

# Brookfield Retail Center

15500 W Greenfield Avenue

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Brookfield, WI 53005



## Brookfield Retail Center

15500 W. Greenfield Avenue | Brookfield, WI 53005

For Lease



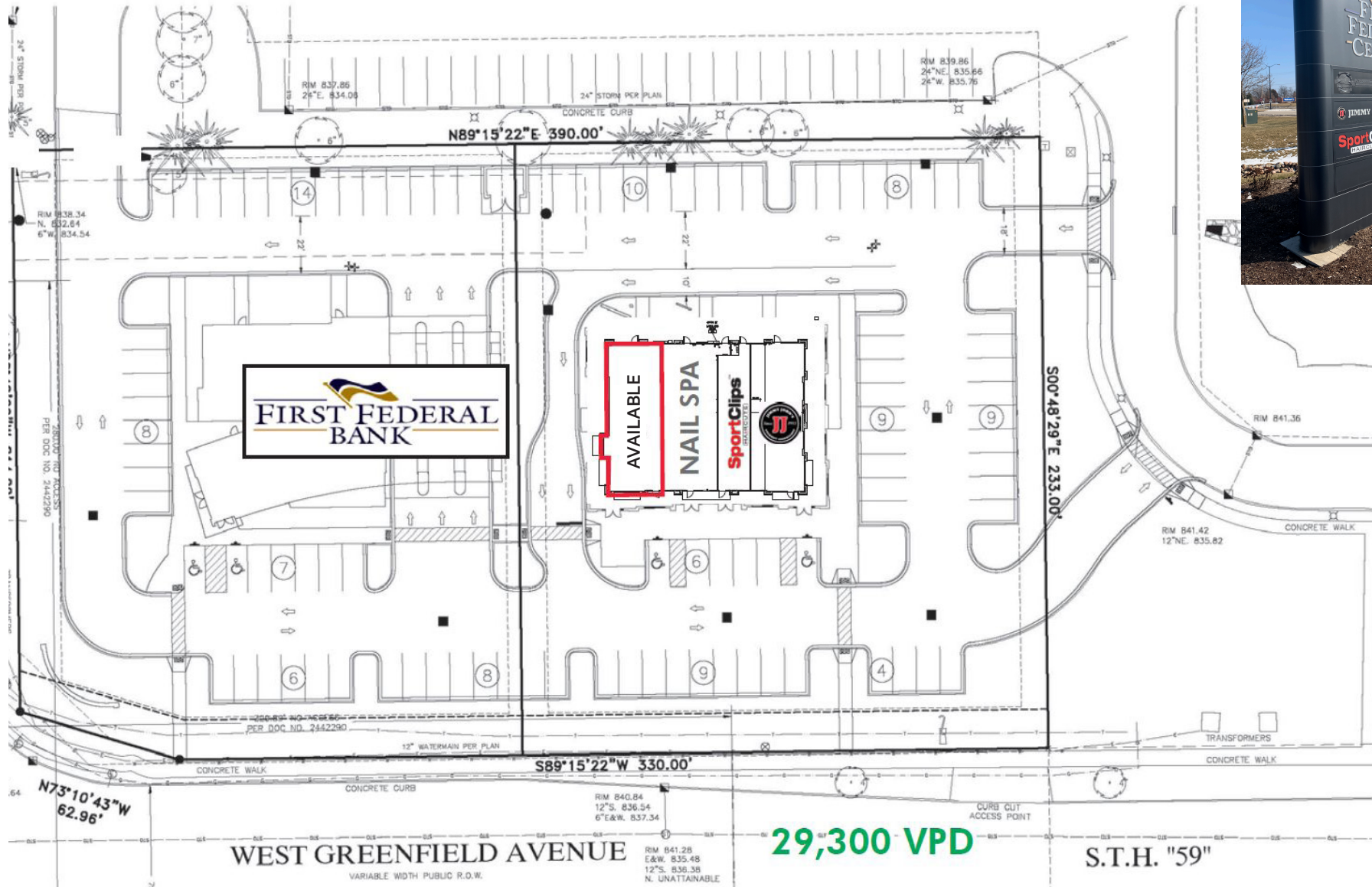
## Property Details

Drive-thru end-cap space on the northeast corner of Greenfield Avenue and Moorland Road in the city of Brookfield. The property is located across from Walmart and shadow anchored by Pick 'n Save. The surrounding area is dense and affluent. The property has great access and visibility and is well situated to serve the surrounding communities of New Berlin, Elm Grove, West Allis and Waukesha.

- Available: 1,797 SF (25' x 70')
- End-cap
- Existing Drive-thru
- Existing Patio
- Rent: \$40.00 psf NNN
- NNN Expenses:
  - CAM: \$9.93 psf
  - Taxes: \$3.80 psf
  - Insurance: \$0.46 psf
  - Total: \$14.19 psf
- Monument Signage
- Full access from both Greenfield Avenue and Moorland Road via easements

# Brookfield Retail Center

15500 W. Greenfield Avenue | Brookfield, WI 53005



29,300 VPD

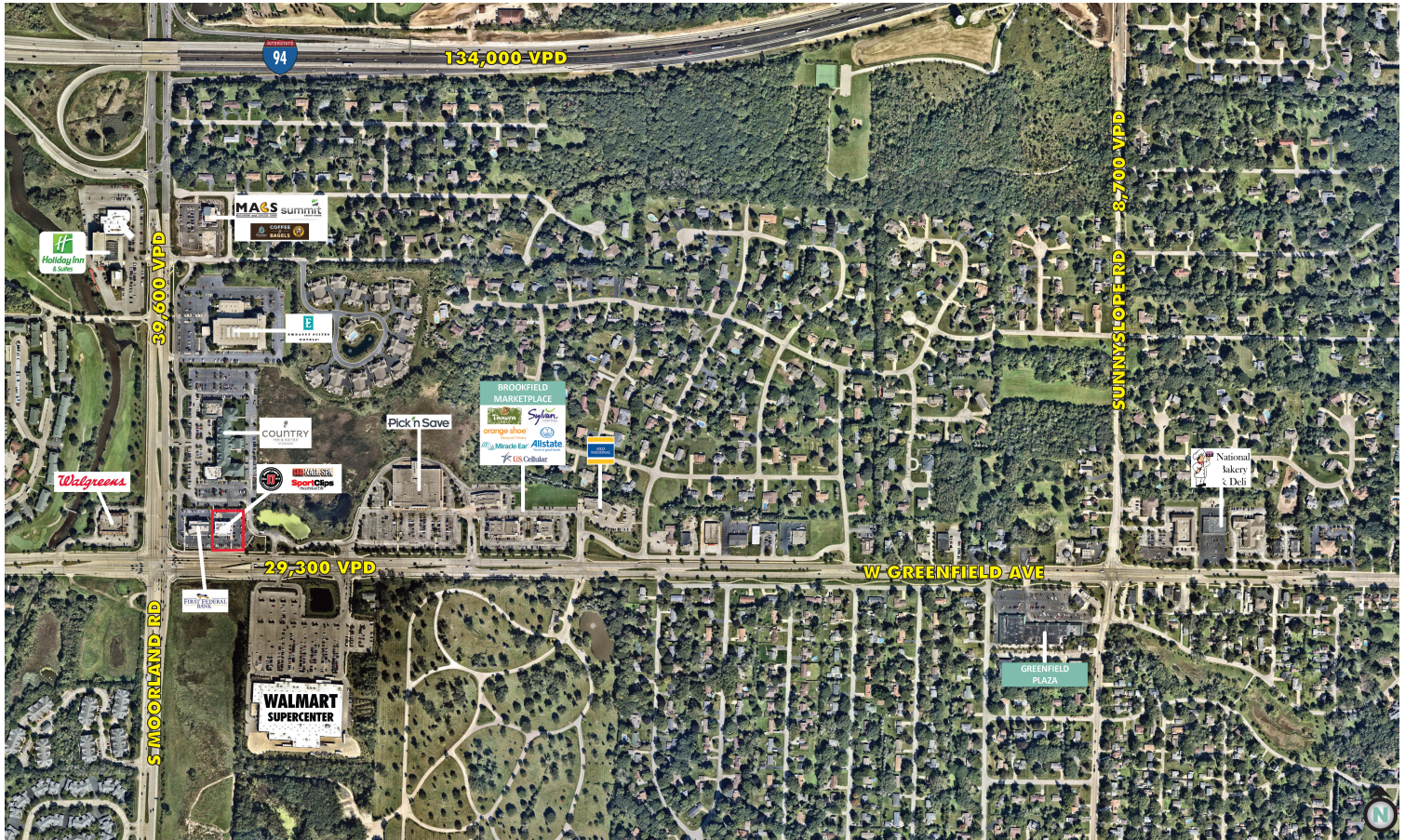
S.T.H. "59"

WEST GREENFIELD AVENUE

# Brookfield Retail Center

15500 W. Greenfield Avenue | Brookfield, WI 53005

# Demographics



Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	6,545	21,072	48,614	156,164
Avg. H.H. Income	\$119,245	\$129,128	\$125,900	\$115,300
Daytime Population	8,216	33,131	67,592	205,532

Traffic Counts	VPD
Moorland Rd	39,600 VPD
Greenfield Ave	29,300 VPD
I-94	134,000 VPD

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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.*

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### 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.*

