



FOR SALE

16730 W NATIONAL AVE, NEW BERLIN, WI 53151

+/- 1.09 Acres of Commercial Land



Contact: Nick Zurich

nzurich@barrycre.com

262-765-0010

- *Zoning Ideal for: Retail or Restaurant*
- *Service Office: Dental; Spa; Hair*
- *Over 250' of frontage on National Ave.*
- *Excellent access to I-43 and I-94*

Site Size:	± 1.09 AC
Zoning Code:	B-2
Primary Street:	National Ave.
Primary Street Footage:	254.48'
Secondary Street:	Observatory Rd.
Secondary Street Footage:	187.23'
Traffic Count:	Between 6,400 – 10,000 VPD
Parcel Number:	NBC 1238999
2025 Taxes:	\$3,188.65

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AREA INFORMATION



Demographics

	# of Households	Population	Daytime Population	Average HH Income
1 mile	1,485	3,827	1,918	\$132,852
3 miles	13,380	31,967	24,566	\$122,600
5 miles	50,223	117,706	68,714	\$118,307

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C1.0 CONCEPTUAL SITE PLAN

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	— S.F.	— S.F.	— S.F.
FIRST FLOOR	— S.F.	— S.F.	— S.F.
CANOPIES (column supported)	— S.F.	— S.F.	— S.F.
BASEMENT	— S.F.	— S.F.	— S.F.
BUILDING AREA SUB-TOTALS	— S.F.	— S.F.	— S.F.
MEZZANINES	— S.F.	— S.F.	— S.F.
FIRE AREA TOTALS	— S.F.	— S.F.	— S.F.
REMODEL AREA TOTALS	— S.F.	— % OF BUILDING AREA	

PROJECT ADDRESS
Street, City, State, Zip

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013
2015 IEBC (Level # Alteration)

Accessory Use	
7-7	
Incidental Use	

High-Piled Combustible Storage	YES/NO
Hazardous Materials	YES/NO
Multiple Control Areas	YES/NO

Number of Stories: --	Maximum Allowed: --
Total Building Area: -- S.F.	Maximum Allowed: -- S.F.
Total Fire Area: -- S.F.	Maximum Allowed: -- S.F.
Mixed/Separated Occupancies	
Unlimited Area Building	YES/NO

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type _____
Fire Alarm System _____ YES/NO

Occupant Load	--
Panic Hardware	YES/NO
STRUCTURAL DESIGN	
Risk Category	--
Design Loads	

Steel Framing		
Wood Truss	Collateral Load	-pdf
	Top Chord Dead Load	-pdf
	Bottom Chord Load	-pdf
Mezzanine/Second Floor/Basement/Mezz		
	Live Load	- pdf
	Point Load (Partition)	- pdf
Snow Load	Criteria	
	Ground Snow Load (Pg)	- pdf
	Exposure Factor (Ce)	-
	Thermal Factor (Ct)	-
Wind Loads		
	Wind Load	- MPH
	Surface Roughness	-
	Exposure Category	-
Earthquake Load Criteria		
	Soil Site Class	-
	Ss	-
	S1	-

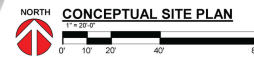
Mens WC Required	#
Womens WC Required	#
Drinking Fountain Required	#
Other Source	YES/NO
Ambulatory Stall Required	YES/NO

MECHANICAL SYSTEMS

NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
 NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE CONTENT		
Building Size	 S.F.	%
Hard Surface	 S.F.	%
Green Space	 S.F.	%
Parcel Size (Approx.)	 S.F.	 Acres
Parking Provided	41 Stalls	
Area of Disturbance	 S.F.	

Property Zoning	B2
Setbacks	FY 40' SY 15' RY 25'
Hard Surface Setback	1'-0"
Coverage Limit	--%
Greenspace Requirement	--%
Parking Required	1 STALL / 250 SF
Refuse Enclosure	YES/NO
RTU SCREENING	YES/NO

WISCONSIN

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED
VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES
AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



BUILD-IT

NUE I

R: **LA AVE**

ERLIN.

PROPOSAL
NATIONAL
NEW B...

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REVISIONS		
1		
2		
3		

PROJECT MANAGER:
L. SEBALD

DESIGNER: C. MANSKE

INTERIOR DESIGNER: _____

DRAWN BY: _____

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: CONTRACT NO:	_____ _____
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DATE: 06.10.2024

SHEET: C10

PR 1.0

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