

FOR LEASE

END CAP AVAILABLE



The Shoppes of Janesville Commons

574 W16865 Janesville Road
Muskego, WI

Lease Rate: TBD NNN (based on tenant buildout)

Total Available: 3,000 SF



- Building size: 16,500 SF
- Immediate Occupancy
- Surrounding retailers include: Pick N Save, Burger King, Papa Murphy's, UPS Store, Subway, Blockbuster, Arby's, Pizza Hut, US Bank, St. Francis Bank, US Post Office, Sherwin Williams
- Co-tenants include: Dominos Pizza, Big League Barbers, Chiropractic Complete, Pro-Nail, Verizon, Snap Fitness, San Laurio Coffee House, Hans Cleaners

Demographics:	<u>Mile-1</u>	<u>Mile-3</u>	<u>Mile-5</u>
Population:	5,961	21,282	58,426
Median HH:	\$79,834	\$85,439	\$85,807

Traffic Counts: 14,500 cars per day on Janesville Road

For more information contact:

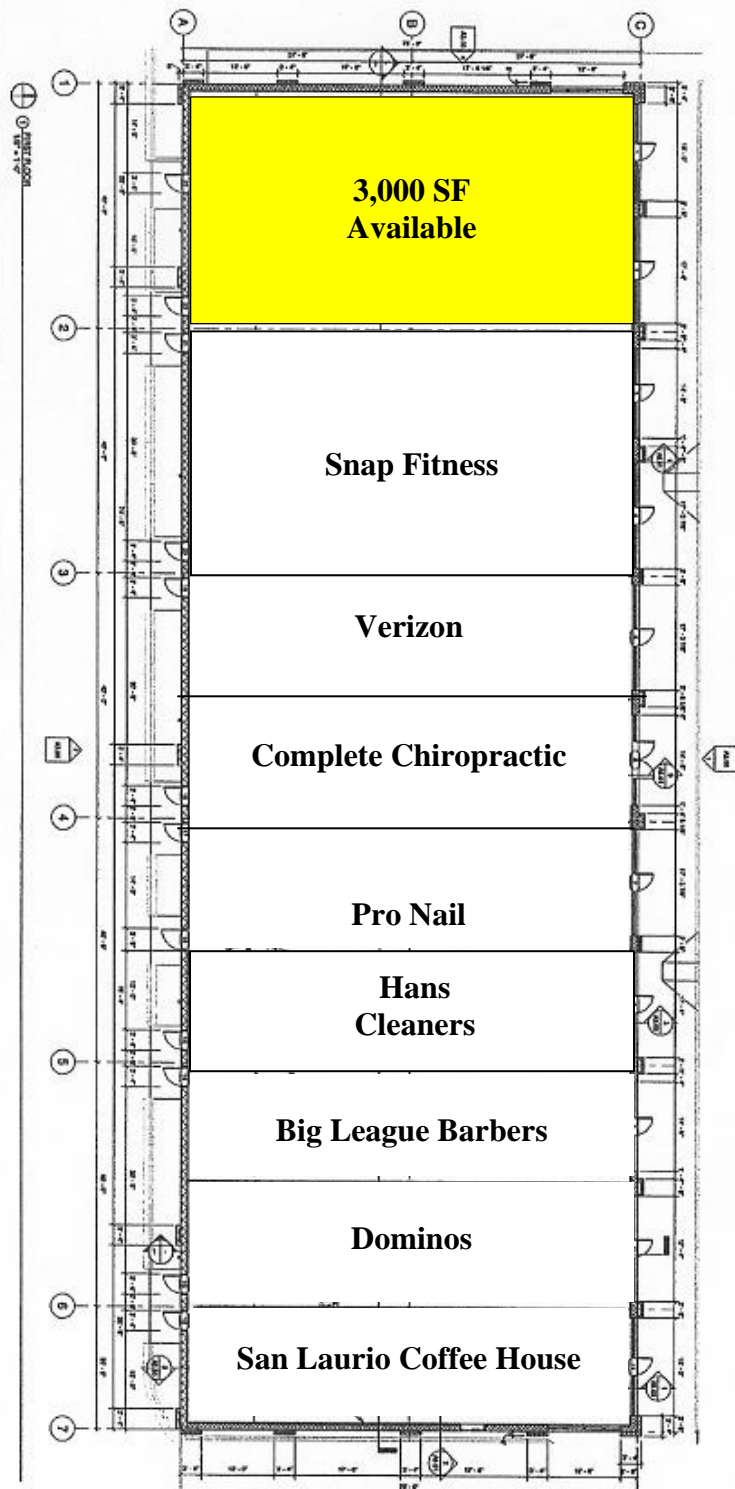
Russell Sagmoen
414.278.6810 - direct
262.573.0640 - mobile
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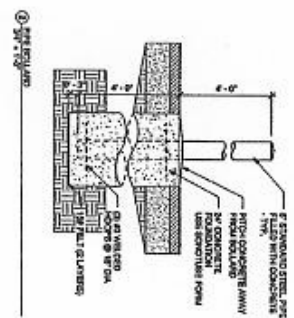
Inland Companies, Inc. • 1243 N. 10th Street, Suite 300 • Milwaukee, WI 53205
PHONE -414.276.9500 • FAX 414.276.9501 • www.inlandcompanies.com

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



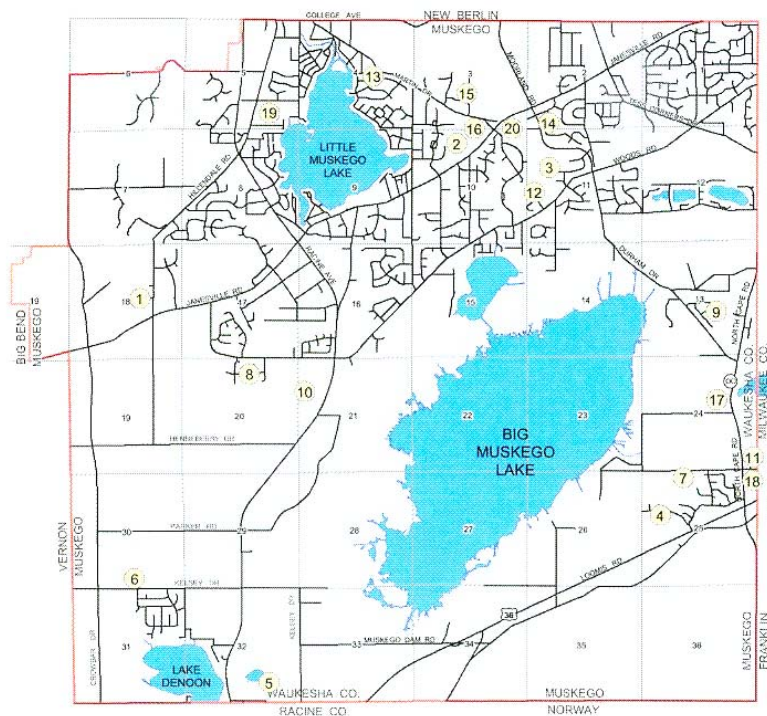


Spaces are 20' x 75 ft ± 1,500 sq ft






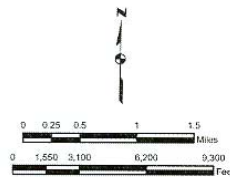
**RESIDENTIAL SUBDIVISIONS IN PLANNING AND
DEVELOPMENT STAGES IN THE CITY OF MUSKEGO**

(Revised January 4, 2005)



LEGEND

-  Map Number Corresponding to Subdivision Name in Table
-  City of Muskego Civil Division Boundary
-  Roadway



Source: City of Muskego Planning Department

Residential Subdivisions in Planning and Development Stages

Map #	Subdivision Name	Phase	Proposed Lots	Approved Lots	Developer
1	Fireside Orchard	Original Addn. #1	5	13	Location 3 Corp. - Shan Mason (262) 938-4447
2	Forest Glen		27		Carity Land Corporation - Kristin Carity (262) 785-1968
3	Candlewood Creek	Original Addn. #1		51 27	Towne Realty-Jim Doering (414) 274-2488 www.homesbytowne.com
4	Stonebridge			43	Harmony Homes Tim Styza (262) 542-4250
5	Overlook at Crystal Lake		8		Weber Homes (414) 659-0609
6	Salentine-Loughney's Kelsey Drive Estates			14	Wayne Salentine (262) 971-1000
7	St. Andrews Village			48 Condo Units	Burke Properties (414) 270-0200
8	The Settlement			58	The O'Connor Company Sean O'Connor (414) 351-2252
9	Big Muskego Estates	No. 1 No. 2		54 34	Towne Realty-Jim Doering (414) 274-2488 www.homesbytowne.com
10	Woodland Creek		60		Towne Realty-Jim Doering (414) 274-2488 www.homesbytowne.com
11	Prairie Meadows			21	Luann Lang (414) 427-9650
12	Quietwood East	Original No. 2		35 16	Carity Land Corporation (262) 785-1968
13	Valley View Estates		20		Glen Miller (414) 257-3976
14	Candlewood Village			102 Condo Units	Redmond Construction (262) 549-9600
15	Chamberlain Hill			29	Scott Allen - Access Realty 1-800-371-2227
16	Lindale Estates Lindale Villas	Single-Family Condos		9 48 Condo Units	Greg Petruski (414) 525-9965
17	Boxhorn Reserve			19	Rick Przybyla - Creative Homes (414) 529-0958
18	Weatherwood Courts		20		Robert Stack (414) 425-9111
19	Kerwood Place			37	Wayne Salentine (262) 971-1000
20	Northfield Green			19 (Two-Family Lots)	Carity Land Corporation (262) 785-1968

Last Updated on January 4, 2005

BROKER DISCLOSURE TO NON-RESIDENTIAL 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 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 **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. **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 608-240-5830.*

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 Debra Peterson Conrad