

GROUND LEASE OR BUILD TO SUIT AVAILABLE

ANCHORED SHOPPING CENTER OUTLOT

N78 W14555 APPLETON AVENUE, MENOMONEE FALLS, WI 53051

FOUNDERS 3
REAL ESTATE SERVICES

Ground Lease Specifications

PARCEL SIZE	Approx. 0.56 Acres
Shopping Center Size	83,232 SF
Lease Rate	Contact Broker
Lease Term	10 Years Minimum
Buildout Provided	Negotiable
Add'l Charges	CAM, Taxes, Ins.

Property Highlights

- Rare anchored shopping center outlot opportunity in one of metro Milwaukee's hottest trade areas
- Few markets have experienced the commercial and residential growth that Menomonee Falls has achieved recently
- The adjacent Pick N Save is #4 in Wisconsin according to Placer.ai
- Located directly across from Menomonee Falls High School and Ben Franklin Elementary School

Traffic Counts

Appleton Ave. 14,800 cpd

Demographics

	1 Mile	3 Miles	5 Miles
Pop.	7,068	40,648	119,613
Daytime Pop.	2,963	38,293	88,541
Median HH Inc.	\$93,404	\$83,259	\$72,486

CONCEPTUAL RENDERING



Contact

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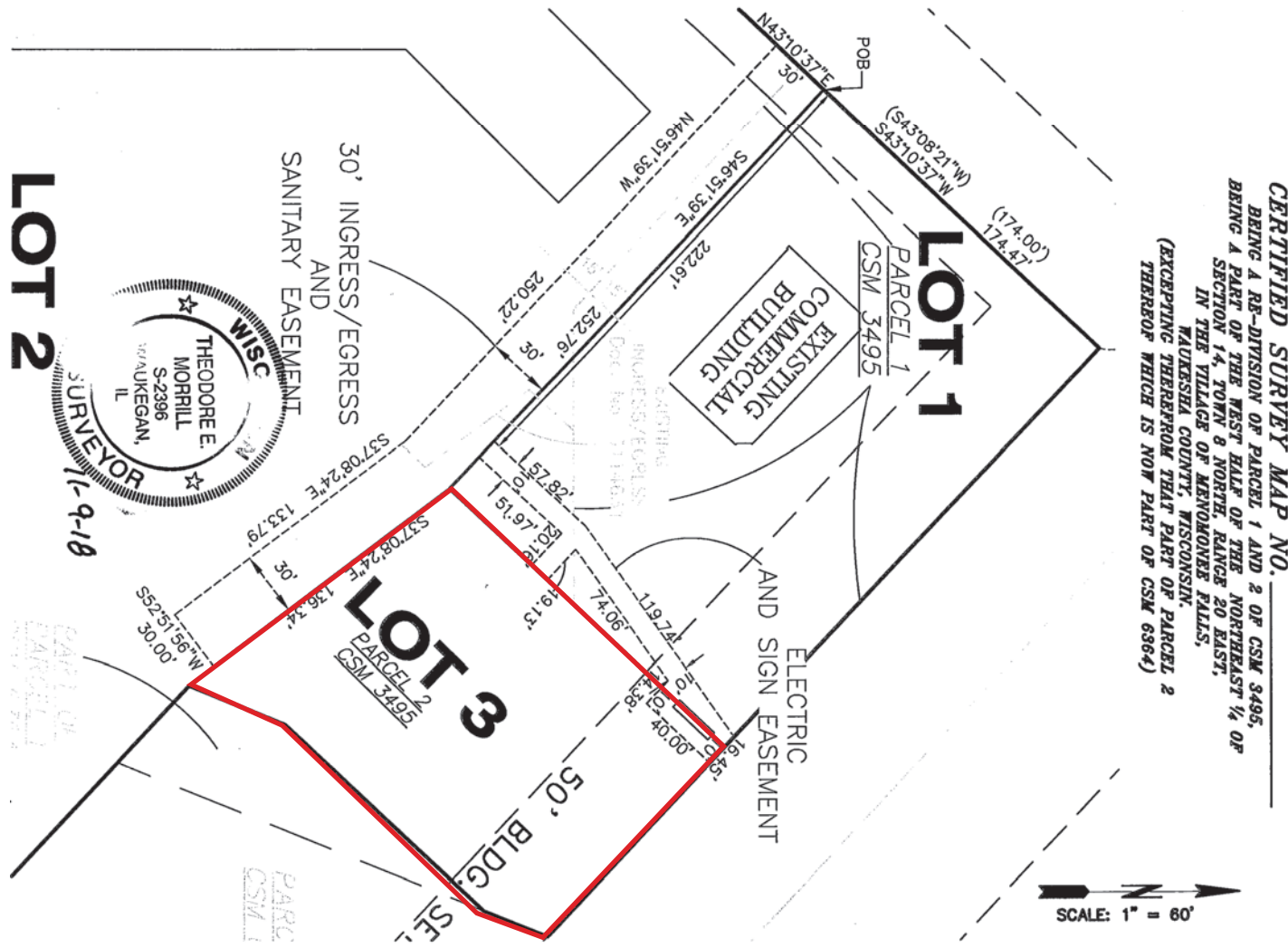
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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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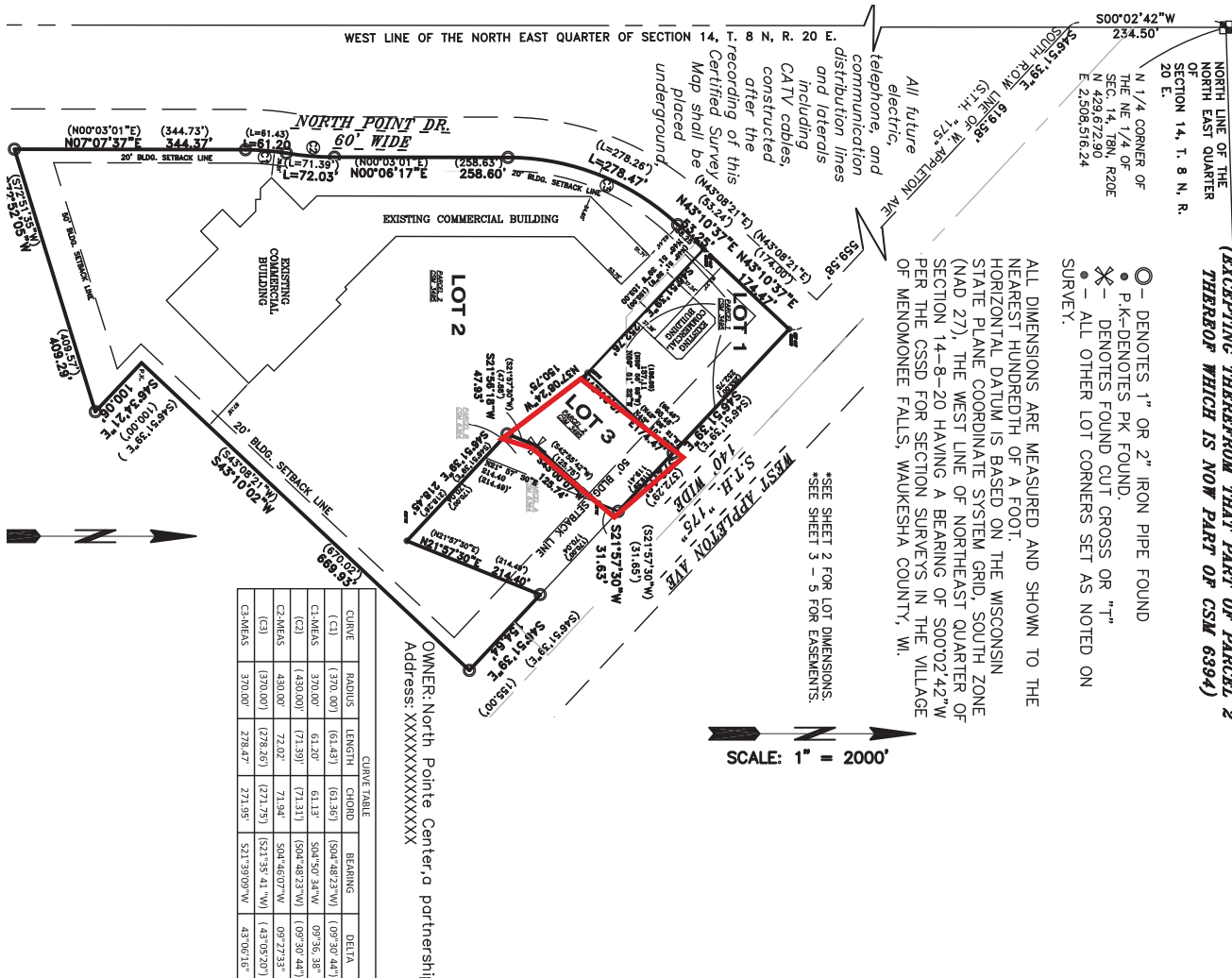
SURVEY



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SURVEY



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
(C1)	(370.00')	(61.43')	(61.36')	(S04°48'23"W)	(109°30'44")
CLM&AS	(370.00')	(61.20')	(61.13')	(S04°50'34"W)	(09°36'38")
(C2)	(430.00')	(71.39')	(71.31')	(S00°48'23"W)	(109°30'44")
CLM&AS	(430.00')	(72.02')	(71.94')	(S00°46'07"W)	(09°27'33")
(C3)	(370.00')	(278.50')	(271.25')	(S21°35'41"W)	(43°05'20")
CLM&AS	(370.00')	(278.47')	(271.95')	(S21°39'09"W)	(43°06'16")

CERTIFIED SURVEY MAP NO. _____
 BEING A RE-DIVISION OF PARCEL 1 AND 2 OF CSM 3495,
 BEING A PART OF THE WEST HALF OF THE NORTHEAST 1/4 OF
 SECTION 14, TOWN 8 NORTH, RANGE 20 EAST,
 IN THE VILLAGE OF MENOMONEE FALLS,
 WAUKESHA COUNTY, WISCONSIN.
 (EXCEPTING THEREFROM THAT PART OF PARCEL 2
 THEREOF WHICH IS NOW PART OF CSM 6394)

- - DENOTES 1" OR 2" IRON PIPE FOUND
- - P.K.-DENOTES P.K. FOUND.
- ✕ - DENOTES FOUND OUT CROSS OR "T"
- - ALL OTHER LOT CORNERS SET AS NOTED ON SURVEY.

ALL DIMENSIONS ARE MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 27). THE WEST LINE OF NORTHEAST QUARTER OF SECTION 14-8-20 HAVING A BEARING OF S00°02'42"W PER THE CSD FOR SECTION SURVEYS IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WI.

*SEE SHEET 2 FOR LOT DIMENSIONS.
 *SEE SHEET 3 - 5 FOR EASEMENTS.

All future electric, telephone, and communication distribution lines including CATV cables, constructed after the recording of this Certified Survey Map shall be placed underground.

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FOUNDERS **3**
REAL ESTATE SERVICES

AERIAL



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Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
 - The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage 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 (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 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.

Notice About 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://www.doc.wi.gov> or by telephone at 608-240-5830.