

**FOR SALE**

**1515 SOUTH GREEN BAY ROAD**

**MT. PLEASANT, WI 53406**



**SIERRA PROFESSIONAL CENTER - FOR SALE**

**NEW PRICE: \$975,000**

**BUILDING SIZE:** 8,500 SQ FT  
**NUMBER OF FLOORS:** TWO LEVELS  
**SITE SIZE:** .83 ACRES  
**ZONING:** C2  
**UTILITIES:** Electric and gas separately metered;  
city water and sewer  
**YEAR BUILT:** 2001  
**CONSTRUCTION TYPE:** Block foundation;  
wood siding  
**ROOF:** Asphalt shingles  
**HEAT/AC:** Internal furnace and outside  
A/C compressors  
**RESTROOMS:** Individual to each space  
**USE:** General Office  
**PARKING SPACES:** 38 spots off street

**REAL ESTATE TAXES:** \$16,652  
**TAX KEY:** #151-03-22-13-159-000  
**TRAFFIC COUNT:** 34,000 (DOT 2019)



**CONTACT INFORMATION**

**Gordon Steimle**  
C 414-322-3241  
gordon@outlookmgmt.com

**Ray Balfanz**  
414-366-9820  
ray@outlookmgmt.com

# ADDITIONAL PHOTOS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## CONTACT INFORMATION

**Gordon Steimle**

C 414-322-3241

[gordon@outlookmgmt.com](mailto:gordon@outlookmgmt.com)

**Ray Balfanz**

414-366-9820

[ray@outlookmgmt.com](mailto:ray@outlookmgmt.com)

# ADDITIONAL PHOTOS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



Alliance Womens Center



## CONTACT INFORMATION

**Gordon Steimle**

C 414-322-3241

[gordon@outlookmgmt.com](mailto:gordon@outlookmgmt.com)

**Ray Balfanz**

414-366-9820

[ray@outlookmgmt.com](mailto:ray@outlookmgmt.com)

# ADDITIONAL PHOTOS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



Sweet Smiles



Allegiance Medical

## CONTACT INFORMATION

**Gordon Steimle**

C 414-322-3241

[gordon@outlookmgmt.com](mailto:gordon@outlookmgmt.com)

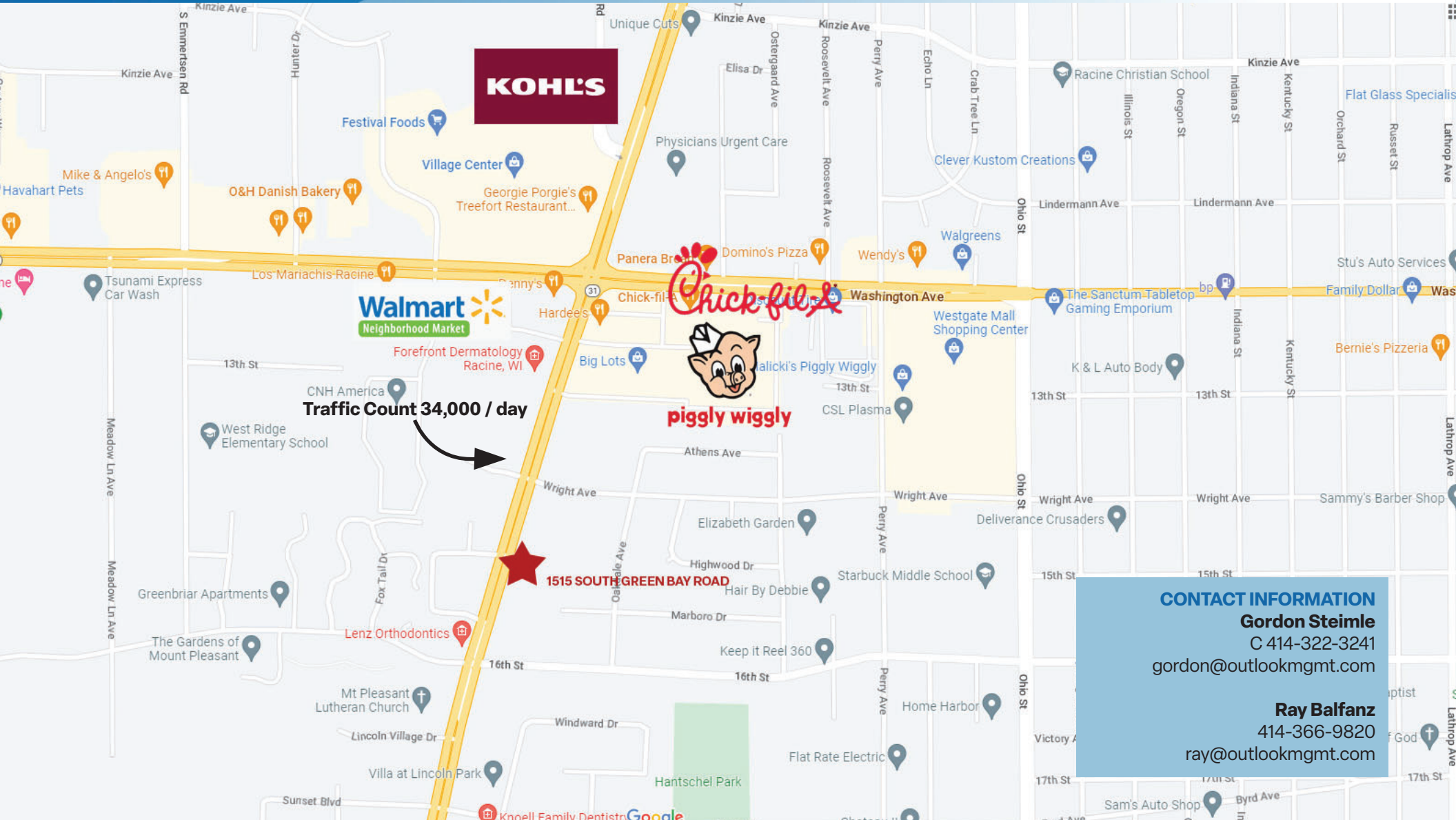
**Ray Balfanz**

414-366-9820

[ray@outlookmgmt.com](mailto:ray@outlookmgmt.com)

# LOCATION MAP

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## CONTACT INFORMATION

**Gordon Steimle**

C 414-322-3241

[gordon@outlookmgmt.com](mailto:gordon@outlookmgmt.com)

**Ray Balfanz**

414-366-9820

[ray@outlookmgmt.com](mailto:ray@outlookmgmt.com)

# SITE PLAN

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## CONTACT INFORMATION

**Gordon Steimle**

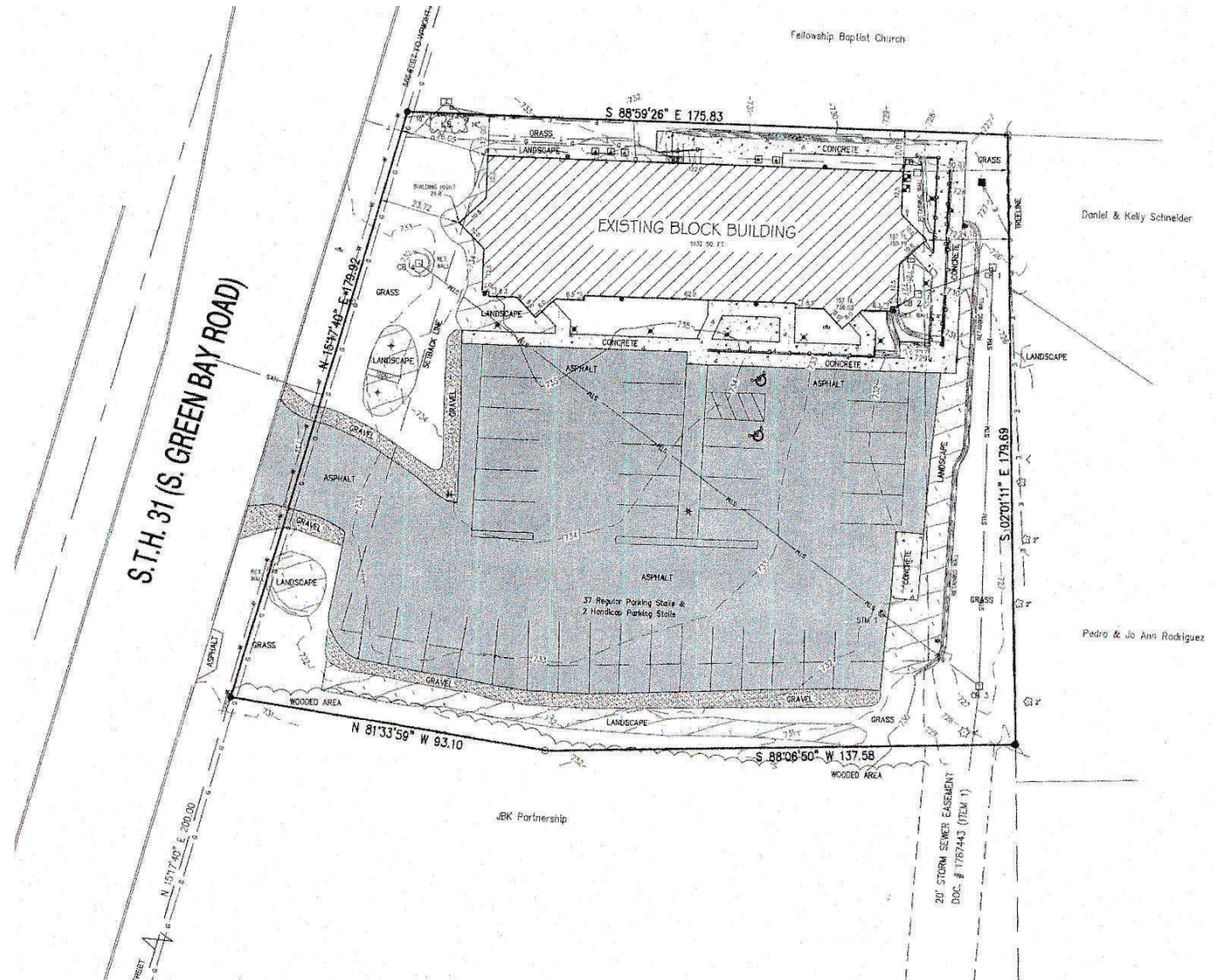
C 414-322-3241

gordon@outlookmgmt.com

**Ray Balfanz**

414-366-9820

ray@outlookmgmt.com



# FLOOR PLANS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## ALLIANCE FAMILY SERVICES FLOOR PLAN

### CONTACT INFORMATION

**Gordon Steimle**

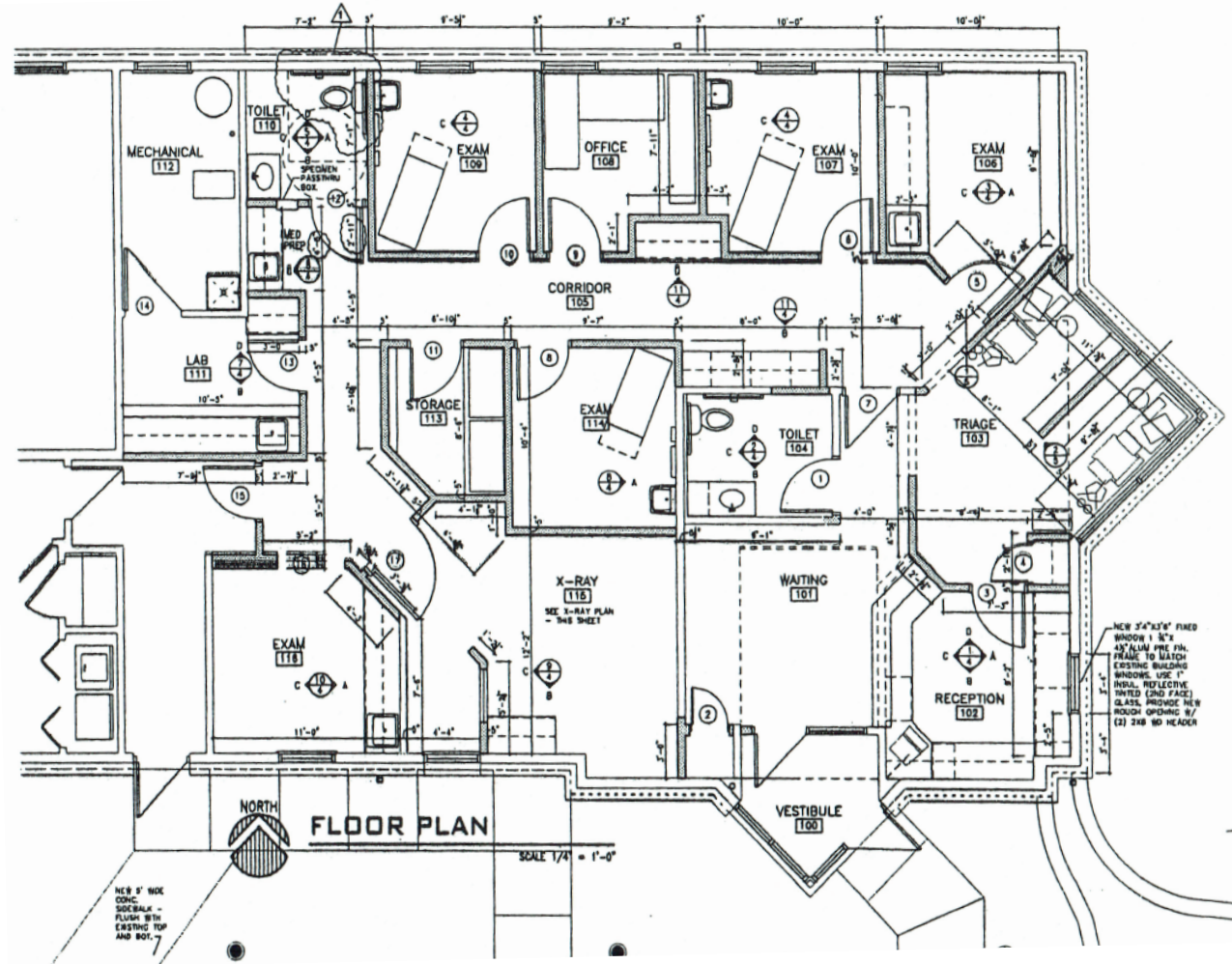
C 414-322-3241

[gordon@outlookmgmt.com](mailto:gordon@outlookmgmt.com)

**Ray Balfanz**

414-366-9820

[ray@outlookmgmt.com](mailto:ray@outlookmgmt.com)



# FLOOR PLANS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## ALLEGIANCE MEDICAL FLOOR PLAN

### CONTACT INFORMATION

**Gordon Steimle**

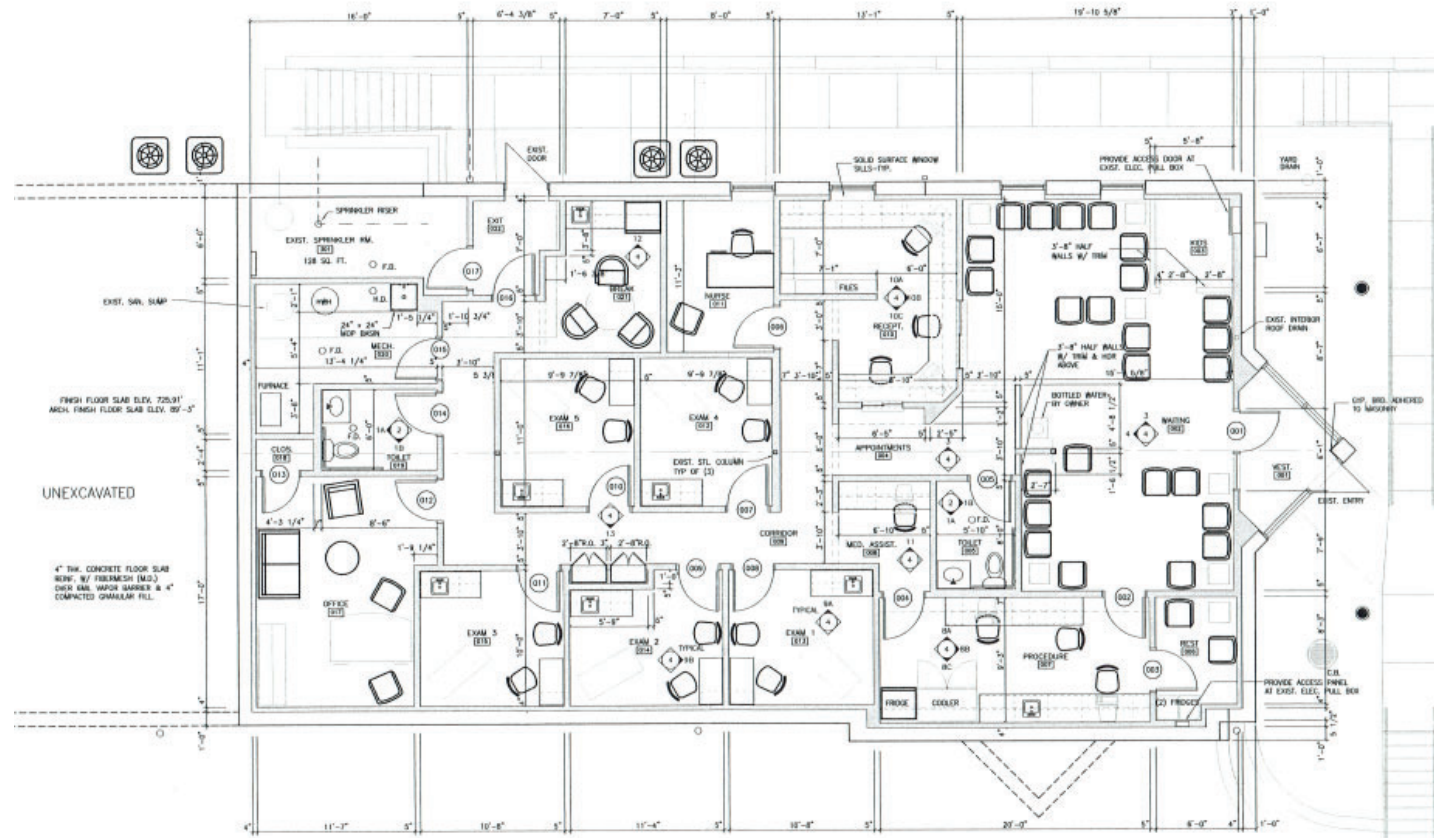
C 414-322-3241

gordon@outlookmgmt.com

**Ray Balfanz**

414-366-9820

ray@outlookmgmt.com



# FLOOR PLANS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## SWEET SMILES FLOOR PLAN

### CONTACT INFORMATION

**Gordon Steimle**

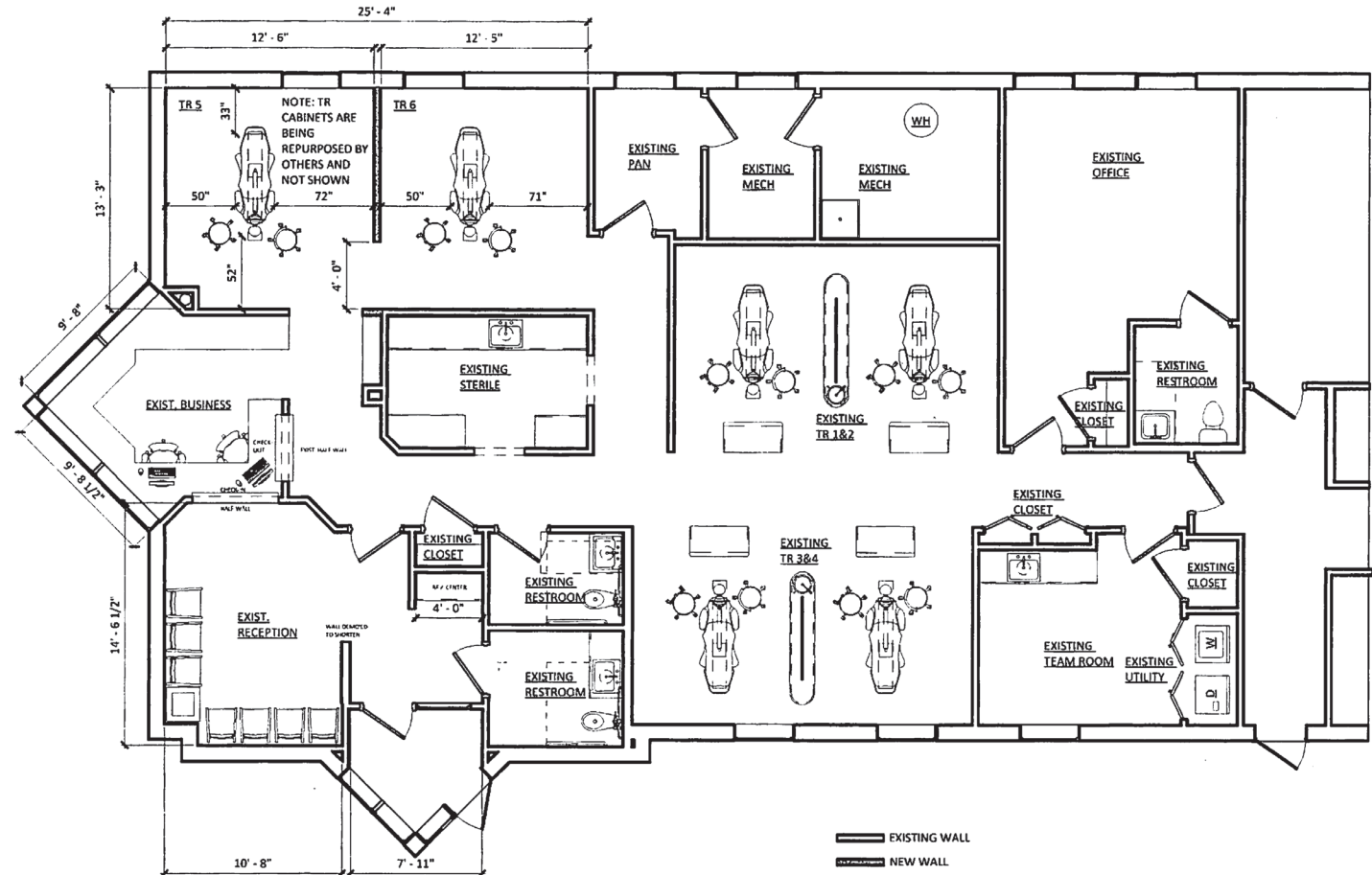
C 414-322-3241

gordon@outlookmgmt.com

**Ray Balfanz**

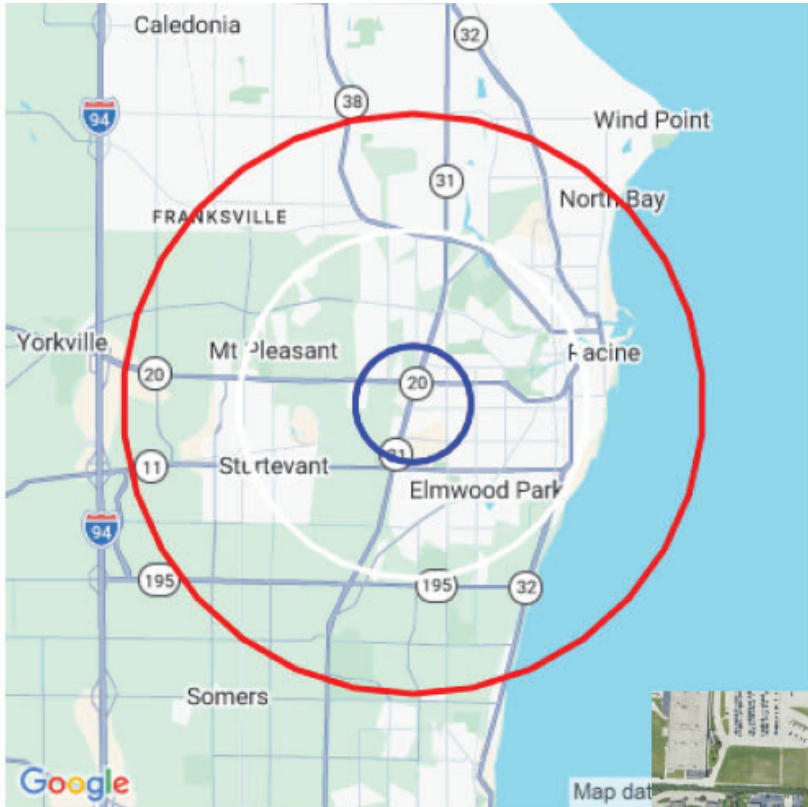
414-366-9820

ray@outlookmgmt.com



# DEMOGRAPHICS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT

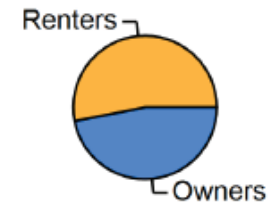


## Sierra Professional Center

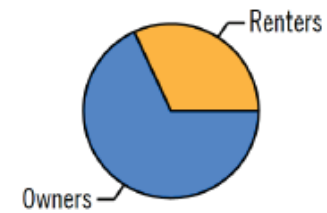
### Population

Distance	Male	Female	Total
1- Mile	1,921	2,153	4,074
3- Mile	17,280	18,249	35,529
5- Mile	43,804	44,797	88,601

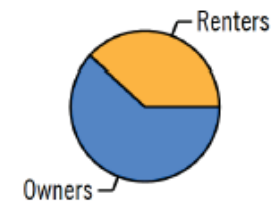
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile

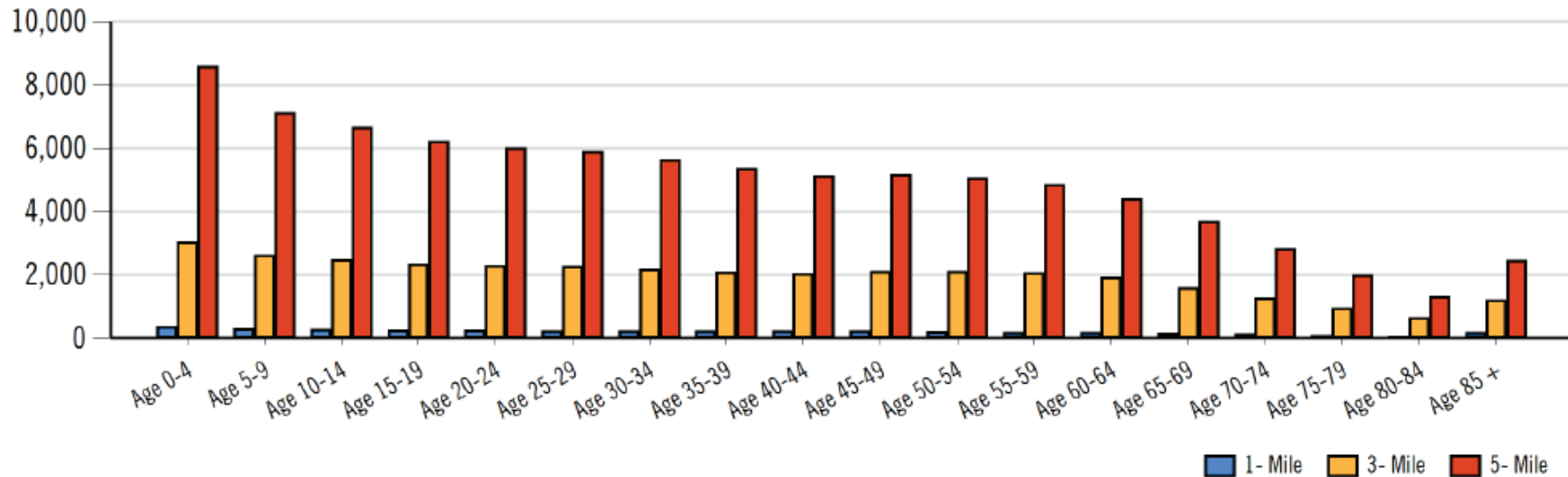


# DEMOGRAPHICS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## Population by Distance and Age (2020)



## Employment by Distance

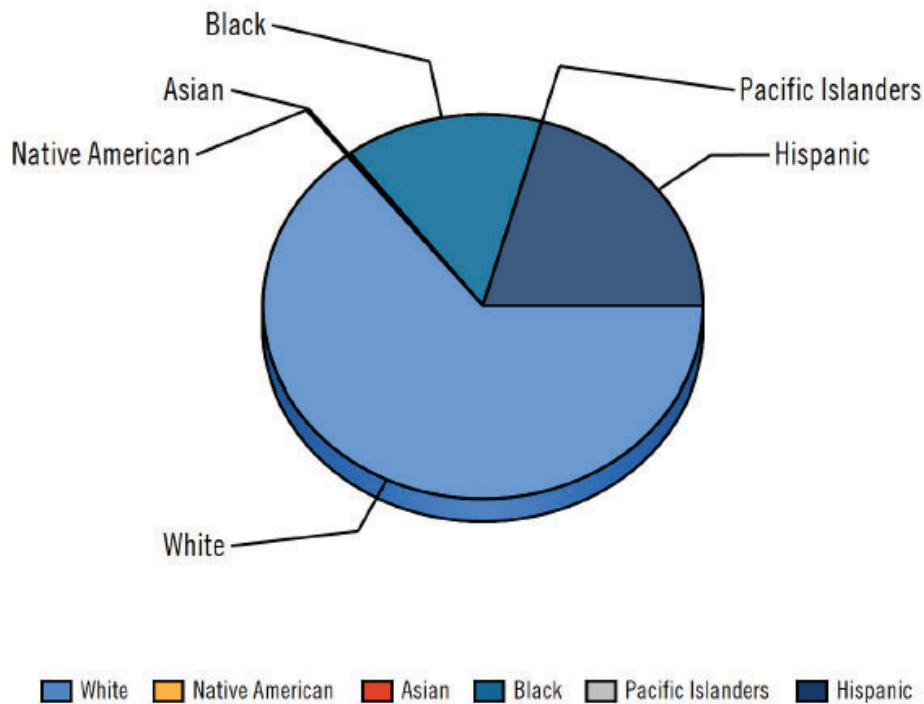
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,628	98	2.91 %
3-Mile	16,872	858	4.12 %
5-Mile	38,801	2,304	5.54 %

# DEMOGRAPHICS

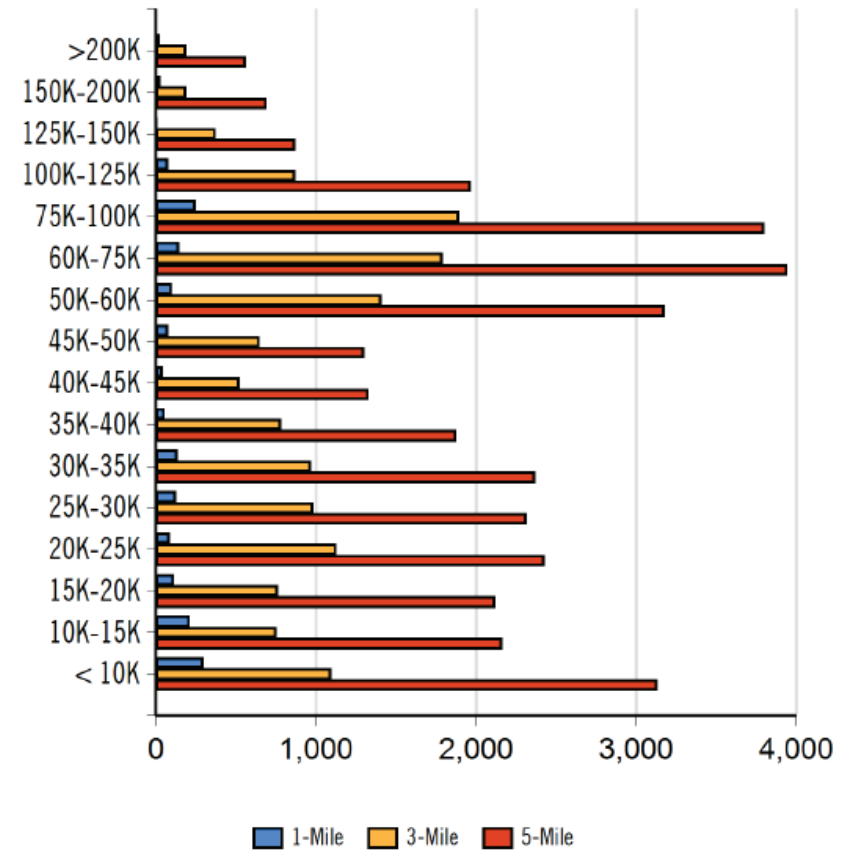
1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



### Ethnicity within 5 miles



### Household Income



# DEMOGRAPHICS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	31	7	43	385	24	186	88	22	132	410	109	82	85
3-Mile	135	30	686	4,199	351	2,000	972	340	1,059	3,591	1,289	686	980
5-Mile	486	107	1,633	9,703	988	4,375	2,048	669	2,661	8,345	3,105	1,688	1,944

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	61 %	86 %	98 %
Teen's	50 %	83 %	103 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	3 %	2 %	4 %
New Homes	26 %	15 %	17 %
New Households	49 %	69 %	91 %
Military Households	5 %	9 %	15 %
Households with 4+ Cars	18 %	51 %	61 %
Public Transportation Users	31 %	39 %	68 %
Young Wealthy Households	0 %	0 %	14 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Radius	Median Household Income
1-Mile	\$43,270.44
3-Mile	\$48,405.70
5-Mile	\$45,763.84

Radius	Average Household Income
1-Mile	\$50,078.11
3-Mile	\$55,122.20
5-Mile	\$53,780.23

Radius	Aggregate Household Income
1-Mile	\$77,947,574.28
3-Mile	\$786,735,203.21
5-Mile	\$1,844,785,677.87

## Education

	1-Mile	3-mile	5-mile
Pop > 25	2,541	22,673	53,947
High School Grad	744	7,013	15,801
Some College	683	5,822	12,614
Associates	191	1,582	3,542
Bachelors	298	3,058	6,274
Masters	53	1,107	2,260
Prof. Degree	31	208	631
Doctorate	10	113	384

# DEMOGRAPHICS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	<b>68,816,345</b>		<b>616,539,122</b>		<b>1,453,604,458</b>	
<b>Average annual household</b>	<b>41,710</b>		<b>43,309</b>		<b>42,633</b>	
<b>Food</b>	<b>5,534</b>	<b>13.27 %</b>	<b>5,698</b>	<b>13.16 %</b>	<b>5,635</b>	<b>13.22 %</b>
Food at home	3,756		3,832		3,790	
Cereals and bakery products	533		545		539	
Cereals and cereal products	191		195		193	
Bakery products	341		350		345	
Meats poultry fish and eggs	757		768		766	
Beef	177		176		176	
Pork	137		141		139	
Poultry	144		145		145	
Fish and seafood	120		121		122	
Eggs	62		64		63	
Dairy products	372		380		375	
Fruits and vegetables	755		774		764	
Fresh fruits	110		114		112	
Processed vegetables	149		152		150	
Sugar and other sweets	138		141		139	
Fats and oils	120		122		120	
Miscellaneous foods	708		722		713	
Nonalcoholic beverages	327		334		330	
Food away from home	1,777		1,865		1,844	
Alcoholic beverages	276		296		290	
<b>Housing</b>	<b>15,610</b>	<b>37.43 %</b>	<b>16,060</b>	<b>37.08 %</b>	<b>15,868</b>	<b>37.22 %</b>
Shelter	9,393		9,648		9,540	
Owned dwellings	5,282		5,525		5,389	
Mortgage interest and charges	2,583		2,732		2,657	
Property taxes	1,768		1,846		1,797	
Maintenance repairs	930		946		935	
Rented dwellings	3,468		3,445		3,479	
Other lodging	643		677		671	
Utilities fuels	3,834		3,924		3,872	
Natural gas	347		356		350	
Electricity	1,567		1,595		1,581	
Fuel oil	145		148		145	
Telephone services	1,183		1,216		1,197	
Water and other public services	590		607		597	
<b>Household operations</b>	<b>988</b>	<b>2.37 %</b>	<b>1,043</b>	<b>2.41 %</b>	<b>1,026</b>	<b>2.41 %</b>
Personal services	257		285		278	
Other household expenses	731		758		747	
Housekeeping supplies	524		535		530	
Laundry and cleaning supplies	149		150		148	
Other household products	298		308		303	
Postage and stationery	76		76		77	
Household furnishings	870		908		898	
Household textiles	66		68		68	
Furniture	175		184		183	
Floor coverings	21		21		21	
Major appliances	135		137		133	
Small appliances	76		77		78	
Miscellaneous	395		419		411	
<b>Apparel and services</b>	<b>1,078</b>	<b>2.58 %</b>	<b>1,130</b>	<b>2.61 %</b>	<b>1,126</b>	<b>2.64 %</b>
Men and boys	201		210		206	
Men 16 and over	167		175		170	
Boys 2 to 15	34		34		36	
Women and girls	407		417		419	

Women 16 and over	337	344	347
Girls 2 to 15	70	72	72
Children under 2	84	84	84

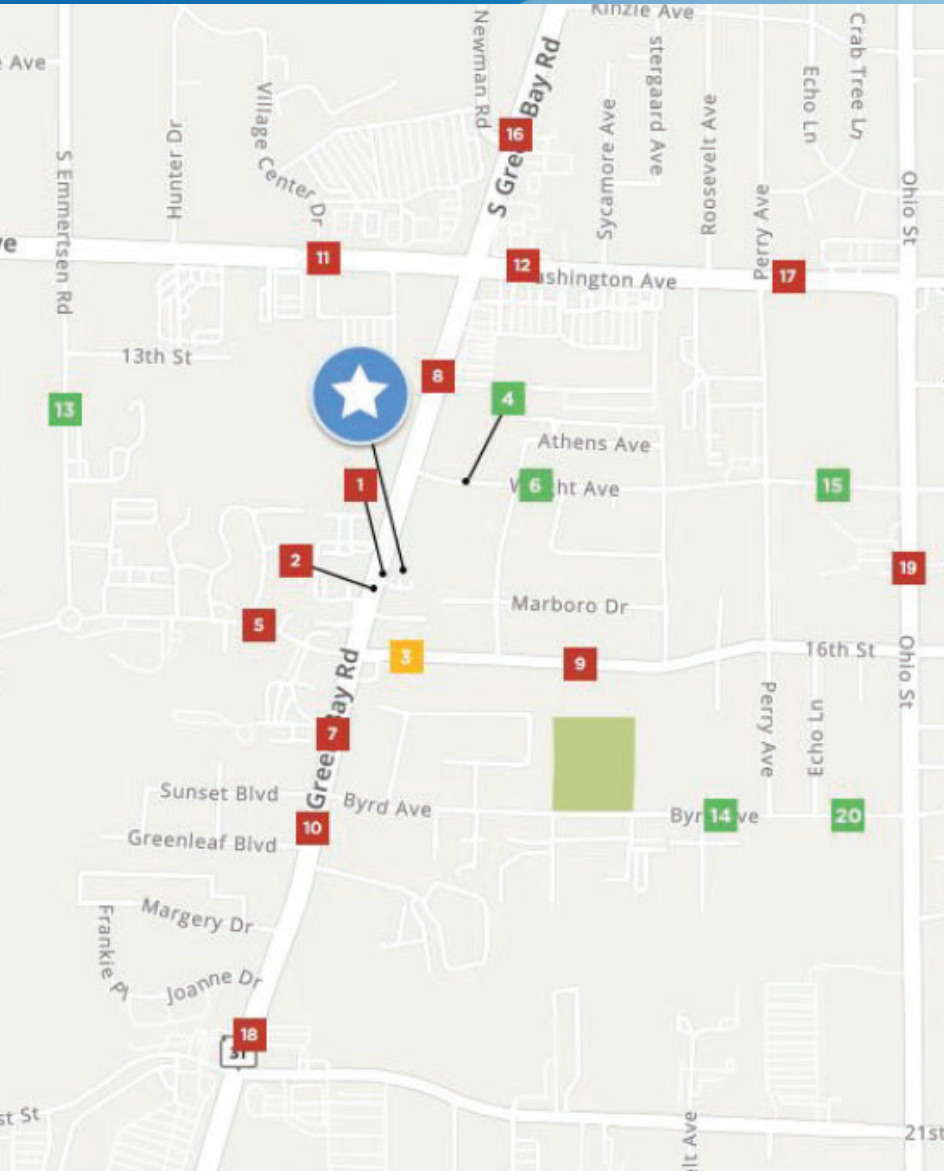
## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	<b>68,816,345</b>		<b>616,539,122</b>		<b>1,453,604,458</b>	
<b>Average annual household</b>	<b>41,710</b>		<b>43,309</b>		<b>42,633</b>	
<b>Transportation</b>	<b>5,746</b>	<b>13.78 %</b>	<b>5,990</b>	<b>13.83 %</b>	<b>5,878</b>	<b>13.79 %</b>
Vehicle purchases	1,268		1,326		1,288	
Cars and trucks new	648		664		639	
Cars and trucks used	582		624		613	
Gasoline and motor oil	1,922		1,985		1,952	
Other vehicle expenses	2,201		2,303		2,260	
Vehicle finance charges	147		157		152	
Maintenance and repairs	754		780		771	
Vehicle insurance	1,040		1,093		1,070	
Vehicle rental leases	259		271		266	
Public transportation	354		374		376	
<b>Health care</b>	<b>3,372</b>	<b>8.08 %</b>	<b>3,495</b>	<b>8.07 %</b>	<b>3,403</b>	<b>7.98 %</b>
Health insurance	2,257		2,321		2,266	
Medical services	675		715		687	
Drugs	333		348		339	
Medical supplies	106		110		108	
<b>Entertainment</b>	<b>2,438</b>	<b>5.85 %</b>	<b>2,574</b>	<b>5.94 %</b>	<b>2,515</b>	<b>5.90 %</b>
Fees and admissions	400		430		422	
Television radios	947		979		960	
Pets toys	880		933		914	
Personal care products	532		553		545	
Reading	46		48		48	
Education	932		959		981	
Tobacco products	404		405		402	
<b>Miscellaneous</b>	<b>674</b>	<b>1.62 %</b>	<b>694</b>	<b>1.60 %</b>	<b>684</b>	<b>1.60 %</b>
<b>Cash contributions</b>	<b>1,201</b>		<b>1,218</b>		<b>1,179</b>	
<b>Personal insurance</b>	<b>3,861</b>		<b>4,184</b>		<b>4,074</b>	
Life and other personal insurance	134		146		143	
Pensions and Social Security	3,726		4,037		3,930	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	3,880	3,820	1.00 %	1,208	2,451	2,558	1,322	747	
3-Mile	2020	19,901	18,655	7.28 %	5,618	13,119	13,820	6,081	2,677	
5-Mile	2020	40,224	36,805	10.29 %	11,315	26,418	24,790	15,434	5,214	
1-Mile	2023	3,532	3,820	-8.30 %	1,097	2,234	2,409	1,123	1,237	
3-Mile	2023	18,152	18,655	-2.06 %	5,124	11,961	13,026	5,126	5,176	
5-Mile	2023	36,854	36,805	1.35 %	10,353	24,208	23,135	13,719	10,158	

# DEMOGRAPHICS

## 1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



<b>South Green Bay Road</b>	<b>1</b>
Woodchuck Ct	
Year: 2019	34,000
Year: 2018	34,100

<b>S Green Bay Rd</b>	<b>2</b>
Woodchuck Ct	
Year: 2014	32,700
Year: 2011	38,900
Year: 2008	31,400

<b>16th St</b>	<b>3</b>
S Green Bay Rd	
Year: 2017	8,200
Year: 2014	6,500
Year: 2011	7,900

<b>Oakdale Ave</b>	<b>4</b>
Oakdale Ave	
Year: 2021	4,500

<b>Wright Ave</b>	<b>6</b>
Oakdale Ave	
Year: 2014	2,300
Year: 2011	2,000
Year: 2008	2,900

<b>S Green Bay Rd</b>	<b>7</b>
Lincoln Village Dr	
Year: 2014	38,100
Year: 2011	35,400
Year: 2008	37,200

<b>S Green Bay Rd</b>	<b>8</b>
Wright Ave	
Year: 2014	31,600
Year: 2011	42,000
Year: 2008	33,000

<b>Village Dr</b>	<b>9</b>
Village Dr	
Year: 2021	10,900

<b>Washington Ave</b>	<b>11</b>
Village Center Dr	
Year: 2017	33,500
Year: 2014	38,500
Year: 2011	39,500

<b>Washington Ave</b>	<b>12</b>
S Green Bay Rd	
Year: 2017	30,700
Year: 2014	26,500
Year: 2011	34,400

<b>S Emmertsen Rd</b>	<b>13</b>
13th St	
Year: 2014	4,900
Year: 2011	6,600
Year: 2008	5,500

<b>Byrd Ave</b>	<b>14</b>
Roosevelt Ave	
Year: 2005	2,800
Year: 1999	2,900
Year: 1996	3,000

<b>S Green Bay Rd</b>	<b>16</b>
Washington Ave	
Year: 2014	33,800
Year: 2011	33,400
Year: 2008	26,500

<b>Washington Ave</b>	<b>17</b>
Perry Ave	
Year: 2017	30,000
Year: 2014	24,200
Year: 2011	30,900

<b>S Green Bay Rd</b>	<b>18</b>
21st St	
Year: 2005	35,300
Year: 1999	32,900
Year: 1996	28,600

<b>Ohio St</b>	<b>19</b>
15th St	
Year: 2017	15,800
Year: 2014	13,900
Year: 2011	17,300

<b>16th St</b>	<b>5</b>
Fox Tail Dr	
Year: 2017	14,000
Year: 2011	12,000
Year: 2005	11,500

<b>Wright Avenue</b>	<b>15</b>
Perry Ave	
Year: 2021	3,800
Year: 2017	2,800
Year: 2014	2,100

<b>S Green Bay Rd</b>	<b>10</b>
Greenleaf Blvd	
Year: 2014	33,800
Year: 2011	35,700
Year: 2008	36,600

<b>Echo Ln</b>	<b>20</b>
Echo Ln	
Year: 2021	2,800

# BROKER DISCLOSURE TO NON-RESIDENTIAL 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 your behalf of the Broker, may provide brokerage services to you.

Whenever the Broker is providing brokerage services to 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 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 (see "Confidentiality Notice to Customers" below).
- The duty to safeguard trust funds and other property the Broker holds.
- 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. 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 plain language summary of a Broker's duties to a customer under section 452.133 (1) 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 unless the information must be disclosed by law or you authorize the Broker to disclose the 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 Broker is aware of what specific information you consider confidential, you may list that 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 the Broker:)

## **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 parties 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.

## **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.

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