



TRANSWESTERN

REAL ESTATE  
SERVICES

# SILVERNAIL VILLAGE SHOPPING CENTER

PEWAUKEE, WI | RETAIL PROPERTY OPPORTUNITY

## OFFERING SUMMARY

Silvernail Village Shopping Center, 2301-2359 Silvernail Road, is a two-story, 44,941-square-foot, mixed-use office and retail building in Pewaukee, Wisconsin. Situated on an 8.8-acre parcel, the two-level building includes a front and back approach, each with grade-level access and parking. Located in Waukesha's highly desirable residential and commercial district, the shopping center is visible from I-94, with ideal accessibility centered between two nearby freeway exit ramps. Amenities include a mix of dining, entertainment, shopping, medical, wellness and fitness.

Transwestern, on behalf of the owner, is offering for sale a 68% controlling interest of the Silvernail Village Shopping Center condo association entity. This controlling interest comprises ten of the twelve front-side and six of the ten back-side units totaling 29,427 square feet.

### INVESTMENT HIGHLIGHTS

- Highway frontage on busy I-94 with two nearby freeway exit ramps
- Ideal location in a stable suburban area
- Large pylon sign and prominent facade signage identifying property and tenants visible from highway
- Dense retail area, with neighboring retailers including a Pick'n Save, McDonald's, Culver's, AT&T, Walgreens, Office Depot, and Papa Murphy's.
- GE Healthcare campus, Waukesha County Airport and Waukesha County Expo Center located nearby
- Below-market rates in the building, with opportunities for rent increases with current tenants to equalize to current market rates
- Opportunities to acquire the last two front retail units, as well as the few remaining back units to bring control to 100%. Currently one front-side unit is for sale.
- Recent improvements include resurfacing of the parking lot in 2022

### THE OFFERING

BUILDING NAME	SILVERNAIL VILLAGE SHOPPING CENTER
BUILDING ADDRESS	2301-2359 SILVERNAIL ROAD, PEWAUKEE, WI
% CONTROLLING INTEREST FOR SALE	68%
SIZE	29,427 SF
CURRENT OCCUPANCY	90%
OFFERING PRICE	\$2,325,000
PRICE PER SQ FT	\$79.00/SF

**FOR MORE INFORMATION AND THE FULL OFFERING MEMORANDUM, CONTACT:**

**Shaun Dempsey**

*Executive Vice President*

414.270.4104 | [shaun.dempsey@transwestern.com](mailto:shaun.dempsey@transwestern.com)

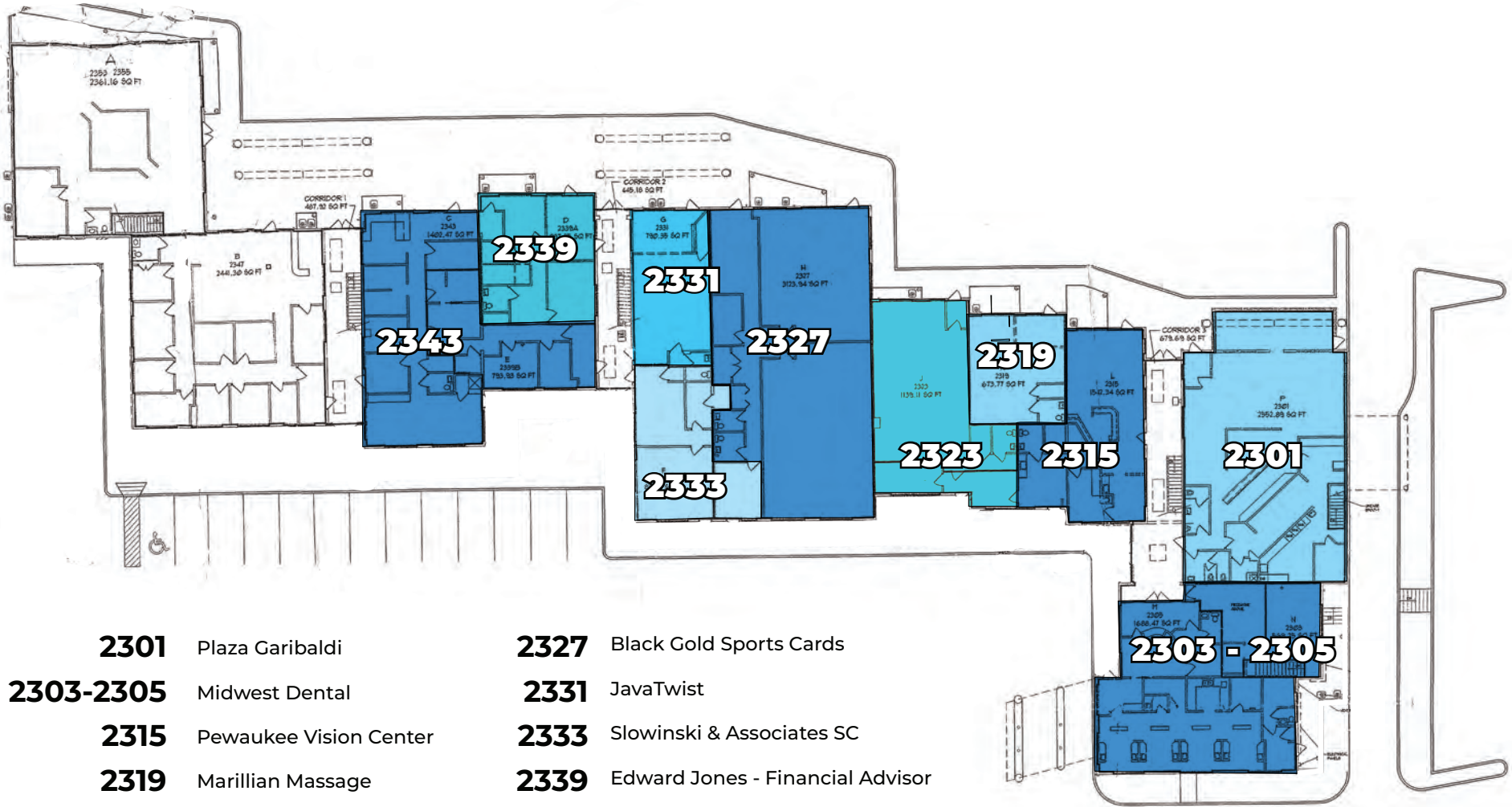
**TRANSWESTERN REAL ESTATE SERVICES**

310 W Wisconsin Avenue, Suite ME110  
Milwaukee, WI 53203

# CURRENT OCCUPANCY

FRONT SIDE

Silvernail Village Shopping Center  
Pewaukee, WI



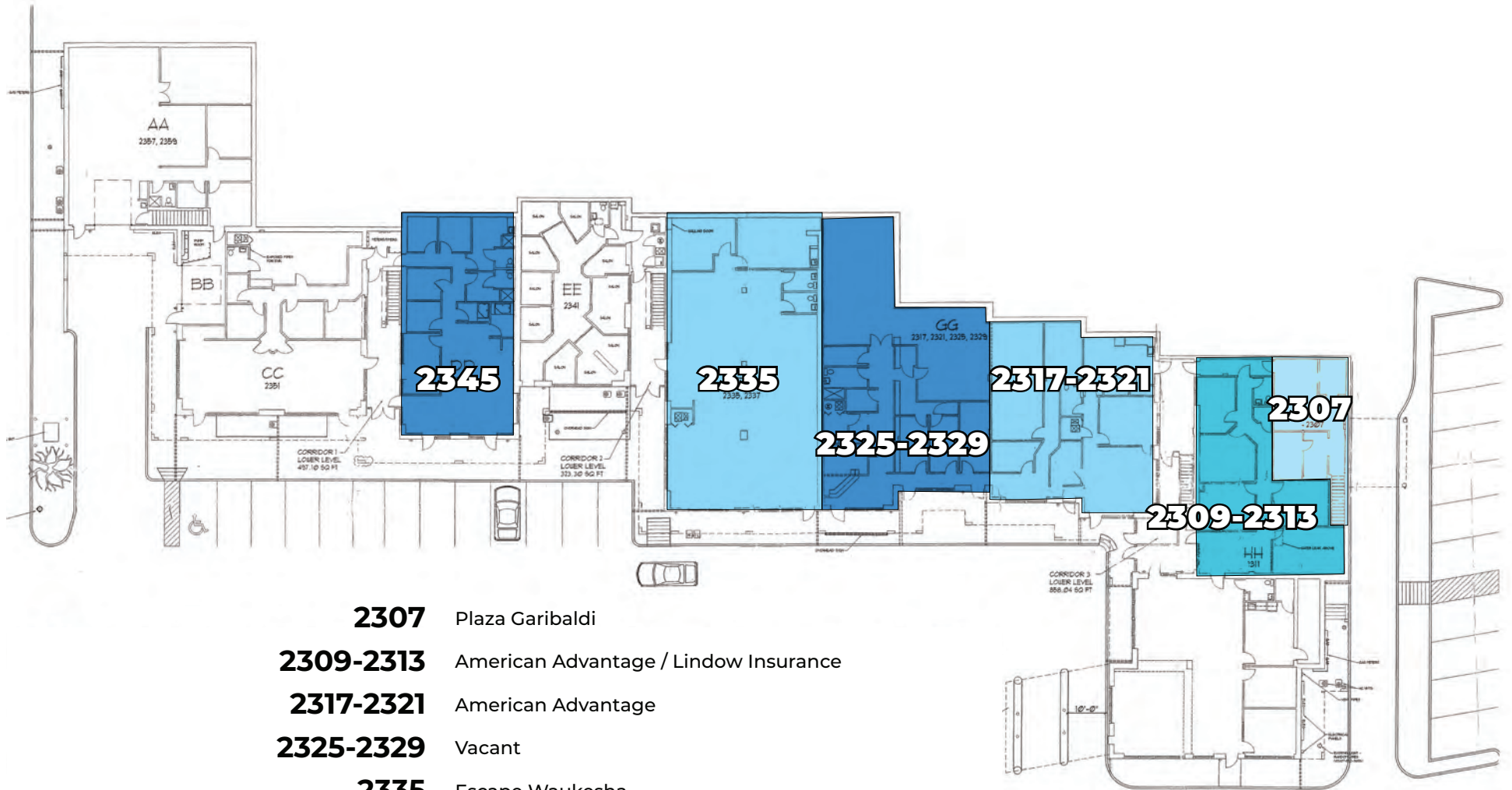
- |                  |                        |             |                                  |
|------------------|------------------------|-------------|----------------------------------|
| <b>2301</b>      | Plaza Garibaldi        | <b>2327</b> | Black Gold Sports Cards          |
| <b>2303-2305</b> | Midwest Dental         | <b>2331</b> | JavaTwist                        |
| <b>2315</b>      | Pewaukee Vision Center | <b>2333</b> | Slowinski & Associates SC        |
| <b>2319</b>      | Marillian Massage      | <b>2339</b> | Edward Jones - Financial Advisor |
| <b>2323</b>      | Chasin' Vapor and CBD  | <b>2343</b> | Shephard Chiropractic Center     |



# CURRENT OCCUPANCY

BACK SIDE

Silvernail Village Shopping Center  
Pewaukee, WI



**2307** Plaza Garibaldi

**2309-2313** American Advantage / Lindow Insurance

**2317-2321** American Advantage

**2325-2329** Vacant

**2335** Escape Waukesha

**2345** Two Maids



# NON-RESIDENTIAL CUSTOMERS

## STATE OF WISCONSIN BROKER DISCLOSURE



*Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.*

Prior to negotiating on your behalf the Brokerage firm or agent associated with the firm, must provide you the following disclosure statement.

### 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 (see lines 42-51).
- 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 (see lines 23-41).
- 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 lines 42-51).
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 (see lines 35-41) 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): \_\_\_\_\_  
\_\_\_\_\_

### CONFIDENTIALITY NOTICE TO CUSTOMERS

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.*