

For Lease

CBRE

# Fox River Plaza

Retail Space Available | 5,000 SF

1052 - 1200 Milwaukee Avenue | Burlington, WI 53105



Retail

## Contact Us

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## Property Overview

Fox River Plaza is located at the center of retail activity along the Milwaukee Avenue corridor. The center has multiple access points including a lighted intersection at the main entrance, right in/out on the eastern end of the center, and access through the Kohl's/Pick 'n Save property. Burlington is the commercial and retail hub of western Racine County and is part of the Milwaukee, Racine, Waukesha combined statistical area.

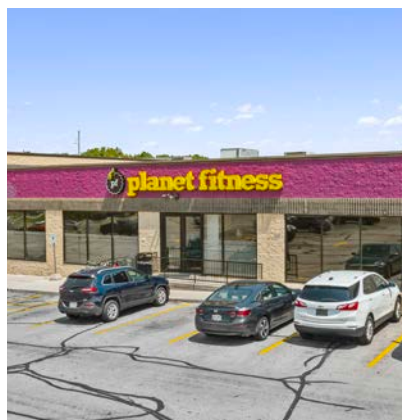


<b>Address</b>	1052-1200 Milwaukee Ave Burlington, WI 53105
<b>Available Space</b>	Unit 140 - 5,000 SF (50' x 100')
<b>Lease Rate</b>	Contact Broker
<b>NNN Expenses</b>	\$1.40 PSF
<b>Parking</b>	Approximately 540 stalls



### High Traffic Center

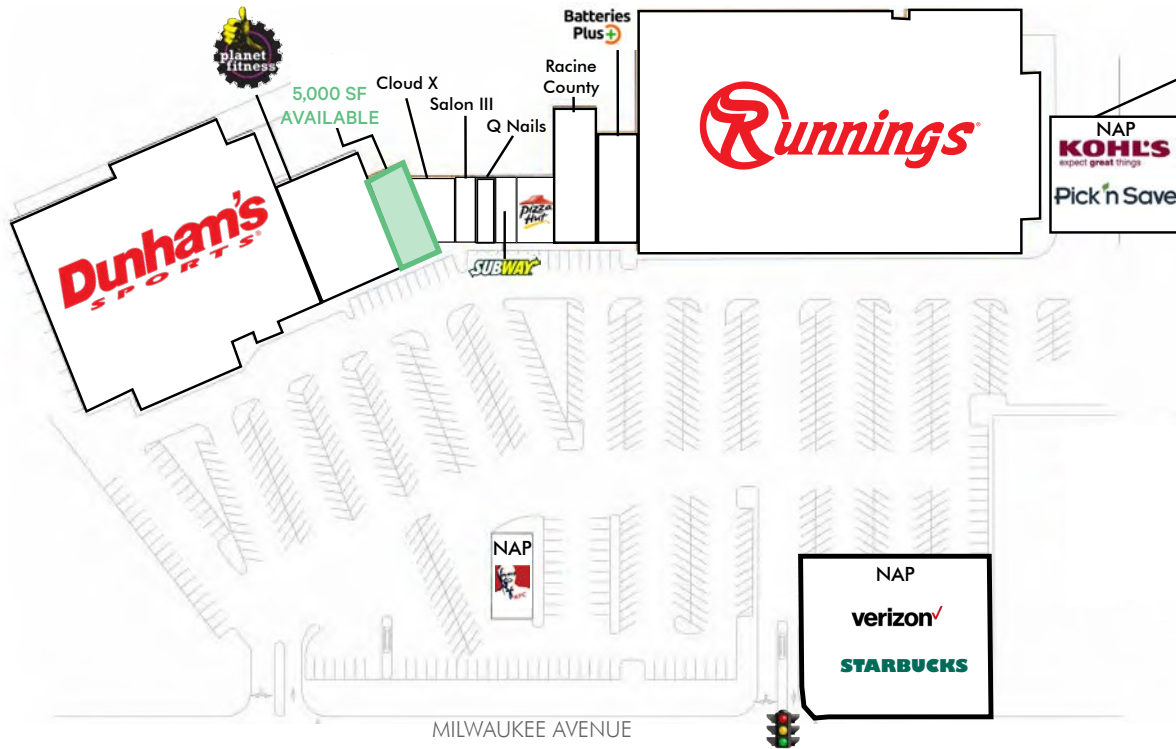
According to Placer.ai estimates, there were 927,500 visits to this center over a previous 12-month period. Visits have increased by 16.3% over the past 3 years. Fox River Plaza ranks 19th in visits out of 250 strip/convenience centers in Wisconsin and 2nd out of 7 strip/convenience centers within a 15-mile radius.



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Site Plan & Tenant List



Tenant List

Suite	Tenant	SF
100	Dunham's Sports	53,561
120	Planet Fitness	10,880
140	<b>AVAILABLE</b>	<b>5,000</b>
150	Cloud X	1,800
160	Salon III	1,200
170	Q Nails	1,200
180	Subway	1,200
190	Pizza Hut	2,400
200	Racine County	4,727
220-A	Batteries Plus	1,800
220-B	Storage	2,200
250	Runnings Supply	83,552
Total GLA		169,520



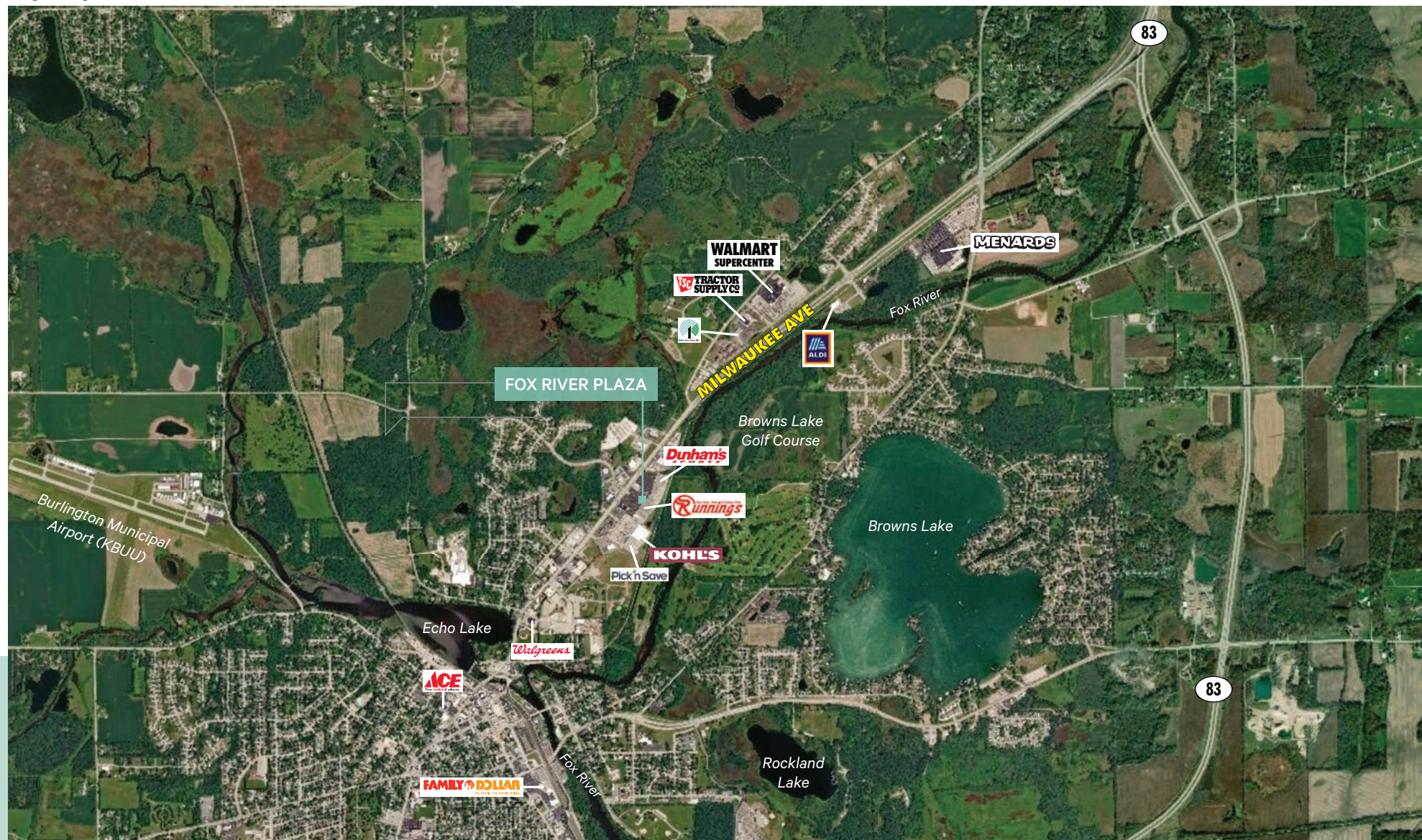
Mid Flight Aerial, Demographics & Traffic Count



Demographics	3 Miles	5 Miles	7 Miles
Population	14,954	22,343	34,991
Avg HH Income	\$114,766	\$116,455	\$117,228
Daytime Population	16,491	21,850	30,913

Traffic Counts	VPD
Milwaukee Ave	15,600

High Flight Aerial



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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.

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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.*