

**FOR LEASE**

# 1474 SOUTH 84th STREET

WEST ALLIS, WI 53214



**COMMENTS:** Great opportunity for a restaurant/retail business to locate in the Element 84 Apartment Development located just south of Greenfield Avenue on the east side of 84th Street. 203 apartments on site located near Hampton Inn across from Exposition Center at the Wisconsin State Fair.

The 1,334 SF space adjacent to the dynamic Fire Cycle features two of four glass overhead garage doors with access to a 1,500 SF patio and basement storage area. Plentiful parking is located nearby on site. There could be a liquor license available to the space and ownership is flexible on hours of operation. Tenant Improvement Allowance is negotiable over and above whitebox. Space is customizable.

## RESTAURANT/RETAIL OPPORTUNITY

1474 SOUTH 84TH STREET, WEST ALLIS, WI 53214

**LEASE RATE: \$19.50 NNN | NNN EXPENSES EST. \$5/SF**

**SQUARE FOOTAGE:** 1,334 SF plus outdoor patio seating

**YEAR BUILT:** 2018-2019

**OVERHEAD DOORS:** Open to patio seating

### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
<b>2014 Population</b>	21,341	136,868	422,125
<b>Avg. HH Income</b>	\$54,589	\$65,013	\$63,012
<b># of Households</b>	9,630	60,343	166,441



SPACE FOR LEASE

### CONTACT

**RICHARD REINDERS**  
COMMERCIAL BROKERAGE ASSOCIATE  
**Ogden & Company, Inc.**  
richardr@ogdenre.com  
414-270-1351

**MICHAEL SERAMUR**  
SENIOR VICE PRESIDENT  
**Ogden & Company, Inc.**  
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# Ogden

The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

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# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must  
2 provide you the  
3 following disclosure statement:  
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The  
5 Firm is either an agent  
6 of another party in the transaction or a subagent of another firm that is the agent of another  
7 party in the transaction. A  
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.  
9 Whenever the Firm is  
10 providing brokerage services to you, the Firm and its brokers and salespersons  
11 (hereinafter Agents) owe you, the  
12 customer, the following duties:  
13 (a) The duty to provide brokerage services to you fairly and honestly.  
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
15 (c) The duty to provide you with accurate information about market conditions within a reason-  
16 able time if you request  
17 it, unless disclosure of the information is prohibited by law.  
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless  
19 disclosure of the  
20 information is prohibited by law (see lines 42-51).  
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will  
22 not disclose your  
23 confidential information or the confidential information of other parties (see lines 23-41).  
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.  
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-  
26 ner and disclose the  
27 advantages and disadvantages of the proposals.  
28 Please review this information carefully. An Agent of the Firm can answer your questions about  
29 brokerage services,  
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,  
31 tax advisor, or home  
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for  
33 information only. It is a  
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-  
35 consin statutes.  
36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any  
37 information given to the  
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a  
39 reasonable person  
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-  
41 rize the Firm to  
42 disclose particular information. The Firm and its Agents shall continue to keep the information  
43 confidential after the  
44 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:  
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).  
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written  
31 inspection  
32 report on the property or real estate that is the subject of the transaction.  
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-  
34 dential, you may  
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents  
36 by other means. At a  
37 later time, you may also provide the Firm or its Agents with other Information you consider to be  
38 confidential.  
39 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_  
42 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and  
43 its Agents): \_\_\_\_\_  
44 \_\_\_\_\_  
45 \_\_\_\_\_  
46 (Insert information you authorize to be disclosed, such as financial qualification information.)  
47 **DEFINITION OF MATERIAL ADVERSE FACTS**  
48 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party  
49 indicates is of such  
50 significance, or that is generally recognized by a competent licensee as being of such significance  
51 to a reasonable  
52 party, that it affects or would affect the party's decision to enter into a contract or agreement  
53 concerning a transaction  
54 or affects or would affect the party's decision about the terms of such a contract or agreement.  
55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-  
56 petent licensee  
57 generally recognizes will significantly and adversely affect the value of the property, significantly  
58 reduce the structural  
59 integrity of improvements to real estate, or present a significant health risk to occupants of the  
60 property; or information  
61 that indicates that a party to a transaction is not able to or does not intend to meet his or her  
62 obligations under a  
63 contract or agreement made concerning the transaction.  
64 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender  
65 registry and persons  
66 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-  
67 net at  
68 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the  
adequacy of any provision in any specific transaction.  
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Drafted by Attorney Debra Peterson Conrad

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