

# For Lease

**The Crossings at North Hills**  
**N71 W12980 Appleton Avenue**  
**Menomonee Falls, WI**



Proposed remodeling (2009)

- Building Size:** ±24,396 SF
- Lot Size:** 2.21 acres
- Year Built:** 1978
- Parking:** 180 spaces; Parking Ratio: 8/1,000 SF
- Zoning:** I3-Ex. Office, Lt. industrial
- Sprinklers:** Fully sprinkled
- Available Space:** 8,500 SF w/walk-in cooler & freezer  
 Divisible  
 4,500 SF w/drive-thru window  
 Div. to: 2,500 SF and 1,500SF

**LEASE RATE: \$15.00 NNN**  
**CAM and Taxes: \$3.95**  
 Landlord on site

**Traffic Counts:** Good Hope Rd. - 11,600 VPD\*  
 Appleton Ave. - 13,600 VPD  
 \*Vehicles per day (2006)

**NOTES:** Located at the busy intersection of Good Hope Road and Appleton Avenue. Minutes west of Hwy 45. Anchored by the largest and most popular sports bar/restaurant in Menomonee Falls. Good access, visibility and signage.

## For More Information:

**Ted Klumb**

414-727-8046 ♦ tklumb@EquityCRE.com



Existing retail center

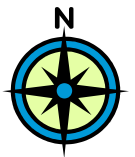


Information shown herein was furnished by sources deemed reliable and is believed to be accurate, however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices are subject to change without notice.

Equity Commercial Real Estate LLC

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Date: 05/15/08

Current Geography Selection: (3 Selected) 1,3,5 mile radii: APPLETON AVE & GOOD HOPE RD,  
MENOMONEE FALLS, WI 53051

Your title for this geography: Appleton Ave & Good Hope Rd

Lat: 43.148190 Long: -88.073750

City: Menomonee Falls Pop: 34,646

County: Waukesha County Pop: 386,394

Zip: 53051 Pop: 34,574

## Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population:</b>			
Total Population	3,187	47,024	156,676
Male Population	49.5%	48.4%	47.2%
Female Population	50.5%	51.6%	52.8%
Median Age	42.4	37.7	37.3
Population Density (per sq. mi.)	1,014.5	1,663.2	1,994.9
Employees	5,373	46,380	99,713
Establishments	264	2,160	5,860
<b>Income:</b>			
Median HH Income	\$79,969	\$60,542	\$54,518
Per Capita Income	\$33,501	\$26,574	\$24,811
Average HH Income	\$82,113	\$65,476	\$61,163
<b>Households:</b>			
Total Households	1,183	18,724	62,401
Average Household Size	2.69	2.48	2.48
Household Growth 1990 - 2000	25.3%	17.5%	9.0%
<b>Housing:</b>			
Owner Occupied Housing Units	82.1%	64.6%	62.6%
Renter Occupied Housing Units	13.8%	30.6%	32.1%
Vacant Housing Units	4.1%	4.9%	5.3%
<b>Race:</b>			
White	91.3%	73.6%	65.5%
Black	5.0%	19.8%	26.4%
American Indian, Eskimo, Aleut	0.2%	0.4%	0.4%
Asian	2.2%	2.3%	3.6%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
Other	0.3%	1.1%	1.2%
Multirace	1.0%	2.7%	2.9%
<b>Ethnicity:</b>			
Hispanic	1.4%	3.6%	3.6%
Non-Hispanic	98.7%	96.4%	96.4%

**BROKER DISCLOSURE TO CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 55-63).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:** \_\_\_\_\_

45 **SEX OFFENDER REGISTRY**

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND  
49 THAT \_\_\_\_\_ and **Equity Commercial Real Estate LLC** are working

50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's/Listing Broker's Agent) (~~Buyer's/Tenant's Agent or Buyer's Broker's Agent~~) **STRIKE ONE** .

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 \_\_\_\_\_

54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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  
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
59 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  
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
62 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  
63 agreement made concerning the transaction.