TAYLOR HEIGHTS

MID-AMERICA®
Real Estate-Wisconsin, LLC

AVAILABLE NOW

erie avenue & taylor drive / sheboygan, wi

RETAIL OPPORTUNITY

TAYLOR HEIGHTS

address

521-579 S. Taylor Drive
Sheboygan, WI 53081

availability

5 spaces available
2,497 SF - 7,888 SF

Total GLA: 88,157 SF

features

Positioned along S. Taylor Drive on a busy Sheboygan retail corridor, Taylor Heights has great co-tenancy and neighbors Kohl's, Shopko, and a future Meijer. Co-tenants include Planet Fitness, Cousins Subs, Kwik Trip, NAPA Auto Parts, Pizza Hut, Festival Foods, Culver's and Batteries Plus.

NNN Expenses: $3.23 psf

Parking: 385 stalls

Traffic Counts: 18,900 vpd on S. Taylor Drive
3,900 vpd on Erie Avenue

demographics

	1 MILE	3 MILES	5 MILES
POPULATION	4,547	54,032	69,977
HOUSEHOLDS	1,981	22,228	29,199
MED HOUSEHOLD INCOME	$45,867	$49,661	$52,490
DAYTIME POPULATION	11,715	61,528	76,816

SPACE DETAILS

This information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

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Unit #s	Tenant	Square Feet
100	NAPA Auto Parts	10,000
300	AVAILABLE	3,900
320	Sheboygan Health Mart Pharmacy	1,920
330	Fox World Travel	1,740
340	Advance America	740
370	AVAILABLE	7,888
400	AVAILABLE	2,497
420	Sprint	2,500
500	Planet Fitness	35,540
530	AVAILABLE	3,334
550	Sheboygan Bicycle Co.	2,782
570	Cost Cutters	1,536
600	AVAILABLE	6,500
650	VIP Nails	1,216
660	Pizza Hut	1,536
670	Cousins Subs	1,920
OUTLOT	Noodles & Company	2,608
	Building Total	88,157

SITE PLAN

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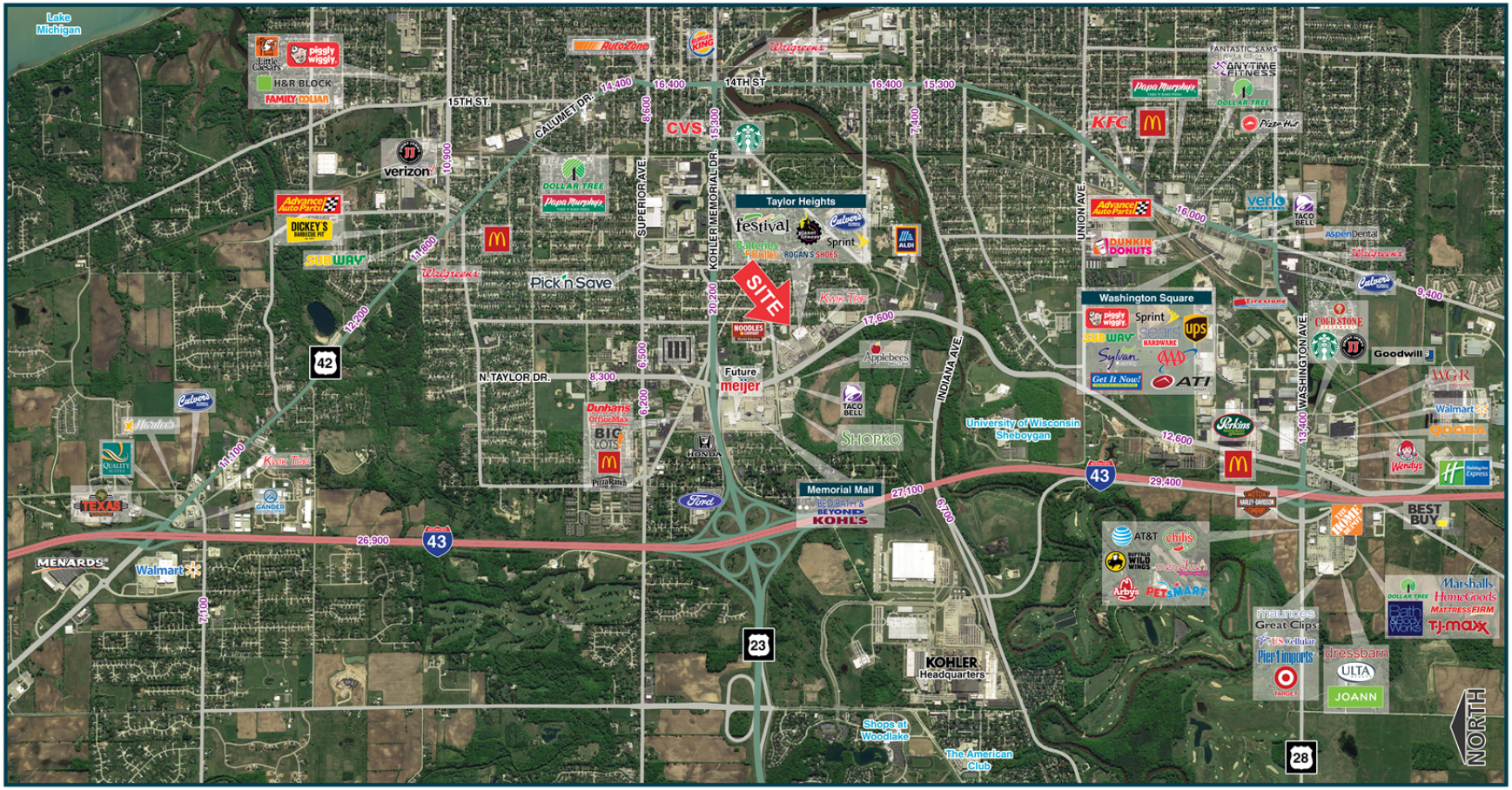
SHEBOYGAN RETAIL TRADE AREA



AERIAL

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CONTACT

TAYLOR HEIGHTS

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts”).
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 that 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. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

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

_____

_____

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

CONFIDENTIAL 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.