

FOR LEASE

# GREAT RETAIL OPPORTUNITY

10244 W NATIONAL AVENUE  
WEST ALLIS WI 53227

**FOUNDERS** | **3**  
REAL ESTATE SERVICES

## Property Highlights

- Unbeatable location in heavy commercial district
- Superb visibility on Hwy 100 and National Avenue
- Two in-line space options
- Direct access to Hwy 41/894 via National Avenue
- Neighboring businesses include Kohl's, Pick 'n Save, Marshalls, Dunham Sporting Goods, Menards, Piggly Wiggly and Home Depot
- Spaces located directly next to Target/Starbucks

## Specifications

### AVAILABLE SPACE

Suite 10238-40: 1,918 SF

Suite 10246-48: 4,714 SF

Suite 10288: 3,258 SF

5,850 SF

1,136 SF

3.16/1,000 SF

Negotiable based upon lease term and cost of build-out

**Max Contiguous**  
**Min Divisible**  
**Parking**  
**Lease Rate**

## Contact

**Paul McBride**

414.249.2305

[pmcbride@founders3.com](mailto:pmcbride@founders3.com)

**Hakan Hare**

414.249.2315

[hhare@founders3.com](mailto:hhare@founders3.com)



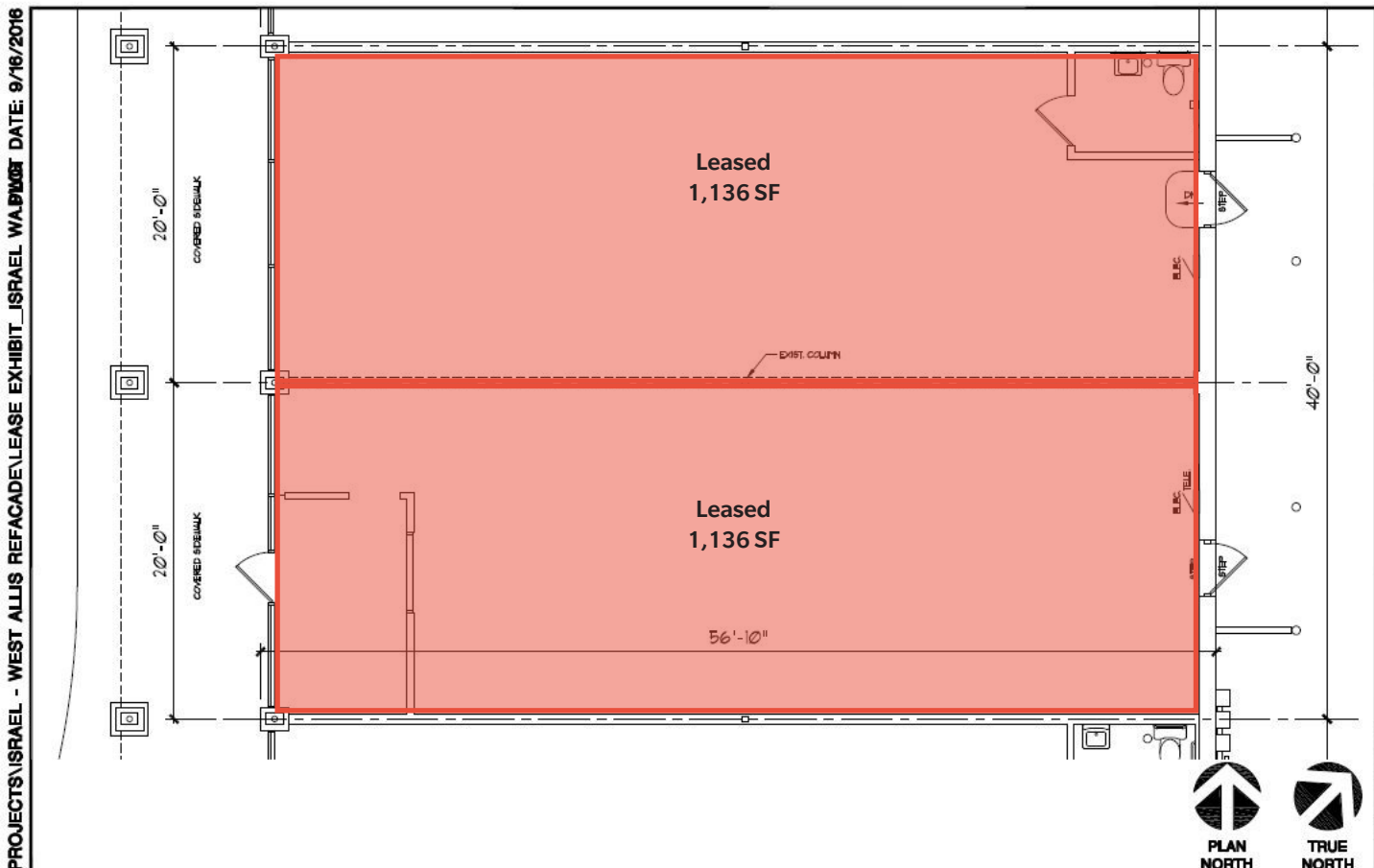
414.271.1111 | [www.founders3.com](http://www.founders3.com)

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

# GREAT RETAIL OPPORTUNITY

10244 W NATIONAL AVENUE  
WEST ALLIS WI 53227

## FLOOR PLAN



FULL SIZE PRINT = 8.5" x 11" SHEET



**PERSPECTIVE  
DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel (414) 302-1780 Fax (414) 302-1781

### Lease Exhibit 10234

10234 W. National Ave.  
West Allis, WI 53227

THIS  
BOX IS  
1/8" x 1/8"

DRAWING TITLE:  
Lease Exhibit

DATE: 09.16.16

SCALE: 1/8"=1'-0"

DRAWN: BMD

JOB:

SHEET:

**LE  
10234**

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FOR LEASE

# GREAT RETAIL OPPORTUNITY

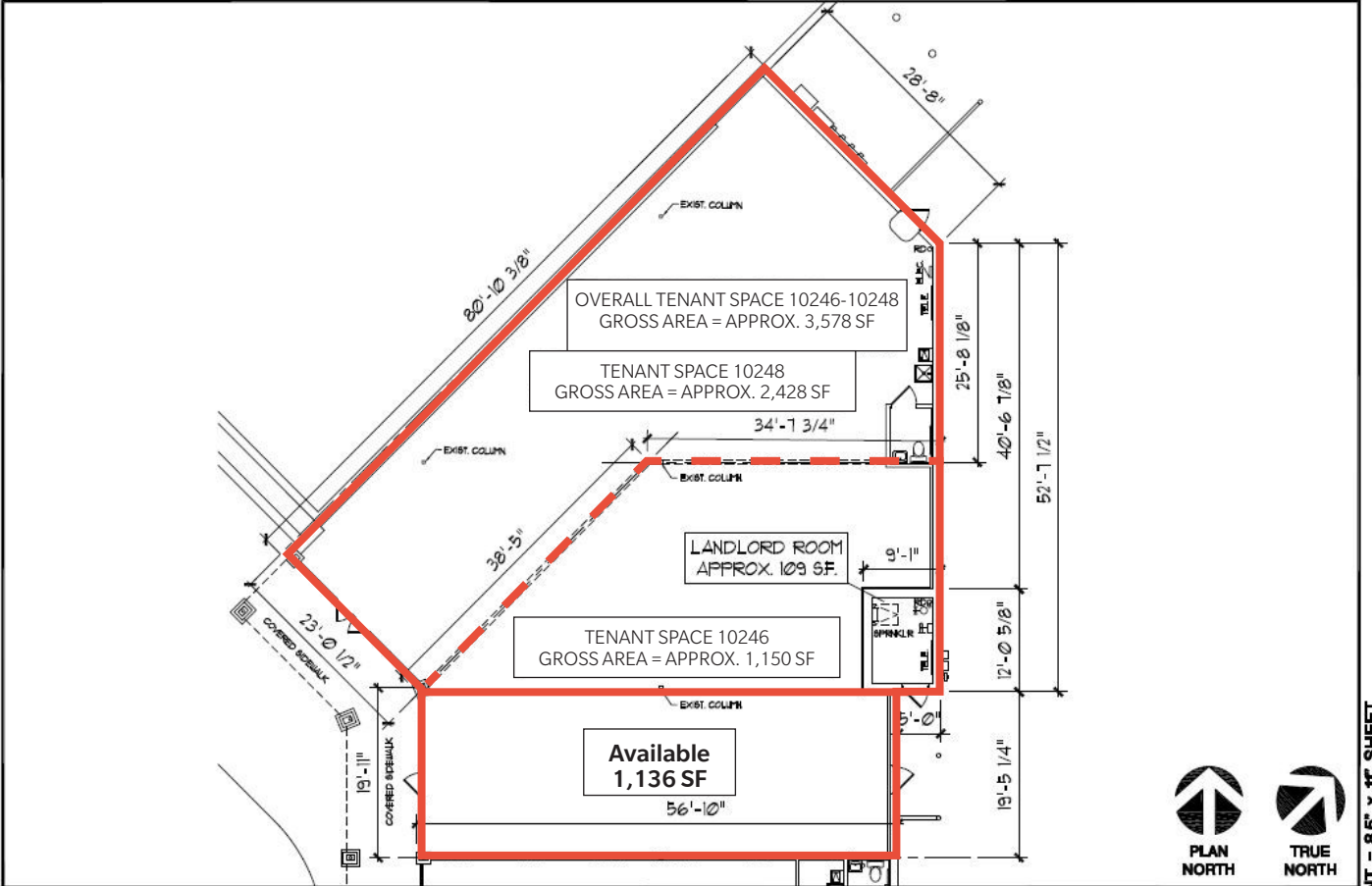
10244 W NATIONAL AVENUE  
WEST ALLIS WI 53227

# FOUNDERS 3

REAL ESTATE SERVICES

## FLOOR PLAN

FILE NAME: P:\PROJECTS\ISRAEL - WEST ALLIS REFACADE\LEASE EXHIBIT\_ISRAEL WALPW01 DATE: 9/16/2016



 <p><b>PERSPECTIVE DESIGN, INC.</b> 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781</p>	<p><b>Lease Exhibit 10246-48</b> 10246-48 W. National Ave. West Allis, WI 53227</p>	<p>DRAWING TITLE: Lease Exhibit</p>	DATE: 09.16.16	SHEET:
			SCALE: 1/16"=1'-0"	LE 10246
	THIS BOX IS 1/2" x 1/2"		DRAWN: BMD	
			JOB:	

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FULL SIZE PRINT = 8.5" x 11" SHEET



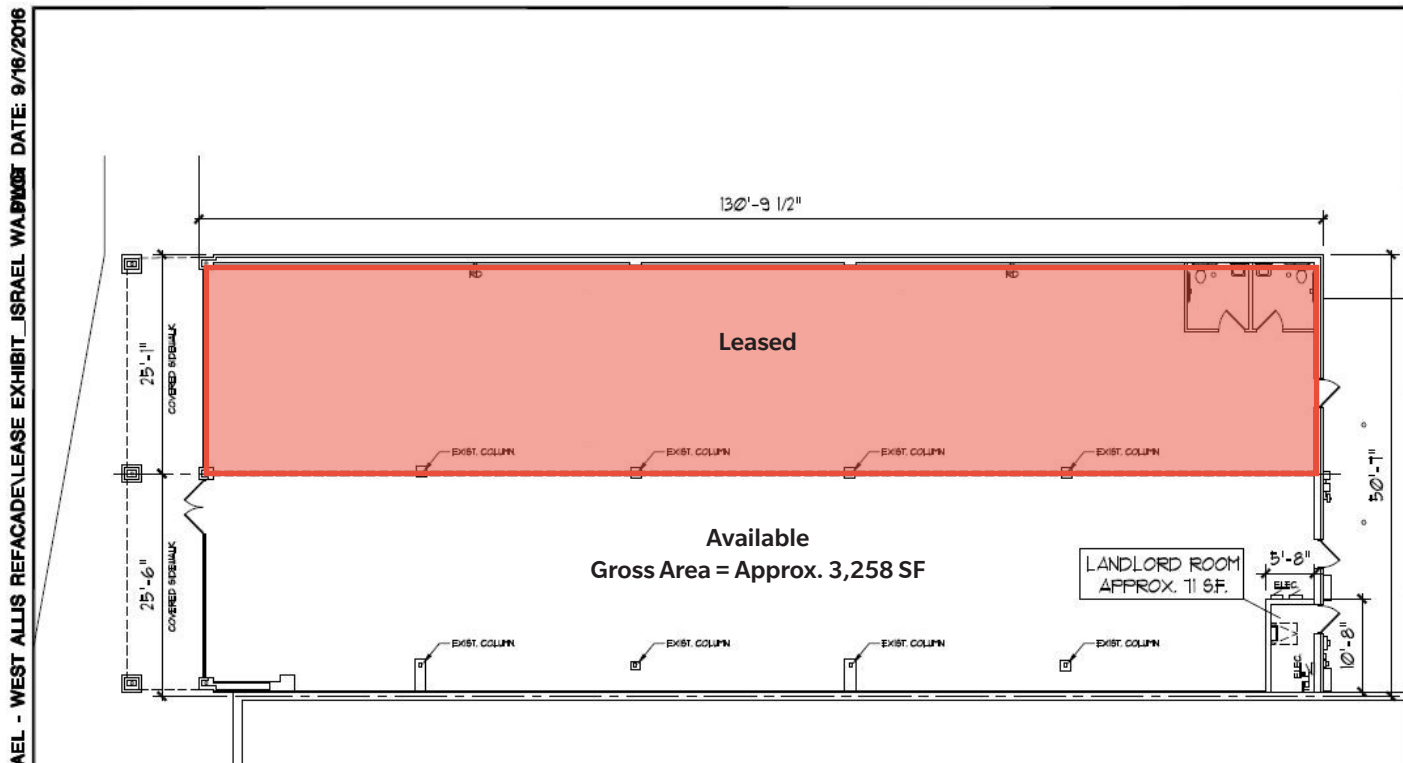
414.271.1111 | wwwFOUNDERS3.com

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# GREAT RETAIL OPPORTUNITY

10244 W NATIONAL AVENUE  
WEST ALLIS WI 53227

## FLOOR PLAN



FILE NAME: P:\PROJECTS\ISRAEL - WEST ALLIS REFACADE\LEASE EXHIBIT\_ISRAEL\_WA.DWG DATE: 9/16/2016



NORTH

FULL SIZE PRINT = 8.5" x 11" SHEET



**PERSPECTIVE  
DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel (414) 302-1780 Fax (414) 302-1781

### Lease Exhibit 10288

10288 W. National Ave.  
West Allis, WI 53227

THIS  
BOX IS  
1/2" x 1/2"

DRAWING TITLE:  
Lease Exhibit

DATE: 09.16.16

SCALE: 1/16"=1'-0"

DRAWN: BMD

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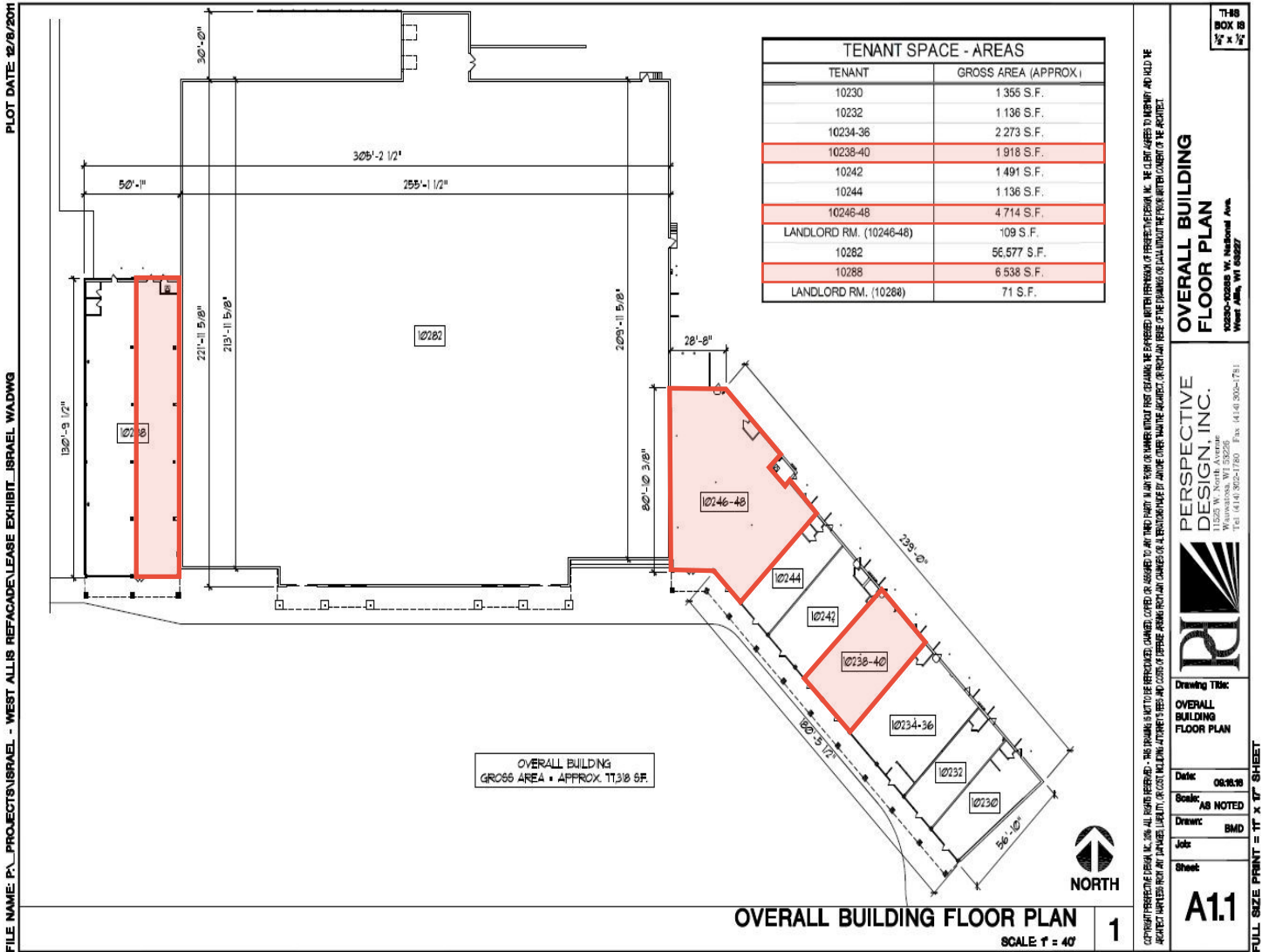
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10288**

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**GREAT RETAIL OPPORTUNITY**  
 10244 W NATIONAL AVENUE  
 WEST ALLIS WI 53227

FLOOR PLAN



FILE NAME: P:\PROJECTS\ISRAEL - WEST ALLIS REFACADEVELOPE EXHIBIT\_ISRAEL WALDNG

PLOT DATE: 12/8/2011

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71-88  
BOX 18  
1/2" x 1/2"

**OVERALL BUILDING FLOOR PLAN**

10240-10248 W. National Ave.  
West Allis, WI 53227

**PERSECTIVE DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel: (414) 962-1780 Fax: (414) 302-7811

Drawing Title:  
**OVERALL BUILDING FLOOR PLAN**

Date: 08.16.18

Scale: AS NOTED

Drawn: BMD

Job:

Sheet:

**A11**

FULL SIZE PRINT = 11" x 17" SHEET

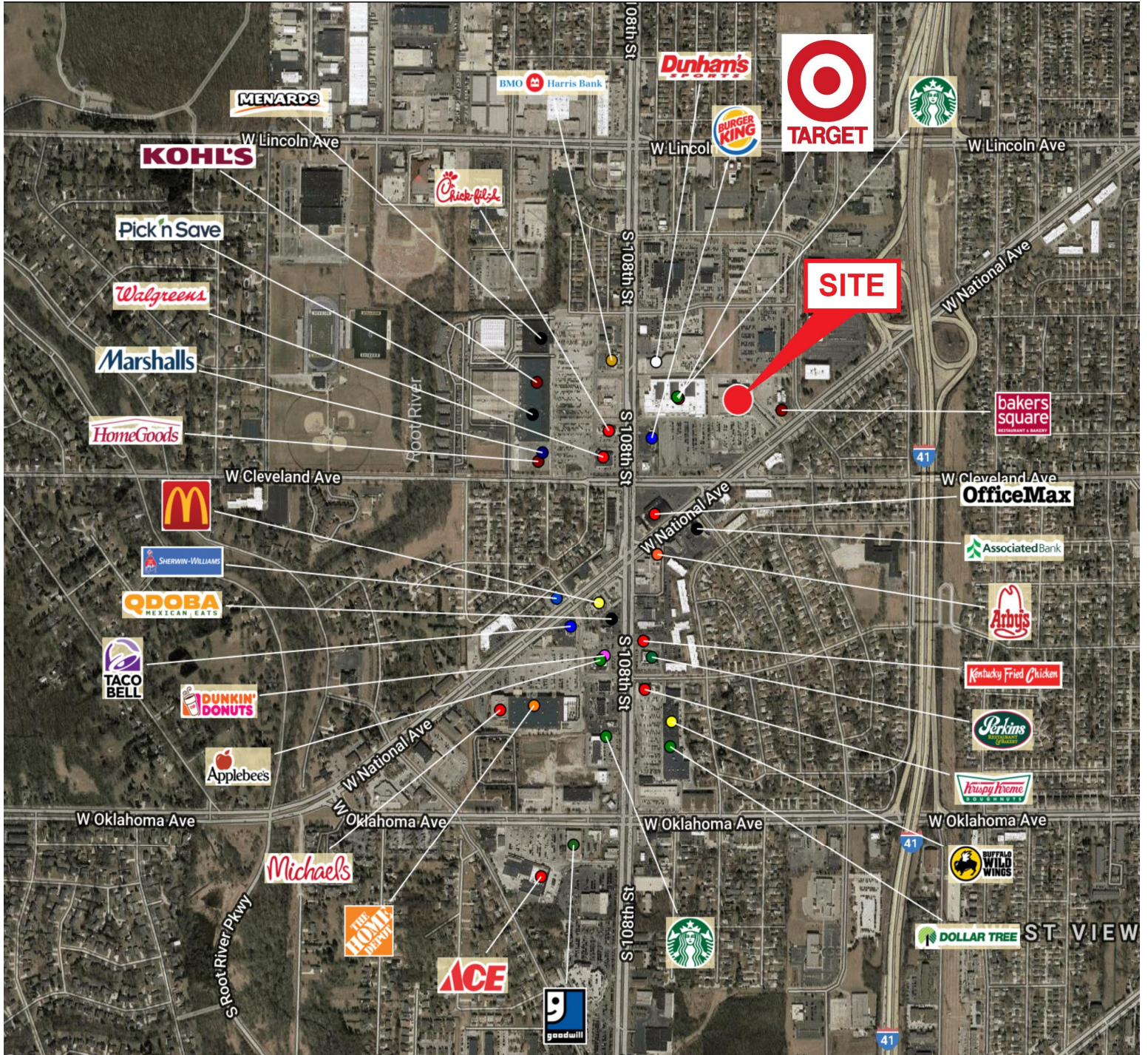
FOR LEASE

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**FOUNDERS** 3  
REAL ESTATE SERVICES

## AERIAL & LOCATION



414.271.1111 | [wwwFOUNDERS3.com](http://wwwFOUNDERS3.com)

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### AERIAL & LOCATION



### Demographics

	1 MILE	2 MILE	3 MILE
Population	9,341	95,121	224,958
AVG HH Income	\$43,479	\$58,862	\$57,583

### Traffic Counts

West National Avenue	22,900 vehicles per day
South 108th Street	29,800 vehicles per day
West Cleveland Avenue	10,200 vehicles per day

## STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensees 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

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### NON-CONFIDENTIAL INFORMATION

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

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*(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.