

Redevelopment Opportunity

SEC of S Main Street & Decorah Road

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Redevelopment Opportunity

SEC of S Main Street & Decorah Road | West Bend, WI 53095

Lease or Ground Lease

Property Overview

- Property is under new ownership. Portions of the building can be demolished and available for ground lease or build to suit. The existing building can be improved to accommodate new businesses between 1,200 SF up to 20,000 SF
- Corner lot with excellent visibility at signalized intersection
- Accessible to I-45 (28,800 VPD) via Paradise Drive (25,700 VPD) and West Washington St (26,000 VPD)
- Close proximity to national, regional, and local tenants along Main Street

Address	805-829 S Main Street West Bend, WI 53095
Available Retail Space	1,102 SF up to 16,640 SF
GLA	31,519 SF
Available Pad Site	Up to 1.51 acre pad site
Site Size	2.65 AC (divisible)
Lease Rate	CONTACT BROKER
Parking	152 spaces - including 6 accessible spaces
Access	Full access from both Main Street and Decorah Road
Signage	Storefront and Monument
Parcel ID	11192420036
Zoning	B-1 Community Business

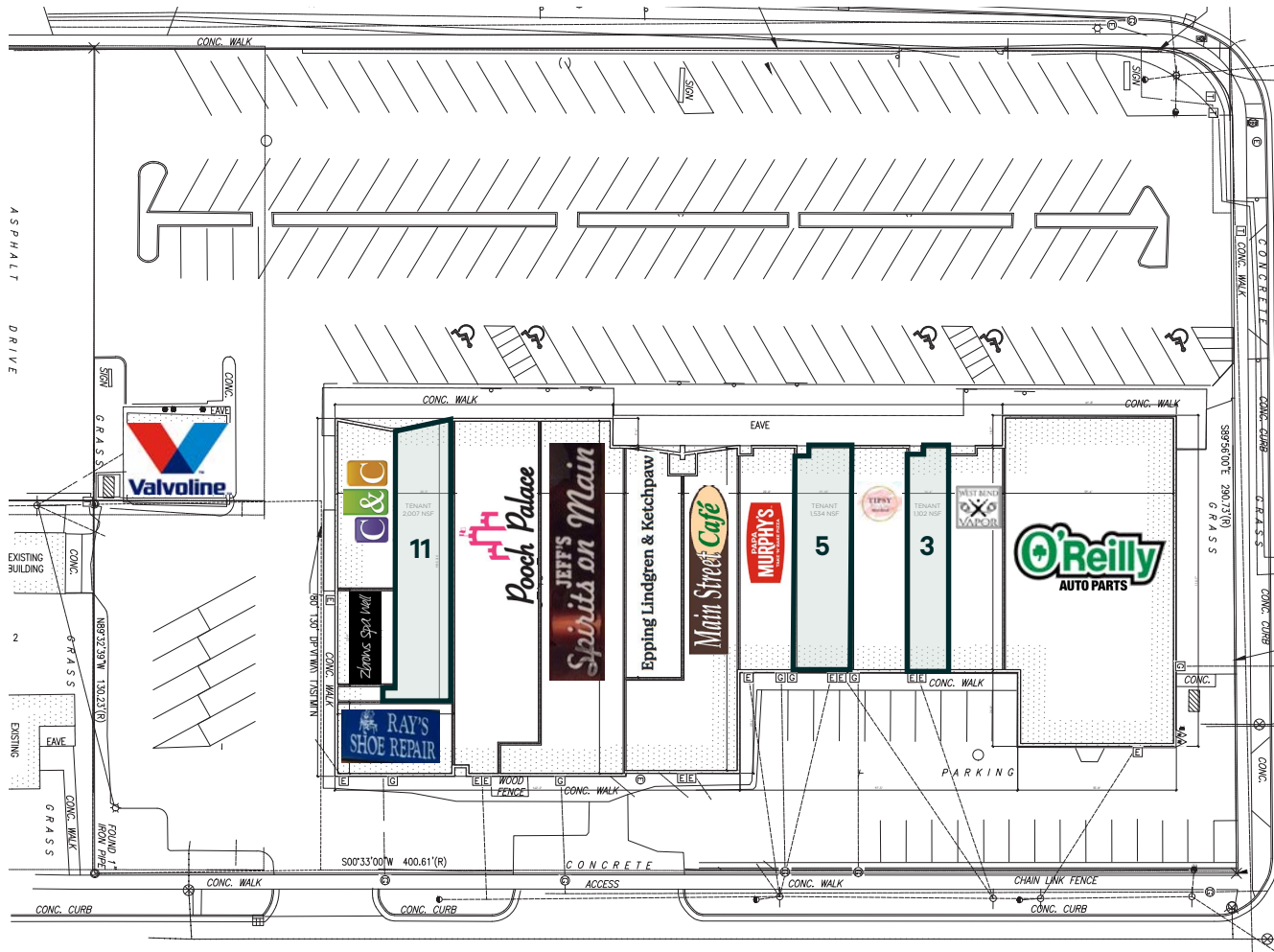


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For Lease

Current Site Plan



Suite	Tenant	SF
1	O'Reilly Auto Parts	6,660
2	West Bend Vapor	1,475
3	AVAILABLE	1,102
4	Tipsy Nails & Spa	1,534
5	AVAILABLE	1,534
6	Papa Murphy's	1,546
7	Main Street Cafe	2,804
8	Epping Lindgren & Ketchpaw	1,587
9	Jeff's Spirits on Main	3,792
10	Pooch Palace	3,602
11	AVAILABLE	2,007
12	C&C Business Management	1,154
13	ZBrows Spa Well	679
14	Ray's Shoe Repair	1,015

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- Site is located in the heart of West Bend; one mile south of Washington Street and one mile north of Paradise Drive.
- Less than one mile from West Bend East and West Bend West High Schools with a combined enrollment of 2,000+ students.
- Diagonally across from Badger Middle School with enrollment of 700+ students.
- Large employers in West Bend include:

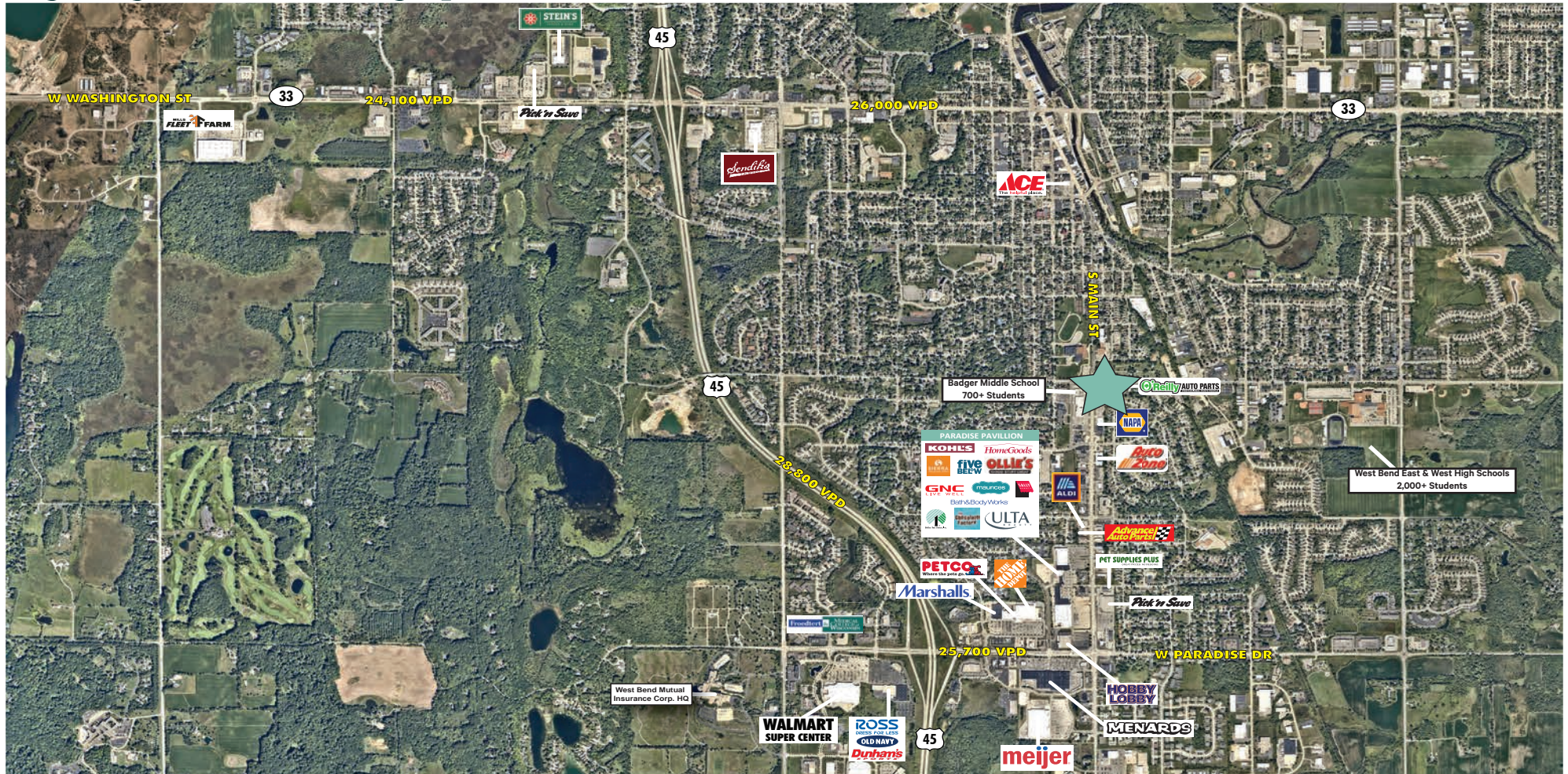


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High Flight Aerial, Demographics, and Traffic Count



Demographics	1 Mile	3 Miles	5 Miles
Population	10,717	35,167	43,239
Avg. H.H. income	\$89,817	\$91,692	\$97,517
Daytime Population	11,180	34,755	42,366

Traffic	VPD
S Main Street	15,300
E Decorah Road	7,600

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State of Wisconsin Broker Disclosure To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

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

- The duty to prove 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 “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

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

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.