

Lowe's Development For Lease

2810 and 2840 W. Rawson Avenue • Franklin, Wisconsin



Features

Total Space: 11,326 SF
Available Space: 1,300 SF-10,026 SF
Build Out: Standard "White Box"
Occupancy: immediate

Price

Lease Rate: \$25.00 - \$30.00/SF, NNN
NNN Expenses: Estimated at \$5.00/SF

Traffic Counts

Rawson Ave: 15,200 CPD (2002 counts)
35,875 CPD (2010 forecast)
S. 27th St: 27,300 CPD (2002 counts)
37,525 CPD (2010 forecast)

Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	5,857	57,893	176,926
Median HHI:	\$56,899	\$62,055	\$56,659
Households:	2,668	24,192	75,108
Daytime Pop:	6,044	39,978	96,183

Co-Tenants

Topper's Pizza and Elements Therapeutic Massage

Comments

Daytime population is expected to escalate as Northwestern Mutual grows to 1.2 million square feet, Wheaton Franciscan Hospital builds a new 300,000 SF facility and the YMCA opens their new state of the art facility.

For Information:

Adam Connor

(414) 908-9165

aconnor@mlgcommercial.com

- Excellent retail opportunity in the rapidly developing South 27th Street retail corridor
- Area retailers include Lowe's, Menards, WalMart, Sam's Club, Ashley Furniture, Pick N' Save and more
- Four sided architecture and monument signage available

NAI MLG Commercial

Commercial Real Estate Services Worldwide.

1110 North Old World Third Street • Suite 400
Milwaukee, WI 53203

(414) 347-9400 | (414) 347-9401 fax

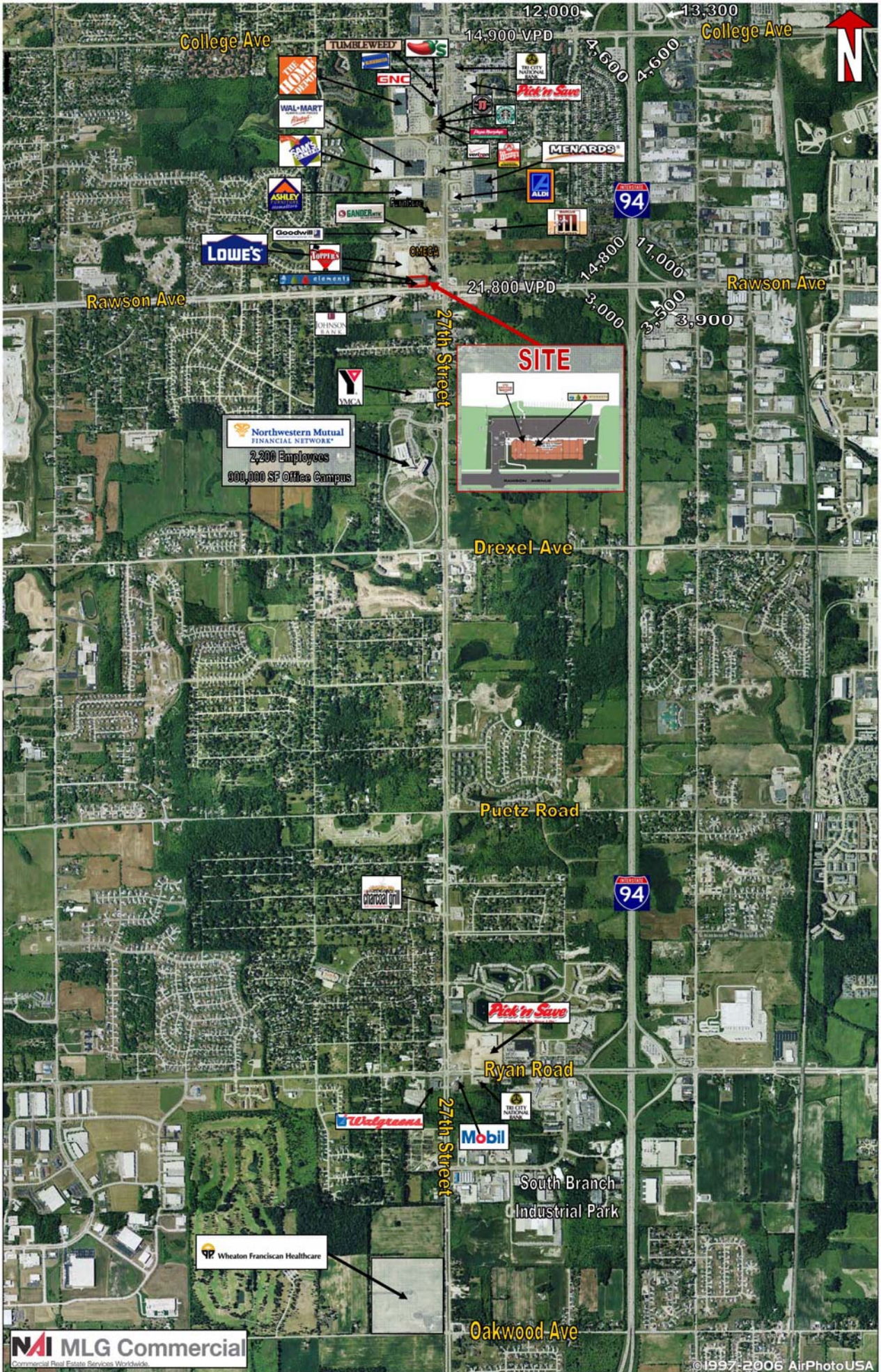
Offices also in Brookfield, Appleton and Madison, WI

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18398

The Leader In Commercial Real Estate.

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



College Ave

College Ave

Rawson Ave

Rawson Ave

Drexel Ave

Puetz Road

Ryan Road

Oakwood Ave

SITE

Northwestern Mutual
FINANCIAL NETWORK
2,200 Employees
800,000 SF Office Campus



4444 WISCONSIN
SUITE 301
1200 WISCONSIN DRIVE
MILWAUKEE, WI
4765-0000

DATE	PROJECT NAME / DESCRIPTION	REVISED

DESIGNER: SLM SLMAHER ARCHITECTURAL GROUP
PROJECT: PROPOSED MULTI-TENANT RETAIL BUILDING
DATE: 04-20-2021
PROJECT NUMBER: 04-001
PROJECT NAME: PROPOSED MULTI-TENANT RETAIL BUILDING
PROJECT ADDRESS: 14526 SF
PROJECT CITY: FRANKLIN, WI

OWNER
OUTLOOK DEVELOPMENT
589 W 1771 S
BROOKFIELD, WI

PROJECT
RAWSON AVE RETAIL
FRANKLIN, WI

DATE	DESCRIPTION
04-01	041506
031506	Author
031506	Checker
031506	1" = 20' 0"

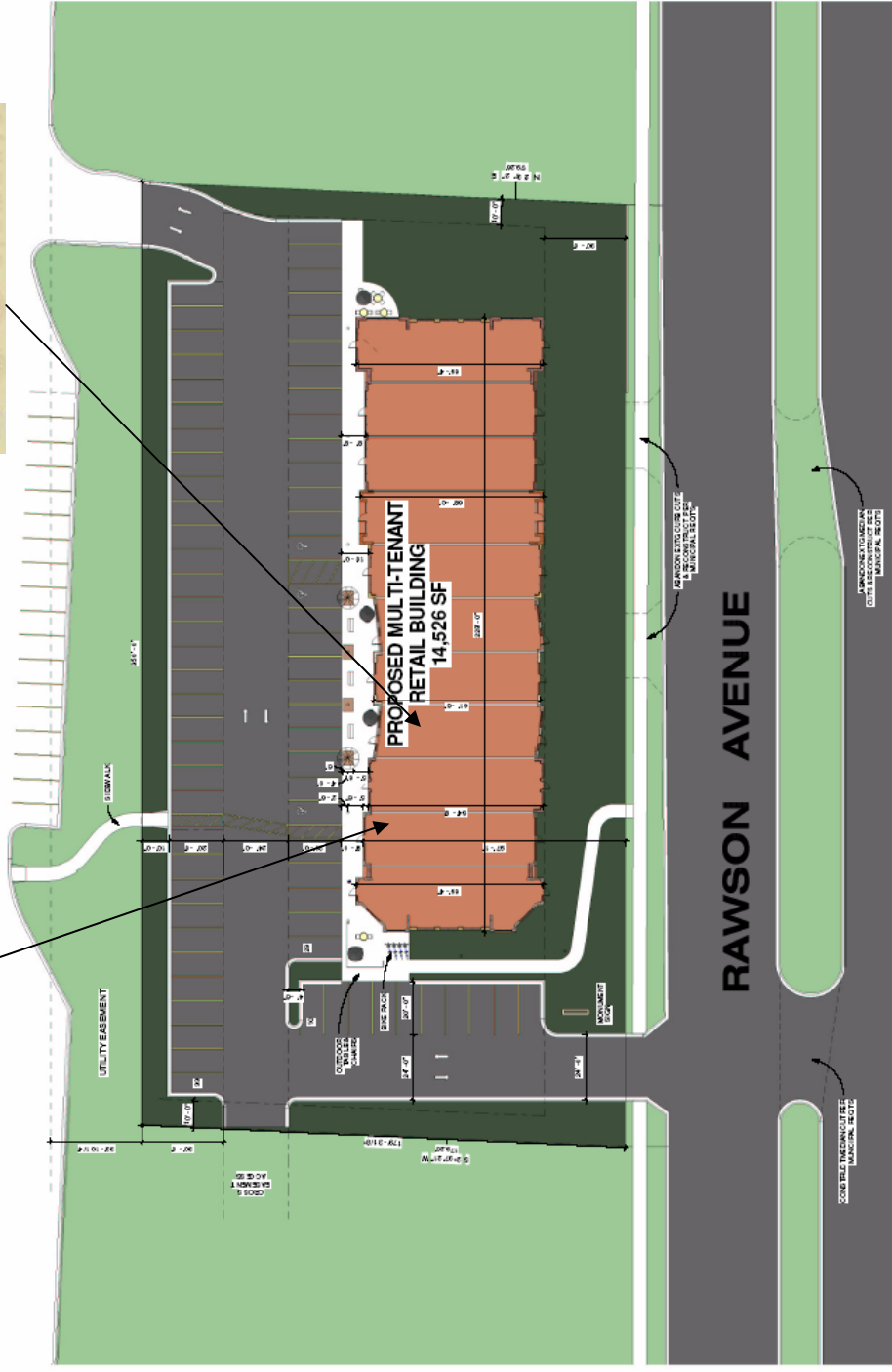
SITE PLAN
A1.00

LOWES

Topper's

elements®
THERAPEUTIC MASSAGE

B-4 ZONING
SITE AREA: 62,675 SF (1.44 ACRES)
BUILDING AREA: 14,331 SF
GREEN AREA REQUIRED: 30% (18,803 SF)
GREEN AREA PROVIDED: 34.8% (20,820 SF)
PARKING COUNT: 72 (1/200 SF)



⊗ SITE PLAN
1" = 20' 0"



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WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

BROKER DISCLOSURE TO CUSTOMERS

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 a 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 55-63**).
- 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 55-63**).
 - 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 **NON-CONFIDENTIAL 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.

44 **List Home/Cell Numbers:**

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working

50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE** .

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53
54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

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 Fax (262) 797-8940

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.