

CORNER BAKERY ANCHORED STRIP CENTER LAYTON AVE. BY MITCHELL INTERNATIONAL AIRPORT



ADDRESS:

NEC of W. Layton Ave. & S. 5th St.
Milwaukee, WI 53207

PROPERTY DETAILS:

Building Size - 9,350 SF
Available for Lease - 1,600 to 6,050 SF
Parking - 70 spaces

LEASE RATE:

Negotiable

ZONING:

LB1 - Local Business

TRAFFIC COUNTS:

13,900 AADT (S. 6th Street)
22,500 AADT (W. Layton Ave.)

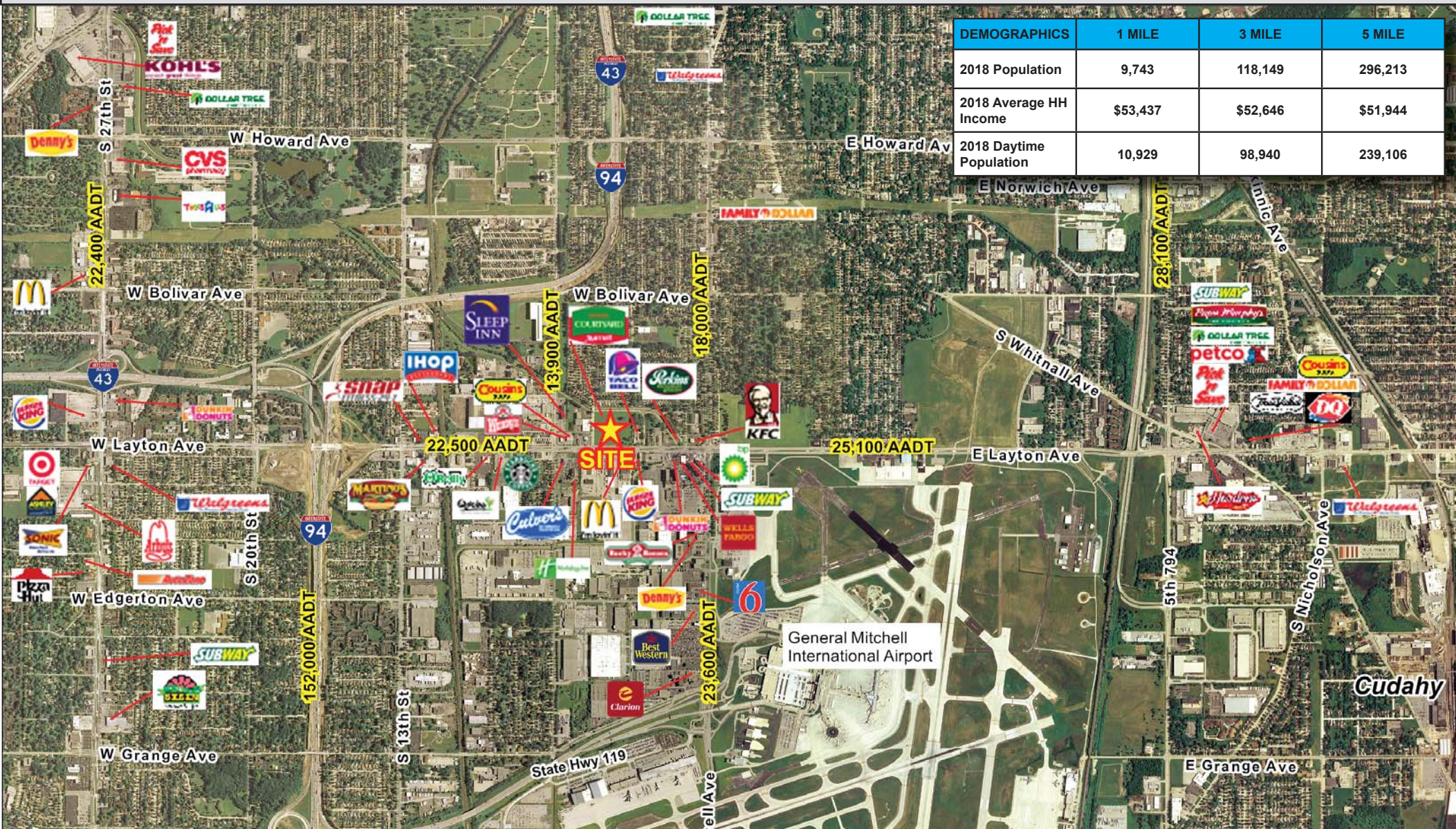
PROPERTY FEATURES:

- High residential density and daytime population
- Great visibility along W. Layton Ave., connecting the SE part of Milwaukee to I-94
- Exposure to Mitchell International airport with over 6.9 million annual passengers and the 1,500+ hotel rooms in the area

NEIGHBORING RETAILERS INCLUDE:

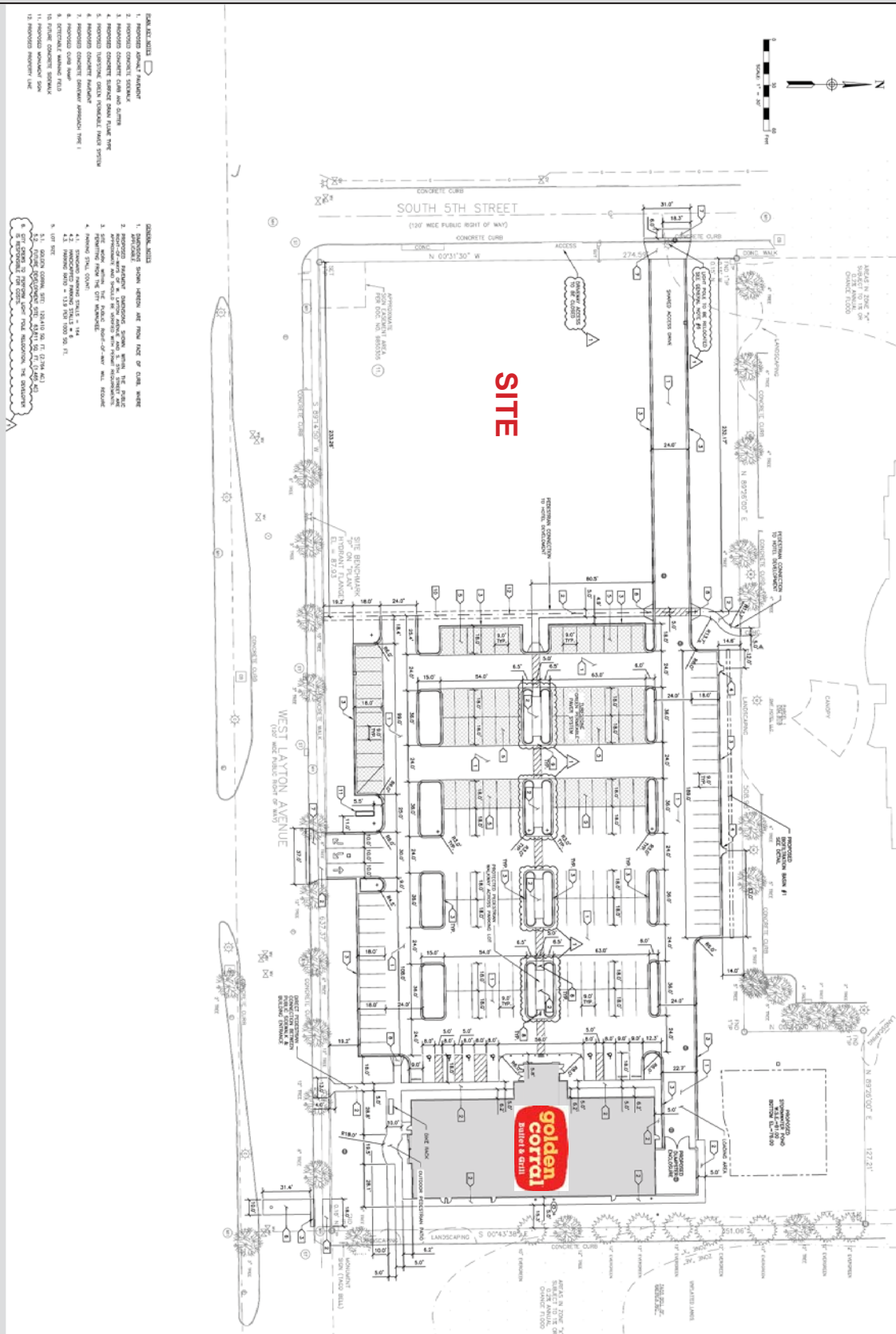


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	9,743	118,149	296,213
2018 Average HH Income	\$53,437	\$52,646	\$51,944
2018 Daytime Population	10,929	98,940	239,106



YONI ZVI
414.448.1355
YZVI@EDG18.COM

CORNER BAKERY ANCHORED STRIP CENTER LAYTON AVE. BY MITCHELL INTERNATIONAL AIRPORT



EXISTING LAND USE
LOCAL BUSINESS COMMERCIAL DISTRICT (LB-1)
w/ DEVELOPMENT INCENTIVE OVERLAY

PROPOSED LOT SIZE
16,327 SF ± 1.46 ACRES

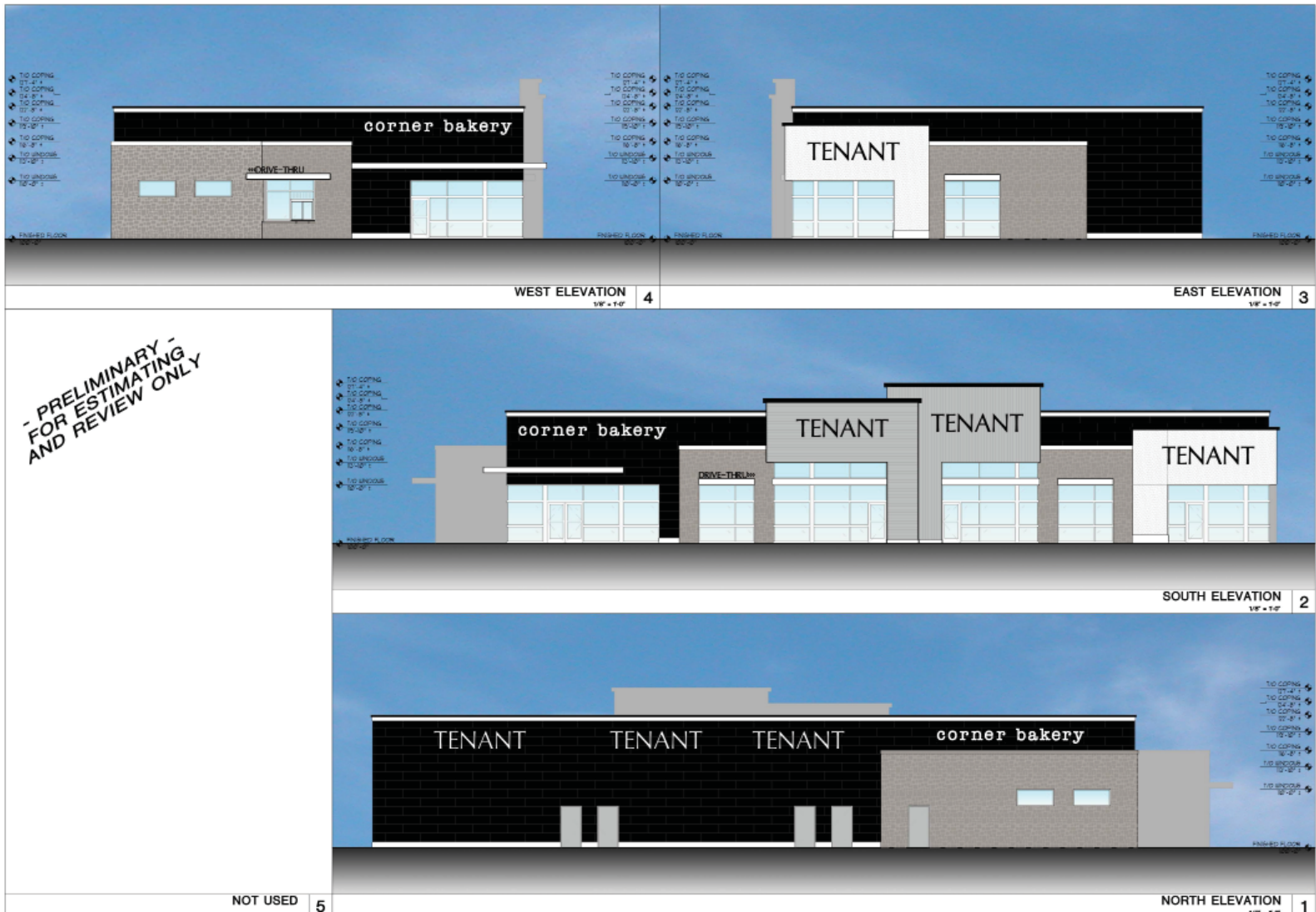
PROPOSED BUILDING SIZE(S)
BUILDING 1: 14,400 SF TO BE SEPARATED INTO (4) TENANTS

PROPOSED PARKING SPACES
PROVIDED PARKING SHOWN = 10 SPACES
1.45 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY. - INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE. SITE PLAN REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYP. SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

TREE MAY NEED TO BE REMOVED/RELOCATED FOR NEW DRIVEWAY

CORNER BAKERY ANCHORED STRIP CENTER LAYTON AVE. BY MITCHELL INTERNATIONAL AIRPORT





CORNER BAKERY ANCHORED STRIP CENTER LAYTON AVE. BY MITCHELL INTERNATIONAL AIRPORT

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

EDG 18 LLC

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.

Copyright 2007 by Wisconsin REALTORS® Association

EDG 18 LLC 700 West Virginia Street, # 302 Milwaukee, WI 53204
Yonatan Zvi

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Drafted by Attorney Debra Peterson Conrad

Phone: (414)448-1355

Fax: (414)751-1900

Unedited