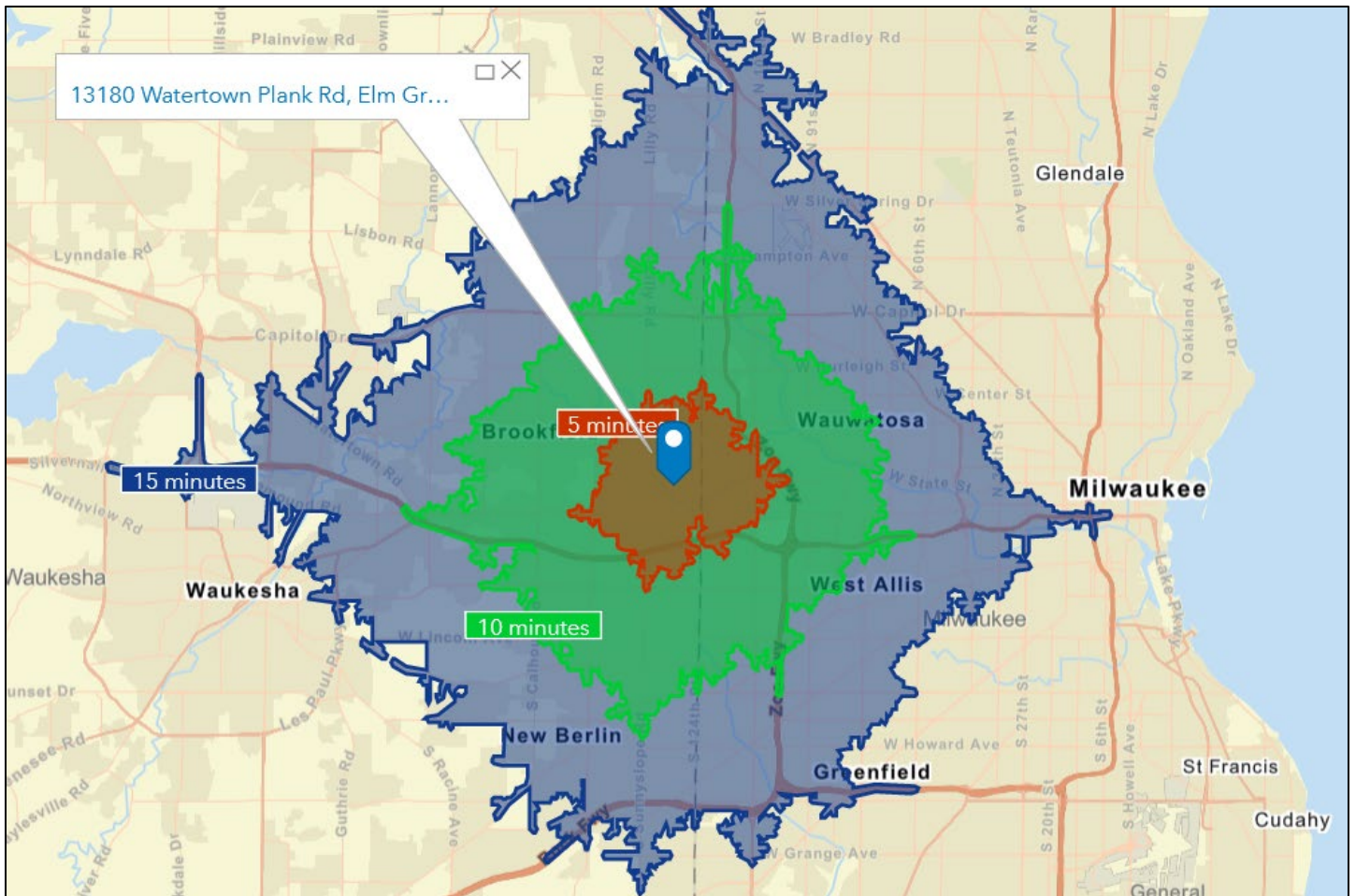
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Watertown Plank Rd	Juneau Blvd (0.07 miles NE)	2018	7,900
0.14	Juneau Blvd	Elm Grove St (0.02 miles E)	2009	2,200
0.15	Legion Dr	Watertown Plank Rd (0.09 miles SE)	2009	2,200
0.17	Watertown Plank Rd	Legion Dr (0.04 miles NE)	2018	9,300
0.22	Watertown Plank Rd	Blue Ridge Blvd (0.0 miles E)	2018	9,300
0.26	Watertown Plank Rd	N Elm Grove Rd (0.0 miles )	2018	5,500
0.28	N Elm Grove Rd	Juneau Blvd (0.13 miles NW)	2009	1,800
0.30	Juneau Blvd	N Elm Grove Rd (0.05 miles W)	2009	3,400
0.49	Elm Grove Rd	Dunleith Cir (0.01 miles NW)	2015	7,300
0.51	Juneau Blvd	Orchard Ln (0.02 miles W)	2009	3,600
0.53	Legion Dr	Lindhurst Dr (0.06 miles N)	2009	2,700
0.53	N 124th St	Watertown Plank Rd (0.08 miles S)	2019	6,500
0.57	West Watertown Plank Road	N 123rd St (0.01 miles E)	2019	8,200
0.59	W Bluemound Rd	N Columbia Blvd (0.01 miles SE)	2015	28,600
0.62	W Watertown Plank Rd	N 122nd St (0.01 miles E)	2016	8,100
0.65	W Bluemound Rd	Bishops Dr (0.05 miles E)	2015	30,300
0.66	Sunnyslope Rd	Stonefield Ct (0.01 miles N)	2012	4,100
0.68	Elm Grove Rd	Bishops Ln (0.0 miles S)	2009	5,300
0.69	Gremoor Dr	Notre Dame Blvd (0.07 miles W)	2009	400
0.73	Walnut Rd	Woodside Ln (0.02 miles W)	2000	150
0.76	W Bluemound Rd	W Underwood Pkwy (0.02 miles E)	2004	22,700
0.77	W Underwood Pkwy	W Potter Rd (0.03 miles NE)	2019	2,400
0.78	N 124th St	W Walnut Rd (0.02 miles S)	2006	9,000
0.84	West Bluemound Road	N 121st St (0.08 miles E)	2019	21,900
0.86	W Bluemound Rd	N 121st St (0.07 miles E)	2016	22,300
0.86	N Sunnyslope Rd	Golf Pkwy (0.22 miles S)	2009	10,200
0.94	N 121st St	W Cathedral Ave (0.03 miles S)	2019	4,500
0.94	N 117th St	W Vliet St (0.06 miles N)	2004	2,900
0.94	Watertown Plank Rd	San Jose Dr (0.03 miles W)	2018	4,500
0.99	Highland Dr	Madera Cir (0.03 miles S)	2015	3,000

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.  
**Source:** ©2021 Kalibrate Technologies (Q3 2021).

November 19, 2021

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# DRIVE TIME MAP – 5, 10, 15 MINUTES



**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.