



751 CHURCH STREET
ALLENTON, WI 53002

FEATURES

Located conveniently right off of Hwy 33, just west of I-41.

Contact the listing agents for investment details.

Zoning: **B-1 Allenton Central Business**

Construction: **Masonry**

Sewer: **Municipal** / Water: **Municipal**

A/C: **Throughout**

Sprinkler: **Yes**

Lighting: **LED & Fluorescent**

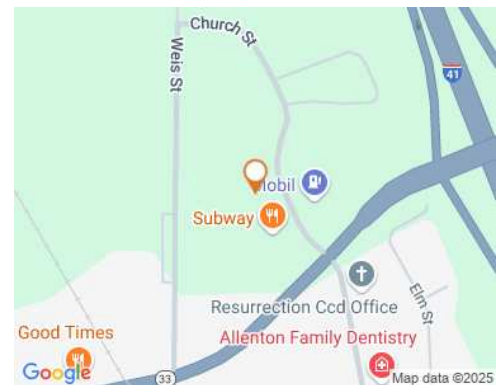
Restroom: **At least 1 per Suite.**

Tax Key #: **TI 093200G**

Property Taxes: **\$15,133.75 (2024)**

NNN Expenses: **Estimated to be \$3.82 PSF**

Listing: **4698**



RETAIL LEASE OR SALE

Total SF: **12,000**

Available SF: **2,650**

Min Contiguous SF: **1,250**

Max Contiguous SF: **1,400**

Total Acres **1.83**

Lease Rate: **\$11.00 PSF NNN**

Sale Price: **\$1,250,000.00**

Luke Russell, Sales Agent
262-695-8800
lrussell@judsonrealestate.com

Matthew Judson, President
262-695-8800
matt.judson@judsonrealestate.com

Judson & Associates, S.C.
2831 N. Grandview Blvd, Suite 222
Pewaukee, WI 53072

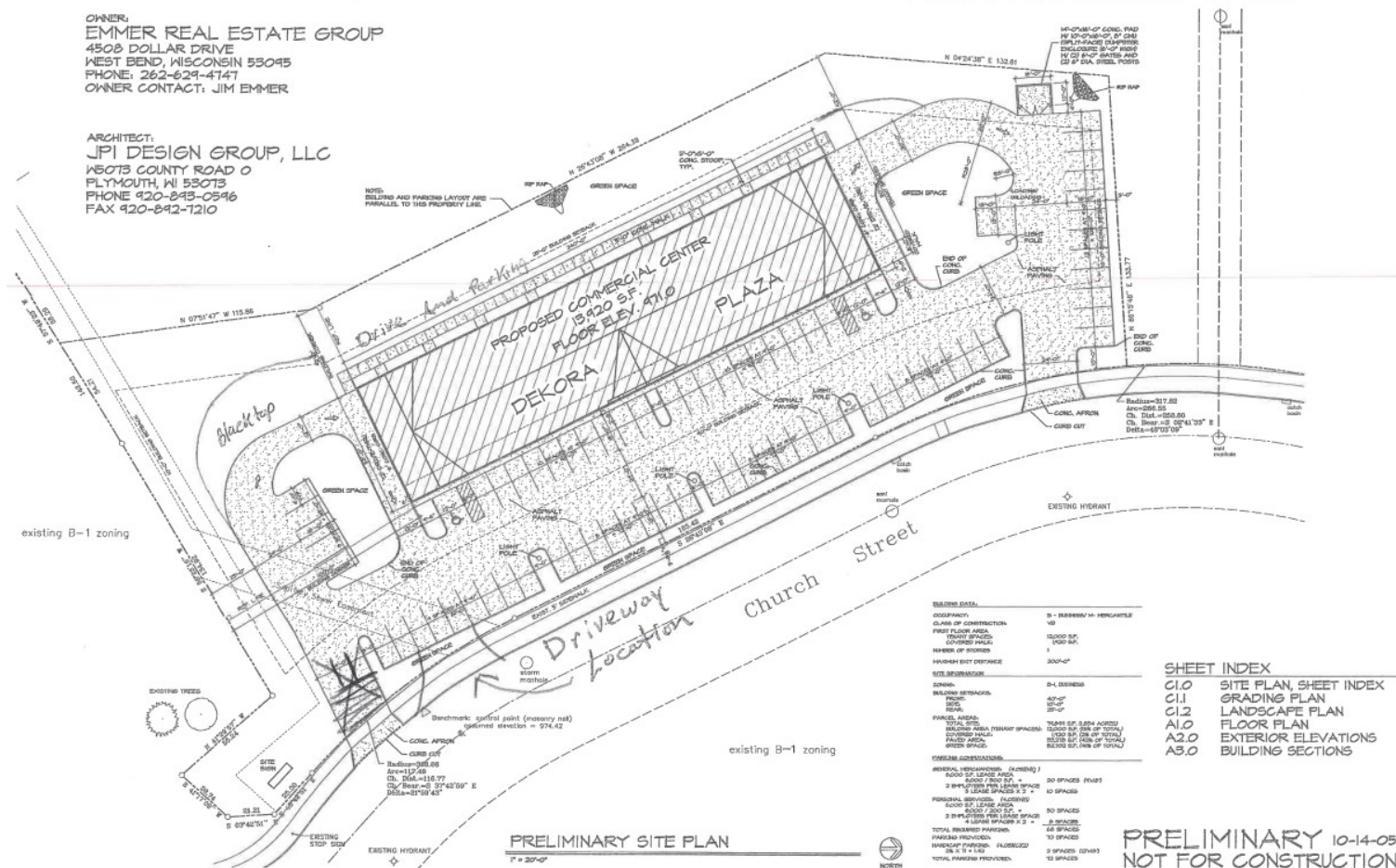
PROPOSED COMMERCIAL CENTER
DEKORA PLAZA

CHURCH STREET, TOWN OF ADDISON

ALLENTON, WISCONSIN 53002

OWNER:
EMMER REAL ESTATE GROUP
4508 DOLLAR DRIVE
WEST BEND, WISCONSIN 53095
PHONE: 262-629-4747
OWNER CONTACT: JIM EMMER

ARCHITECT:
JPI DESIGN GROUP, LLC
165073 COUNTY ROAD O
PLYMOUTH, WI 53073
PHONE 920-243-0546
FAX 920-242-7210



BUILDING DATA	
OCCUPANCY	B - BUSINESS - MERCHANDISE
PLANES OF CONSTRUCTION	10
FLOOR AREA	10,000 SF
COVERED AREA	10,000 SF
NUMBER OF STORIES	1
HATCHWAY SLOPE	300/40'
SITE INFORMATION	
ZONING	B-1 EXISTING
BUILDING SETBACKS	40' SIDE
REAR	30' SIDE
FRONT	30' SIDE
PARCEL AREA	10,000 SF (AREA ACCESS)
TOTAL SITE	10,000 SF (100% OF TOTAL)
BUILDING AREA (TYPICAL SPACES)	10,000 SF (100% OF TOTAL)
COVERED AREA	10,000 SF (100% OF TOTAL)
GREEN SPACE	0 SF (0% OF TOTAL)
PERMITS/REGULATIONS	
GENERAL REQUIREMENTS (MINIMUM)	30 SPACES (THAT)
2 BAY SPACES PER LEASE SPACE	10 SPACES
3 LEASE SPACES X 5' X 10'	10 SPACES
PERMITS/REGULATIONS (OPTIONAL)	30 SPACES
3 BAY SPACES PER LEASE SPACE	10 SPACES
4 LEASE SPACES X 5' X 10'	10 SPACES
TOTAL REQUIRED PARKING	40 SPACES
PARKING PROVIDED	10 SPACES
HANDICAPPED PARKING (CLASSIFIED)	2 SPACES (THAT)
TOTAL PARKING PROVIDED	10 SPACES

SHEET INDEX	
C1.0	SITE PLAN, SHEET INDEX
C1.1	GRADING PLAN
C1.2	LANDSCAPE PLAN
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS

PRELIMINARY SITE PLAN
1" = 30'-0"

PRELIMINARY 10-14-05
NOT FOR CONSTRUCTION

JPI DESIGN GROUP, LLC
165073 COUNTY ROAD O
PLYMOUTH, WI 53073
PHONE 920-243-0546
FAX 920-242-7210

Jim Pankow, Inc.
DESIGN BUILD - GENERAL CONTRACTOR
ADDRESS: 165073 COUNTY ROAD O
PLYMOUTH, WI 53073
PHONE: 920-243-0546
FAX: 920-242-7210

REVISIONS:

SITE PLAN
Proposed Building for:
DEKORA PLAZA
Church Street, Town of Addison
Allenton, Wisconsin 53002

SCALE:
1" = 30'-0"

DRAWN BY:
JRS

DATE:
10-14-05

FILE:
2005-4_SITE

JOB #:
2005-41

SHEET:
C1.0

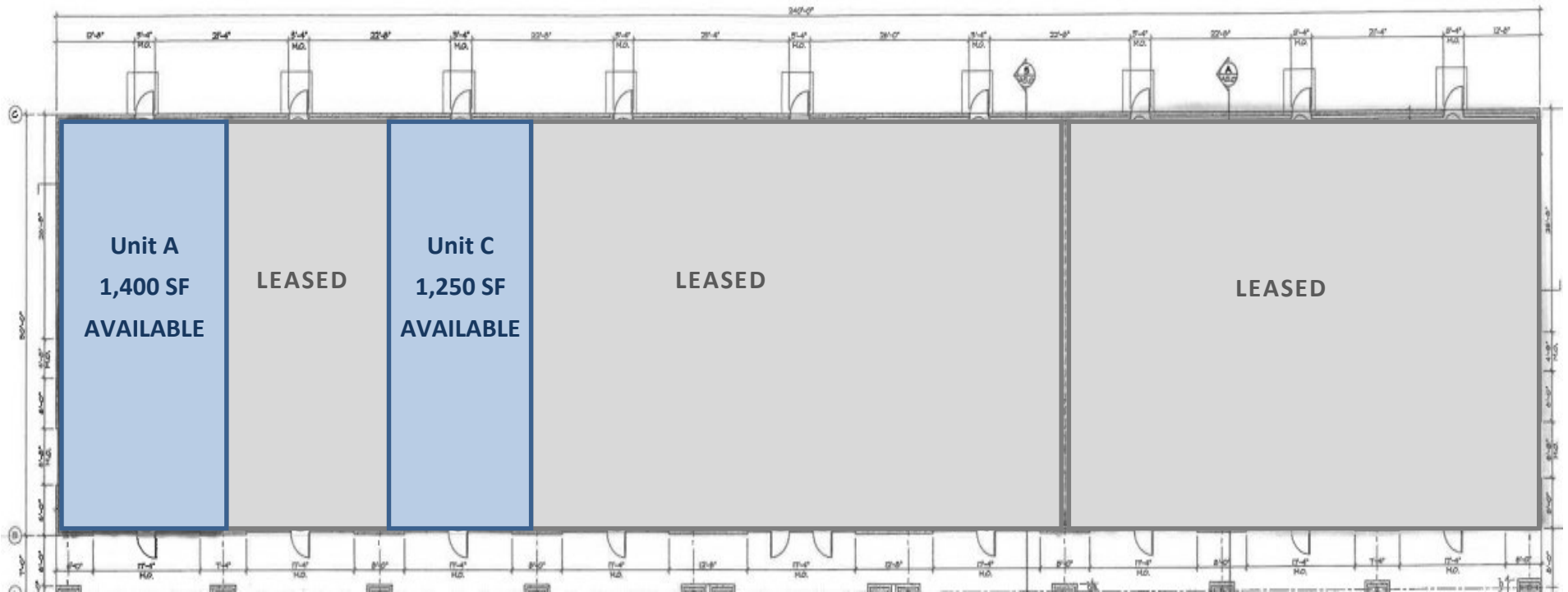
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751 Church Street, Allenton, WI 53002



Unit	Size	Rate	Availability	Special Feature (s)
A	1,400 SF	\$11.00 PSF NNN	January 1, 2026	Drive Thru Capability
C	1,250 SF	\$11.00 PSF NNN	30 days	



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 www.judsonrealestate.com

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
2 **BROKER DISCLOSURE TO CUSTOMERS**
3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:
7 ■ The duty to provide brokerage services to you fairly and honestly.
8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
15 ■ The duty to safeguard trust funds and other property the broker holds.
16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.
18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**
28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**
29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55),**
30 2. **ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION**
31 **REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.**
32 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST**
33 **THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**
34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**
35 **CONFIDENTIAL INFORMATION:**
36 _____
37 **NONCONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):**
38 _____
39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**
40 **CONSENT TO TELEPHONE SOLICITATION**
41 **I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may**
42 **call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We**
43 **withdraw this consent in writing. List Home/Cell Numbers:**
44 **SEX OFFENDER REGISTRY**
45 **Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the**
46 **Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.**
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 indicates is of such significance, or that**
49 **is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect**
50 **the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision**
51 **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**
52 **that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce**
53 **the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information**
54 **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**
55 **agreement made concerning the transaction.**

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 Richard J. Staff

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