

The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT

A MEMBER OF

CHAINLINKS

RETAIL ADVISORS



Grafton Plaza

Wisconsin & Falls, Grafton, WI 53024



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10855 W. Dodge Rd., Ste 270
Omaha, NE 68154
402-330-5480 (p)
www.lernerco.com

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Features:

- Anchored by Shopko.
- Excellent visibility and accessibility.

Total

165,350 SF

Available SF

61,318 SF

Size Range

1,600 SF - 56,518 SF

Available

Immediately

Traffic Counts

156th & W. Dodge

108,400 vpd

Lease Terms

Gas:	Tenant
Sewer/Water:	Included in CAM
Electrical:	Tenant
Janitorial:	Tenant
Repairs/Maint.:	Tenant
NNN's:	Tenant

R.E. Taxes: \$0.43

Insurance: \$0.12

CAM: \$1.13

Total NNN: 1.68

(2012 est.)

Finish Allowance: TBD

Rent Escalator: TBD

Lease Term: 5-10 years

Lease Form: Landlord's

Site Data

Zoning: CC

Year Built: 1989

Ceiling Height: N/A

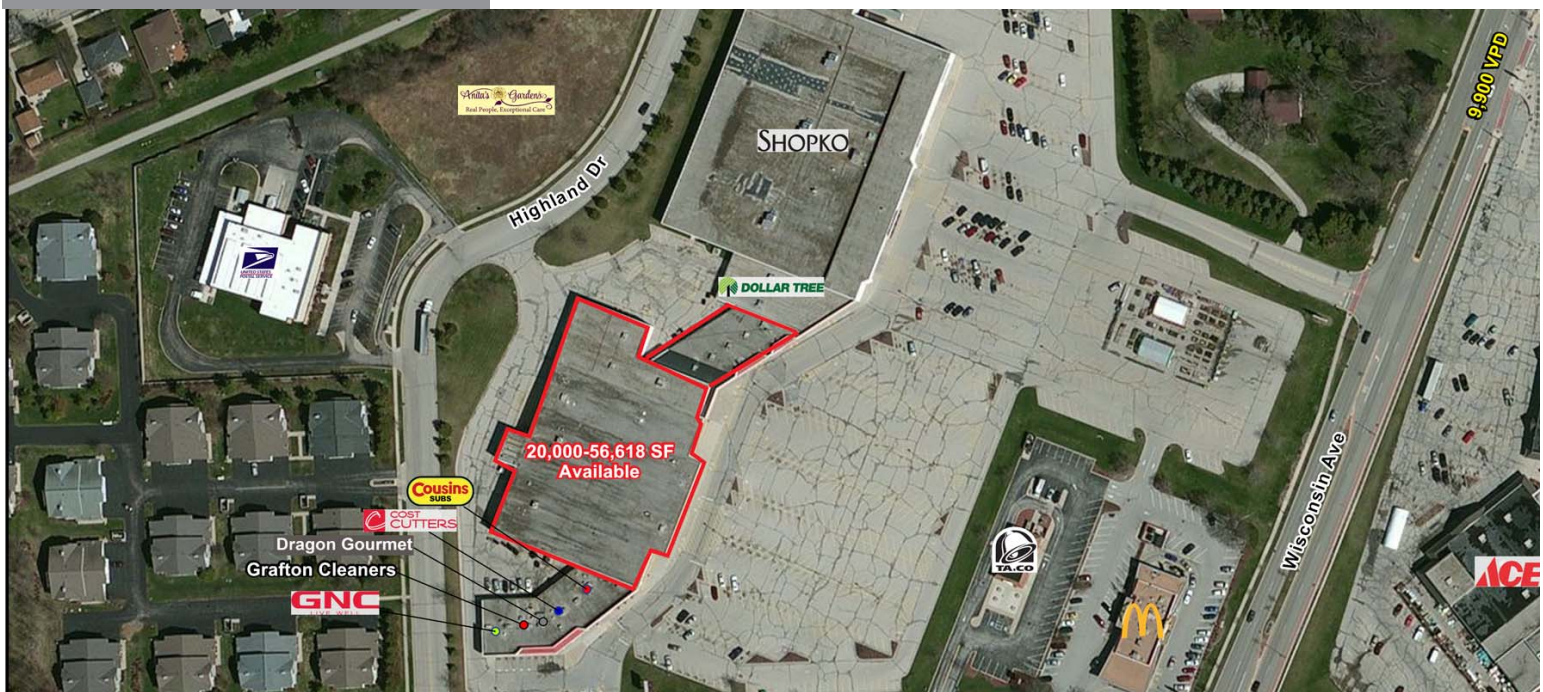
Sprinklers: Yes

No. Floors: One

Parking: 5.71/1,000 SF

Heat: Yes (Gas)

A/C: Yes



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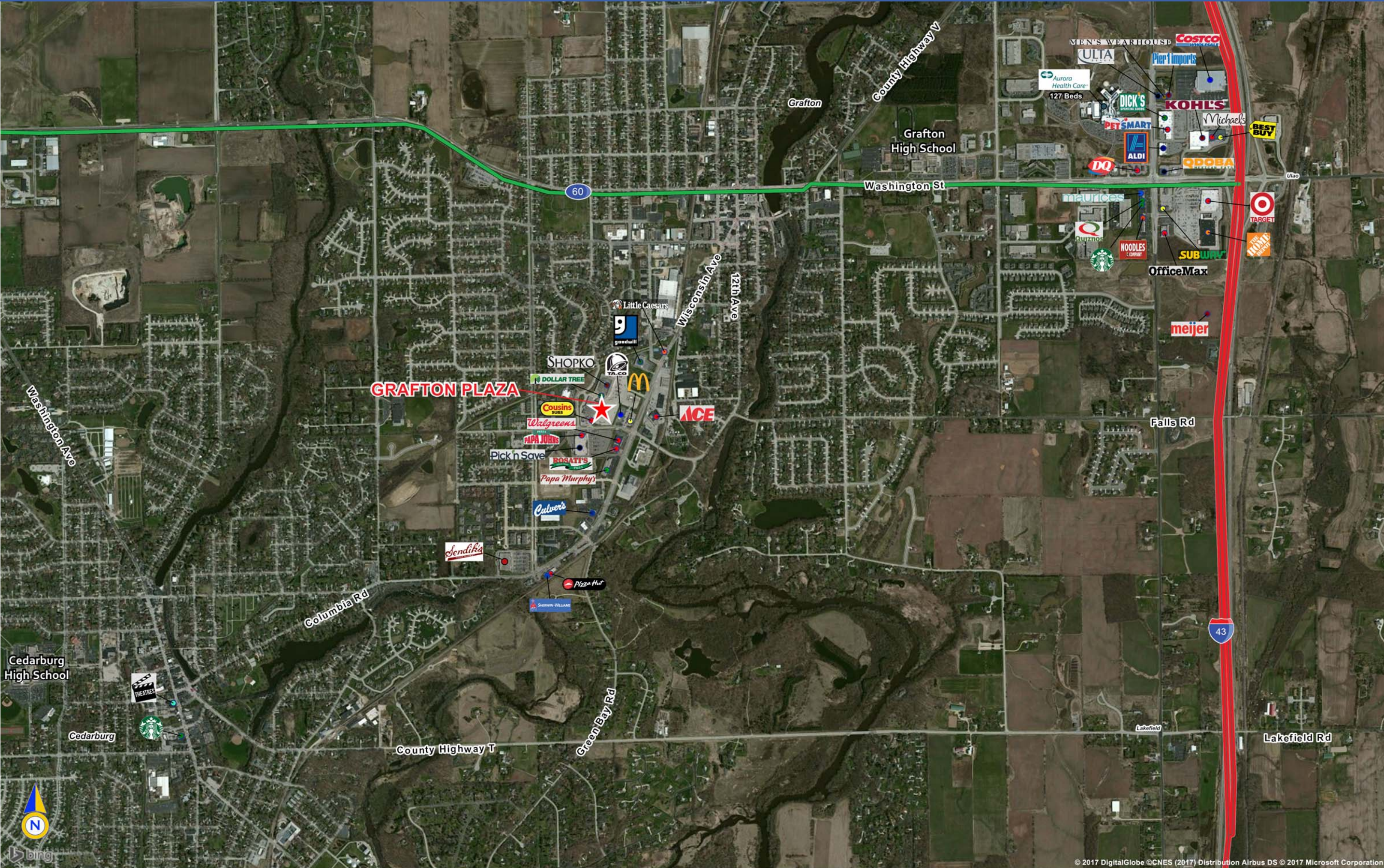
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Suite	Space	\$/SF	Avail.
1827	56,518 SF	Negotiable	Immediately
109	1,600 SF	Negotiable	Immediately
110-111	3,200 SF	Negotiable	Immediately
112	1,600 SF	Negotiable	Immediately



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Lat/Lon: 43.3087/-87.9583

RS1

Wisconsin Ave & Falls Rd Grafton, WI		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	8,351	28,182	41,716
	2022 Projected Population	8,491	28,638	42,412
	2010 Census Population	7,904	28,136	41,071
	2000 Census Population	7,542	26,387	37,512
	Projected Annual Growth 2017 to 2022	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2017	0.6%	0.4%	0.7%
	2017 Median Age	41.7	42	42.2
HOUSEHOLDS	2017 Estimated Households	3,651	11,796	16,894
	2022 Projected Households	3,812	12,309	17,645
	2010 Census Households	3,353	11,446	16,214
	2000 Census Households	3,020	10,282	14,461
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	1.2%	0.9%	1.0%
RACE AND ETHNICITY	2017 Estimated White	95.7%	95.1%	94.8%
	2017 Estimated Black or African American	0.8%	0.9%	1.1%
	2017 Estimated Asian or Pacific Islander	1.4%	2.1%	2.1%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2017 Estimated Other Races	1.9%	1.7%	1.7%
	2017 Estimated Hispanic	2.6%	2.4%	2.5%
INCOME	2017 Estimated Average Household Income	\$85,180	\$100,889	\$109,651
	2017 Estimated Median Household Income	\$76,801	\$86,372	\$89,499
	2017 Estimated Per Capita Income	\$37,246	\$42,307	\$44,585
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.0%	0.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.1%	2.1%
	2017 Estimated High School Graduate	23.2%	20.6%	19.8%
	2017 Estimated Some College	21.7%	19.7%	19.3%
	2017 Estimated Associates Degree Only	9.4%	9.1%	8.9%
	2017 Estimated Bachelors Degree Only	31.2%	32.7%	33.2%
	2017 Estimated Graduate Degree	10.9%	14.8%	16.0%
BUSINESS	2017 Estimated Total Businesses	400	1,276	1,707
	2017 Estimated Total Employees	3,600	14,440	19,454
	2017 Estimated Employee Population per Business	9.0	11.3	11.4
	2017 Estimated Residential Population per Business	20.9	22.1	24.4

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At the Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet.

From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

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