

13180-13200 WATERTOWN PLANK ROAD
ELM GROVE, WI

 **TRANSWESTERN**[®]

FOR SALE ELM GROVE MID-CENTURY RETAIL BUILDING



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Milwaukee, WI 53202
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GENERAL INFORMATION

Property Description	Nestled into the heart of the Village of Elm Grove, this ½ acre site offers the exceptional opportunity to own a Mid-Century treasure that has been hiding in plain sight. Clean modern lines expressed in cut limestone, glazed brick and glass For retail, office, service or build-to-suit, this is your best chance to locate in Milwaukee’s most desired community sounded by the regions best housing stock and influential households.
Pricing	\$829,000 (\$122.56/sq. ft.)
Building Size	Approximately 6,772 sq. ft. plus a 5,000 sf basement and 1000 sq. ft. of cold storage
Construction Type	Masonry
Parcel Size	13180 Watertown Plank Road – 0.3369 Acres 13200 Watertown Plank Road – 0.2006 Acres Total Area: 0.54 Acres
Tax Key	13180 Watertown Plank Road – EGV1106006 13200 Watertown Plank Road – EGV1106007
2018 Real Estate Taxes	13180 Watertown Plank Road - \$3,118.51 13200 Watertown Plank Road - \$5,917.11
HVAC	Natural Gas Fired Rooftop Units
Utilities	13180 Watertown Plank Road – Electric \$77.00 Gas \$48.00 13200 Watertown Plank Road – Electric \$594.00 Gas \$128.00 Based on the previous 24 months use as of 10/2020
Parking	20 stalls plus ample street parking
Availability	Call Broker
Zoning	B-1 Local Business District
Traffic Counts	Watertown Plank Rd. @ Juneau Ave: 7,900 (2018) Watertown Plank Rd. @ Legion Dr: 9,300 (2018)
Area Amenities	Walking distance to: <ul style="list-style-type: none"> - Restaurants & Bars - Grocery - Banking - Parks and Recreation Minutes by auto to: <ul style="list-style-type: none"> - I-41 and I-94 - Milwaukee County Research Park and Regional Medical Complex - Mayfair Mall

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

AERIAL PHOTOGRAPH



PARCEL MAPS

13180 Watertown Plank Road



13200 Watertown Plank Road



13180-13200 WATERTOWN PLANK ROAD
ELM GROVE, WI

DEMOGRAPHICS – 1 MILE



Demographic and Income Profile

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122
Ring: 1 mile radius

Prepared by Esri
Latitude: 43.04424
Longitude: -88.07682

Summary	Census 2010	2019	2024			
Population	6,748	6,832	7,011			
Households	2,710	2,767	2,847			
Families	1,881	1,918	1,976			
Average Household Size	2.43	2.41	2.41			
Owner Occupied Housing Units	2,332	2,337	2,384			
Renter Occupied Housing Units	378	430	463			
Median Age	46.3	48.4	49.2			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.52%	0.43%	0.77%			
Households	0.57%	0.48%	0.75%			
Families	0.60%	0.39%	0.68%			
Owner HHS	0.40%	0.61%	0.92%			
Median Household Income	1.52%	2.62%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	109	3.9%	90	3.2%		
\$15,000 - \$24,999	99	3.6%	87	3.1%		
\$25,000 - \$34,999	140	5.1%	121	4.3%		
\$35,000 - \$49,999	246	8.9%	221	7.8%		
\$50,000 - \$74,999	429	15.5%	396	13.9%		
\$75,000 - \$99,999	359	13.0%	367	12.9%		
\$100,000 - \$149,999	564	20.4%	620	21.8%		
\$150,000 - \$199,999	347	12.5%	444	15.6%		
\$200,000+	474	17.1%	502	17.6%		
Median Household Income	\$100,084		\$107,946			
Average Household Income	\$137,828		\$149,509			
Per Capita Income	\$56,002		\$60,926			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	372	5.5%	333	4.9%	341	4.9%
5 - 9	443	6.6%	392	5.7%	392	5.6%
10 - 14	470	7.0%	449	6.6%	423	6.0%
15 - 19	383	5.7%	426	6.2%	410	5.8%
20 - 24	208	3.1%	309	4.5%	292	4.2%
25 - 34	597	8.8%	513	7.5%	599	8.5%
35 - 44	774	11.5%	716	10.5%	731	10.4%
45 - 54	1,095	16.2%	871	12.8%	813	11.6%
55 - 64	949	14.1%	1,046	15.3%	955	13.6%
65 - 74	639	9.5%	867	12.7%	995	14.2%
75 - 84	581	8.6%	580	8.5%	698	10.0%
85+	238	3.5%	329	4.8%	362	5.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,308	93.5%	6,233	91.2%	6,291	89.7%
Black Alone	128	1.9%	158	2.3%	178	2.5%
American Indian Alone	19	0.3%	22	0.3%	23	0.3%
Asian Alone	146	2.2%	215	3.1%	272	3.9%
Pacific Islander Alone	4	0.1%	5	0.1%	5	0.1%
Some Other Race Alone	41	0.6%	56	0.8%	70	1.0%
Two or More Races	103	1.5%	143	2.1%	172	2.5%
Hispanic Origin (Any Race)	184	2.7%	253	3.7%	315	4.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS – 1 MILE

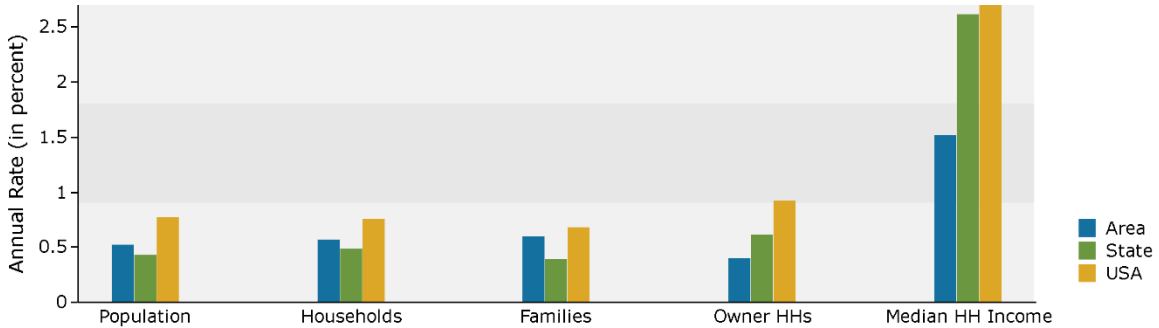


Demographic and Income Profile

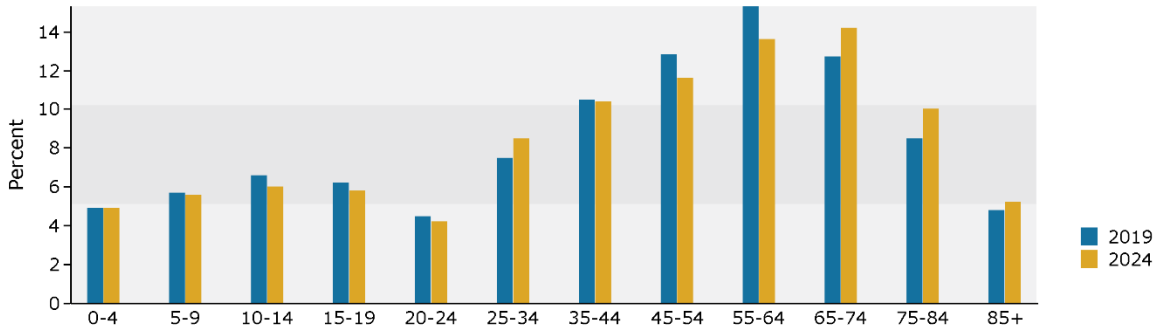
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Ring: 1 mile radius

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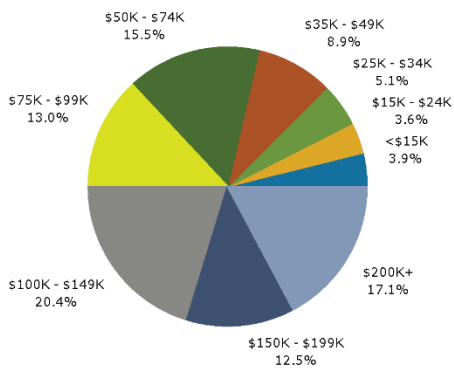
Trends 2019-2024



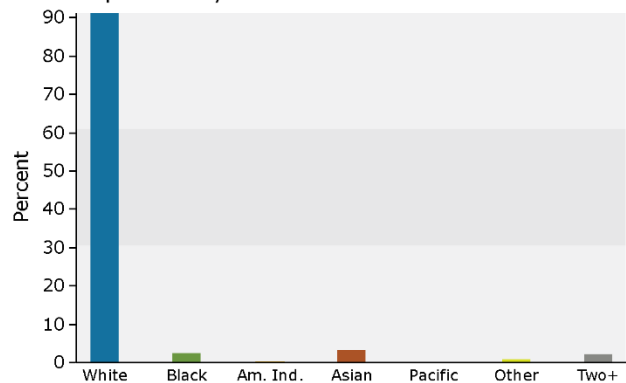
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS – 3 MILES



Demographic and Income Profile

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122
Ring: 3 mile radius

Prepared by Esri
Latitude: 43.04424
Longitude: -88.07682

Summary	Census 2010	2019	2024			
Population	52,816	54,011	56,390			
Households	22,476	23,218	24,297			
Families	14,445	14,810	15,531			
Average Household Size	2.30	2.28	2.27			
Owner Occupied Housing Units	17,084	16,706	17,015			
Renter Occupied Housing Units	5,392	6,513	7,282			
Median Age	43.5	45.3	46.0			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.87%	0.43%	0.77%			
Households	0.91%	0.48%	0.75%			
Families	0.96%	0.39%	0.68%			
Owner HHs	0.37%	0.61%	0.92%			
Median Household Income	2.36%	2.62%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	1,330	5.7%	1,075	4.4%		
\$15,000 - \$24,999	1,464	6.3%	1,291	5.3%		
\$25,000 - \$34,999	1,535	6.6%	1,373	5.7%		
\$35,000 - \$49,999	2,508	10.8%	2,339	9.6%		
\$50,000 - \$74,999	3,965	17.1%	3,829	15.8%		
\$75,000 - \$99,999	3,220	13.9%	3,394	14.0%		
\$100,000 - \$149,999	4,676	20.1%	5,402	22.2%		
\$150,000 - \$199,999	2,183	9.4%	2,942	12.1%		
\$200,000+	2,338	10.1%	2,653	10.9%		
Median Household Income	\$79,992		\$89,893			
Average Household Income	\$107,358		\$119,442			
Per Capita Income	\$45,620		\$50,899			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,905	5.5%	2,638	4.9%	2,717	4.8%
5 - 9	3,060	5.8%	2,927	5.4%	2,981	5.3%
10 - 14	3,198	6.1%	3,234	6.0%	3,187	5.7%
15 - 19	3,267	6.2%	3,159	5.8%	3,296	5.8%
20 - 24	2,454	4.6%	2,736	5.1%	2,683	4.8%
25 - 34	6,338	12.0%	5,587	10.3%	5,768	10.2%
35 - 44	6,115	11.6%	6,537	12.1%	6,871	12.2%
45 - 54	8,524	16.1%	6,685	12.4%	6,672	11.8%
55 - 64	7,168	13.6%	8,227	15.2%	7,743	13.7%
65 - 74	4,316	8.2%	6,291	11.6%	7,533	13.4%
75 - 84	3,734	7.1%	3,737	6.9%	4,529	8.0%
85+	1,739	3.3%	2,253	4.2%	2,409	4.3%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,005	90.9%	47,389	87.7%	48,254	85.6%
Black Alone	1,197	2.3%	1,509	2.8%	1,754	3.1%
American Indian Alone	166	0.3%	194	0.4%	205	0.4%
Asian Alone	2,001	3.8%	2,940	5.4%	3,771	6.7%
Pacific Islander Alone	28	0.1%	28	0.1%	29	0.1%
Some Other Race Alone	507	1.0%	714	1.3%	870	1.5%
Two or More Races	911	1.7%	1,237	2.3%	1,506	2.7%
Hispanic Origin (Any Race)	1,857	3.5%	2,579	4.8%	3,213	5.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS – 3 MILES

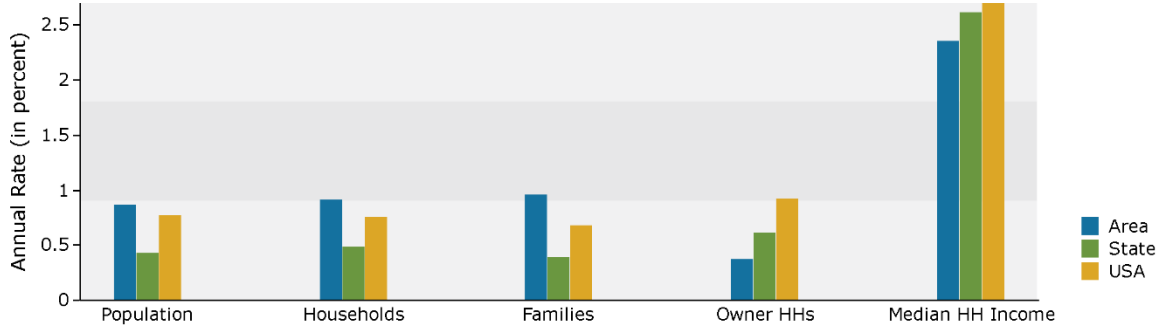


Demographic and Income Profile

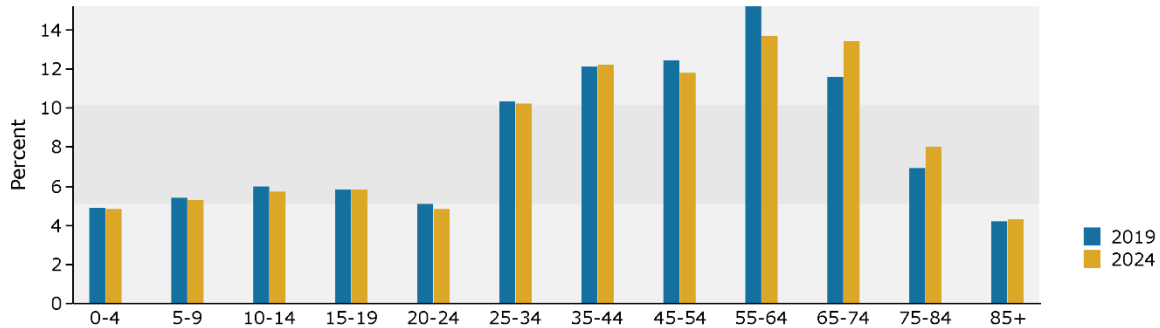
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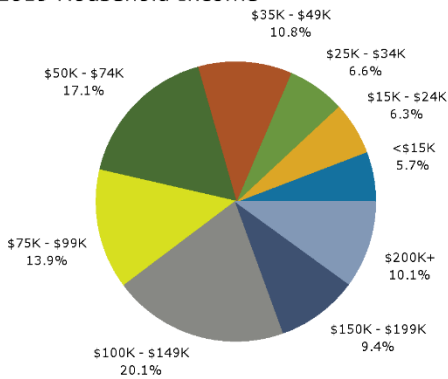
Trends 2019-2024



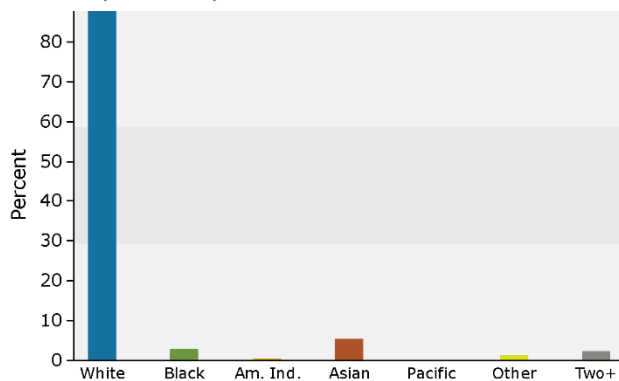
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 4.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS – 5 MILES



Demographic and Income Profile

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 43.04424
 Longitude: -88.07682

Summary	Census 2010		2019		2024	
Population	226,090		229,058		232,807	
Households	98,619		100,141		101,802	
Families	58,606		59,073		60,039	
Average Household Size	2.26		2.26		2.26	
Owner Occupied Housing Units	63,888		61,298		62,420	
Renter Occupied Housing Units	34,731		38,843		39,383	
Median Age	40.0		41.9		43.1	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.33%		0.43%		0.77%	
Households	0.33%		0.48%		0.75%	
Families	0.32%		0.39%		0.68%	
Owner HHs	0.36%		0.61%		0.92%	
Median Household Income	3.01%		2.62%		2.70%	
Households by Income	2019				2024	
		Number	Percent	Number	Percent	
<\$15,000		8,245	8.2%	6,667	6.5%	
\$15,000 - \$24,999		8,267	8.3%	7,250	7.1%	
\$25,000 - \$34,999		8,656	8.6%	7,678	7.5%	
\$35,000 - \$49,999		13,381	13.4%	12,434	12.2%	
\$50,000 - \$74,999		18,442	18.4%	17,675	17.4%	
\$75,000 - \$99,999		13,575	13.6%	14,153	13.9%	
\$100,000 - \$149,999		16,464	16.4%	19,295	19.0%	
\$150,000 - \$199,999		6,761	6.8%	9,279	9.1%	
\$200,000+		6,351	6.3%	7,372	7.2%	
Median Household Income		\$63,308		\$73,418		
Average Household Income		\$87,530		\$99,526		
Per Capita Income		\$38,213		\$43,453		
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,187	6.3%	12,645	5.5%	12,627	5.4%
5 - 9	13,467	6.0%	13,114	5.7%	12,851	5.5%
10 - 14	13,461	6.0%	13,812	6.0%	13,435	5.8%
15 - 19	12,886	5.7%	12,580	5.5%	13,021	5.6%
20 - 24	11,843	5.2%	12,333	5.4%	12,046	5.2%
25 - 34	33,318	14.7%	28,432	12.4%	28,559	12.3%
35 - 44	28,306	12.5%	30,604	13.4%	30,116	12.9%
45 - 54	34,865	15.4%	28,537	12.5%	28,464	12.2%
55 - 64	27,932	12.4%	32,431	14.2%	29,874	12.8%
65 - 74	15,077	6.7%	23,191	10.1%	27,490	11.8%
75 - 84	13,329	5.9%	12,931	5.6%	15,866	6.8%
85+	7,418	3.3%	8,448	3.7%	8,457	3.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	188,001	83.2%	182,261	79.6%	180,090	77.4%
Black Alone	20,041	8.9%	21,993	9.6%	23,124	9.9%
American Indian Alone	1,225	0.5%	1,417	0.6%	1,498	0.6%
Asian Alone	7,766	3.4%	11,281	4.9%	13,915	6.0%
Pacific Islander Alone	102	0.0%	102	0.0%	104	0.0%
Some Other Race Alone	3,409	1.5%	4,801	2.1%	5,728	2.5%
Two or More Races	5,546	2.5%	7,204	3.1%	8,348	3.6%
Hispanic Origin (Any Race)	11,331	5.0%	15,658	6.8%	18,924	8.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS – 5 MILES

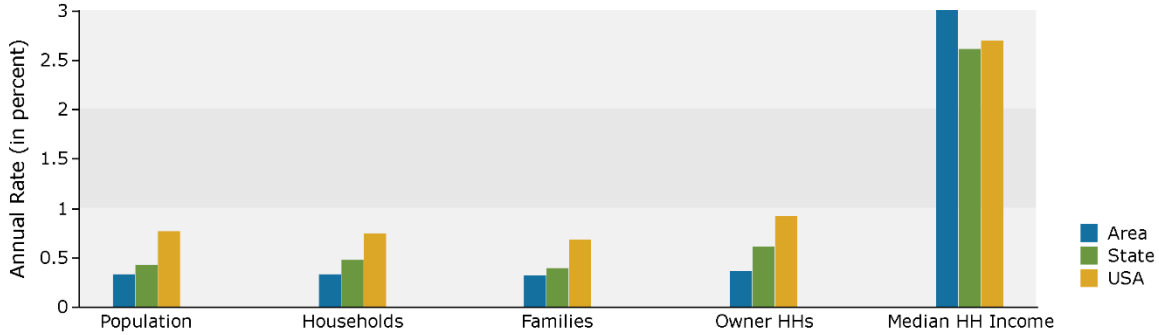


Demographic and Income Profile

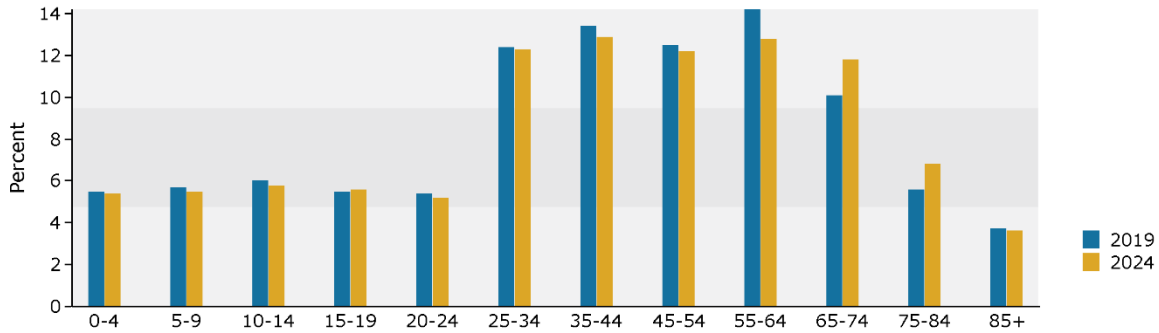
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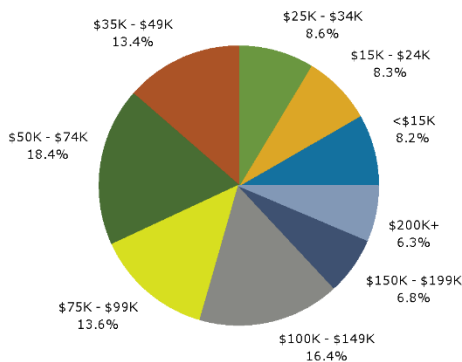
Trends 2019-2024



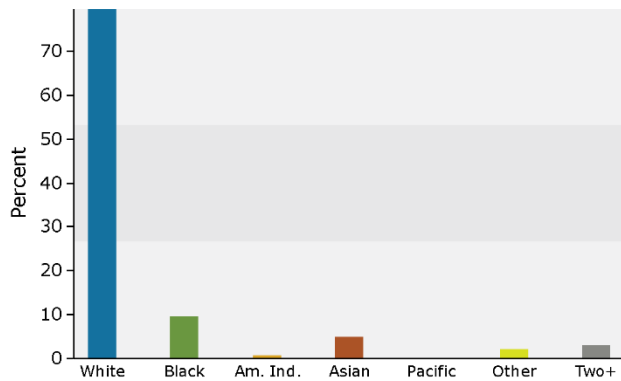
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 06, 2019

TRAFFIC COUNTS



Traffic Count Profile

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.04424
Longitude: -88.07682

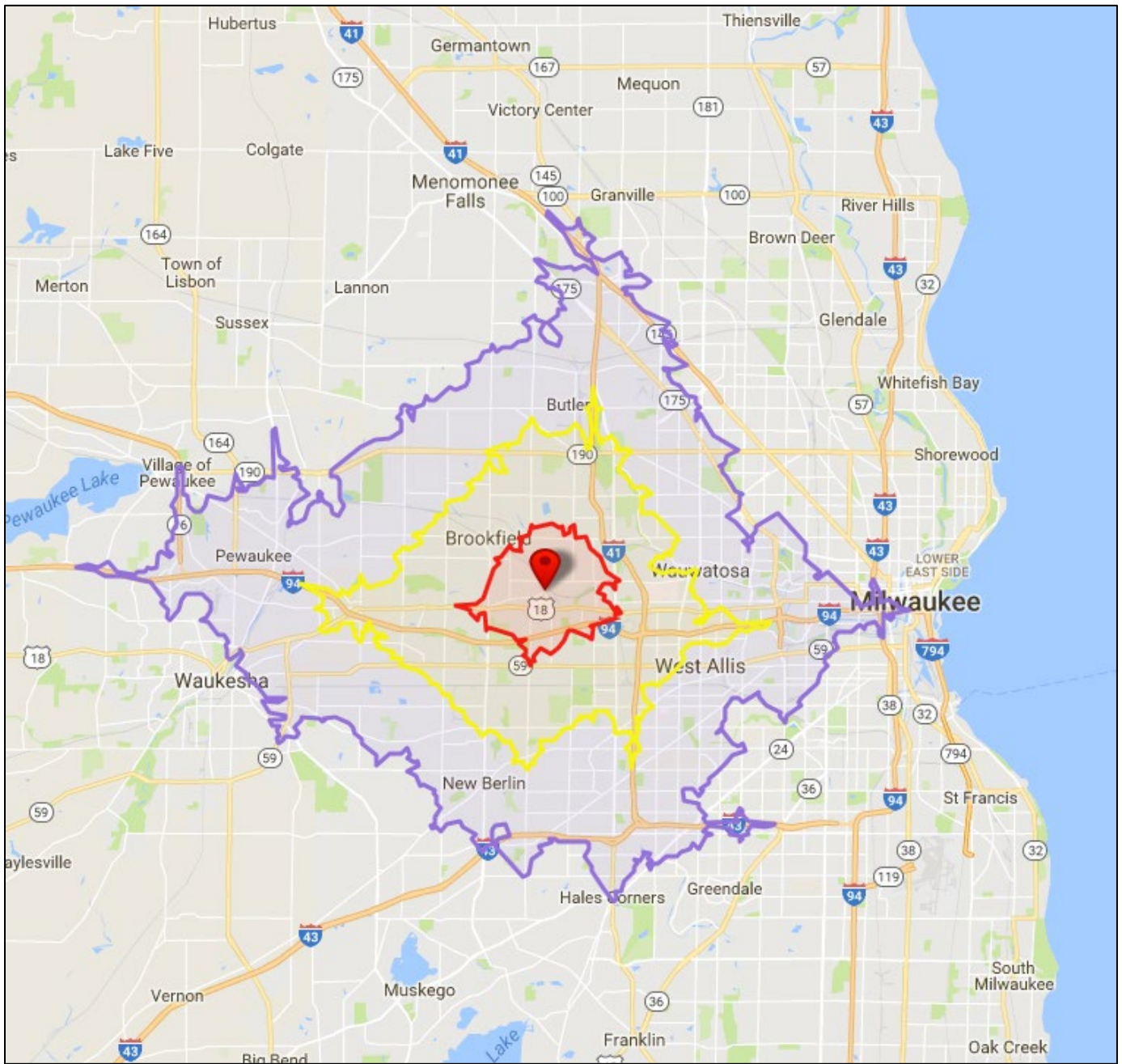
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Watertown Plank Rd	Juneau Blvd (0.07 miles NE)	2018	7,900
0.16	Legion Dr	Watertown Plank Rd (0.09 miles SE)	2009	2,200
0.16	Juneau Blvd	Elm Grove St (0.02 miles E)	2009	2,200
0.16	Watertown Plank Rd	Legion Dr (0.04 miles NE)	2018	9,300
0.21	Watertown Plank Rd	Blue Ridge Blvd (0.0 miles E)	2018	9,300
0.26	Watertown Plank Rd	N Elm Grove Rd (0.0 miles)	2018	5,500
0.29	N Elm Grove Rd	Juneau Blvd (0.13 miles NW)	2009	1,800
0.32	Juneau Blvd	N Elm Grove Rd (0.05 miles W)	2009	3,400
0.47	Elm Grove Rd	Dunleith Cir (0.01 miles NW)	2015	7,300
0.52	Juneau Blvd	Orchard Ln (0.02 miles W)	2009	3,600
0.53	N 124th St	Watertown Plank Rd (0.08 miles S)	2016	6,500
0.54	Legion Dr	Lindhurst Dr (0.06 miles N)	2009	2,700
0.58	W Bluemound Rd	N Columbia Blvd (0.01 miles SE)	2015	28,600
0.62	W Watertown Plank Rd	N 122nd St (0.01 miles E)	2016	8,100
0.65	W Bluemound Rd	Bishops Dr (0.05 miles E)	2015	30,300
0.66	Sunnyslope Rd	Stonefield Ct (0.01 miles N)	2012	4,100
0.66	Elm Grove Rd	Bishops Ln (0.0 miles S)	2009	5,300
0.70	Gremoor Dr	Notre Dame Blvd (0.07 miles W)	2009	400
0.74	Walnut Rd	Woodside Ln (0.02 miles W)	2000	150
0.74	W Bluemound Rd	W Underwood Pkwy (0.02 miles E)	2004	22,700
0.75	W Underwood Pkwy	W Potter Rd (0.03 miles NE)	2010	2,400
0.78	N 124th St	W Walnut Rd (0.02 miles S)	2006	9,000
0.84	W Bluemound Rd	N 121st St (0.07 miles E)	2016	22,300
0.85	N Sunnyslope Rd	Golf Pkwy (0.22 miles S)	2009	10,200
0.92	N 121st St	W Cathedral Ave (0.03 miles S)	2016	5,400
0.93	N 117th St	W Vliet St (0.06 miles N)	2004	2,900
0.94	Watertown Plank Rd	San Jose Dr (0.03 miles W)	2018	4,500
1.00	N 116th St	W Vliet St (0.04 miles N)	2004	2,900
1.00	Highland Dr	Madera Cir (0.03 miles S)	2015	3,000
1.01	Highland Dr	Victoria Cir S (0.04 miles N)	2018	4,400

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q1 2019).

August 06, 2019

DRIVE TIME MAP – 5, 10, 15 MINUTES



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.