

FOR LEASE · FIRST FLOOR COMMERCIAL

3503 E. LAYTON AVE.

CUDAHY, WISCONSIN 53110



LAYTON SQUARE · SUITE 002



SUITE 002 AVAILABLE

2,152 SF

MAX CONTIGUOUS

2,152 SF

LEASE RATE

\$16.00 PSF NNN

OPERATING EXPENSES

\$2.50 PSF

PROPERTY HIGHLIGHTS

- First floor commercial suite in **Layton Square** — a 2017-built mixed-use building with 57 apartment homes directly above.
- Co-tenant **Advantage Physical Therapy** anchors the first floor — an established, daily-visit user driving consistent foot traffic.
- **Tenant improvement allowance available** — landlord will build to a qualified tenant's program from the current shell condition.
- Prominent frontage and signage on E. Layton Ave. (17,000 VPD), a half-mile east of the WIS 794 Lake Parkway interchange (34,000 VPD).
- Nearby traffic generators include Pick 'n Save, Petco, Chase, Ace Hardware, Papa Luigi's and Cafe Le Crème Brûlée.
- Street parking along E. Layton Ave. plus a public parking lot along S. Kingan Ave. serve customers and staff.

SPECIFICATIONS

COMMERCIAL SPACE	4,552 SF
AVAILABLE	Suite 002 — 2,152 SF
MIN. DIVISIBLE	2,152 SF
LOT SIZE	1.12 AC
YEAR BUILT	2017
PARKING	Street parking along Layton Ave. & public lot along S. Kingan Ave.
SPRINKLERS	Yes
ZONING	B-3LCO
TAX KEY	631-0180-000

FOR MORE INFORMATION, CONTACT

Craig Bartsch MANAGING BROKER

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SUITE 002 • 2,152 SF • READY FOR BUILDOUT

A clean, column-free shell with finished ceiling, sealed concrete floor, sprinklers in place and separate utilities set. Full-height storefront glass and a dedicated street entrance front E. Layton Ave. Landlord will discuss a tenant improvement allowance to finish the suite for a qualified user.

SUITE SIZE

2,152 SF

CONDITION

Shell / TI

CO-TENANT

Advantage
Physical Therapy

OCCUPANCY

Immediate

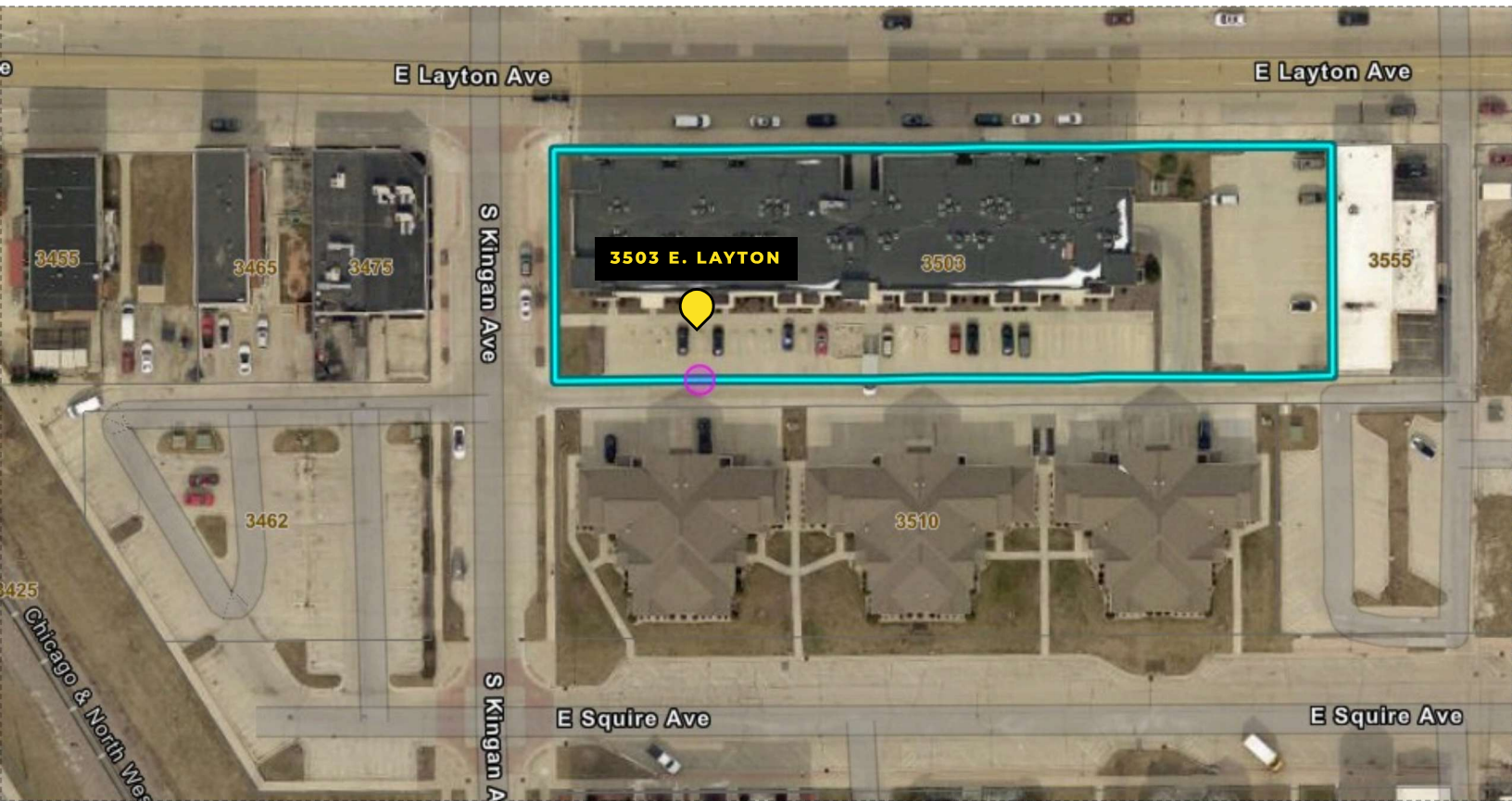


SUITE 002 — CURRENT SHELL CONDITION

TENANT IMPROVEMENT ALLOWANCE AVAILABLE

SITE PLAN · TAX KEY 631-0180-000

E. LAYTON AVE. & S. KINGAN AVE. · 1.12 AC



LOT SIZE

1.12 AC

PARKING

Street & Public Lot

SPRINKLERS

Yes

ZONING

B-3LCO

ACCESS & PARKING

Street parking runs the full length of the E. Layton Ave. frontage, with an additional public parking lot along S. Kingan Ave. immediately west of the building.

SIGNALIZED CORRIDOR

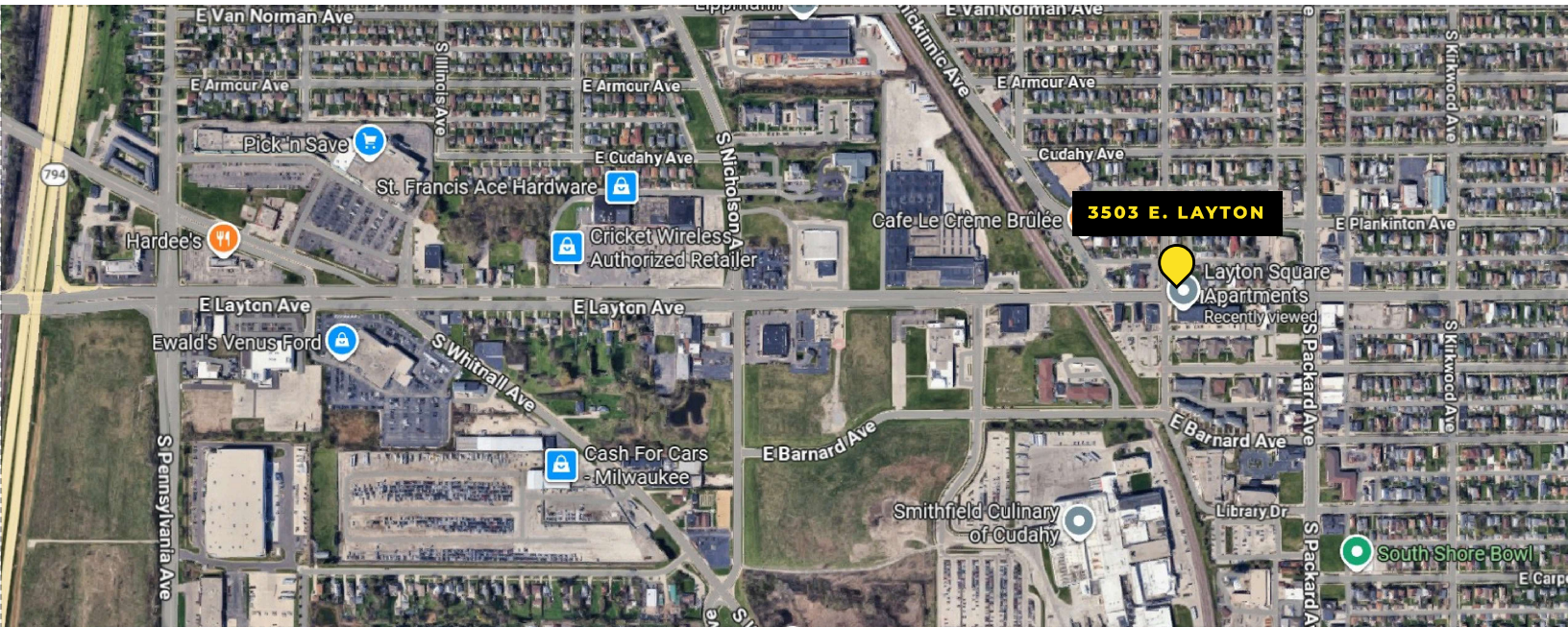
The parcel fronts E. Layton Ave. between S. Kingan Ave. and S. Packard Ave., a half-mile east of the WIS 794 Lake Parkway interchange and directly on Cudahy's primary east-west retail spine.

Parcel outlined for reference only; exhibit is not to scale.

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective tenants should independently verify all information.

E. LAYTON AVE. CORRIDOR • CUDAHY

A HALF-MILE EAST OF WIS 794 LAKE PARKWAY



NEARBY TRAFFIC GENERATORS

Pick 'n Save	GROCERY	Ace Hardware	HARDWARE
Petco	PET RETAIL	Papa Luigi's	RESTAURANT
Chase Bank	BANKING	Cafe Le Crème Brûlée	CAFE

DRIVE TIMES

Downtown Milwaukee is ten minutes north via WIS 794; Mitchell International Airport is five minutes west.

10
MIN •
DOWNTOWN

5
MIN • MKE
AIRPORT

DEMOGRAPHICS · RADIUS FROM SITE

2026 ESTIMATES

RADIUS	1 MILE	3 MILE	5 MILE
Population	11,600	85,900	227,400
Avg. Household Income	\$78,400	\$82,600	\$85,900
Median Age	39.4	38.6	37.2

2026 estimates derived from U.S. Census ACS 2020–2024 five-year data. Rings east of the site are partially bounded by Lake Michigan. Figures approximate; verify before reliance.

TRAFFIC COUNTS

WIS 794 · Lake Parkway	34,000 VPD
E. Layton Ave.	17,000 VPD

Source: Wisconsin DOT Traffic Count Mapping Application, most recent published counts.

BUILT-IN DEMAND

57 apartment homes sit directly above the space, with Advantage Physical Therapy as an established first-floor co-tenant and a dense, stable Cudahy and St. Francis residential base surrounding the corridor.

WHY THE TRADE AREA WORKS

ESTABLISHED HOUSING

Dense, owner-occupied Cudahy and St. Francis neighborhoods surround the site on three sides, with Lake Michigan bounding the east.

DAYTIME POPULATION

Smithfield, Ladish Business Park and the Mitchell International employment base draw workers through the corridor daily.

PROVEN RETAIL SPINE

National and local operators are already committed along E. Layton Ave., anchored by the Pick 'n Save center to the west.

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 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 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.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information to 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 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 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(1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to the broker in confidence, or any information obtained by the 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 particular information. Broker shall continue to keep the information confidential after the broker is no longer providing services to you. No representation is made as to the legal validity of any provision or

the adequacy of any provision in any specific transaction. 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; and (2) Any facts known by the broker that contradict any information included in a written inspection report on the property that is the subject of the transaction.

CONFIDENTIAL INFORMATION

To ensure the broker is aware of what specific information you consider confidential, you may identify it below. You may also provide the broker with other confidential information at a later time.

NON-CONFIDENTIAL INFORMATION

(The following may be disclosed by Broker — e.g., 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

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.

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 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 unable to, or does not intend to, meet his or her obligations under a contract or agreement concerning the transaction.