HINTZE COMMERCIAL REAL ESTATE

MULTI-TENANT RETAIL CENTER

1921 SILVERNAIL ROAD
PEWAUKEE, WI 53072

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Property Summary



OFFERING SUMMARY

Available SF:	2,939 SF
Lease Rate:	$16.00 SF/yr (NNN)
Building Size:	6,857 SF

PROPERTY OVERVIEW

Lease opportunity in highly visible location on the south side of Silvernail Road just west of Grandview Boulevard in Pewaukee. Prime shopping retail corridor along Silvernail Road with national tenants including Pick n Save, CVS Pharmacy, Walgreens, Jo-Ann Fabrics, and scores of restaurants and other services. Near to office buildings and single and multi-family residential development. Easy access to I94 via Grandview Boulevard.

PROPERTY HIGHLIGHTS

- Currently used as a chiropractic and wellness center
- State of the Art Facility
- Private exam rooms
- Reception area

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

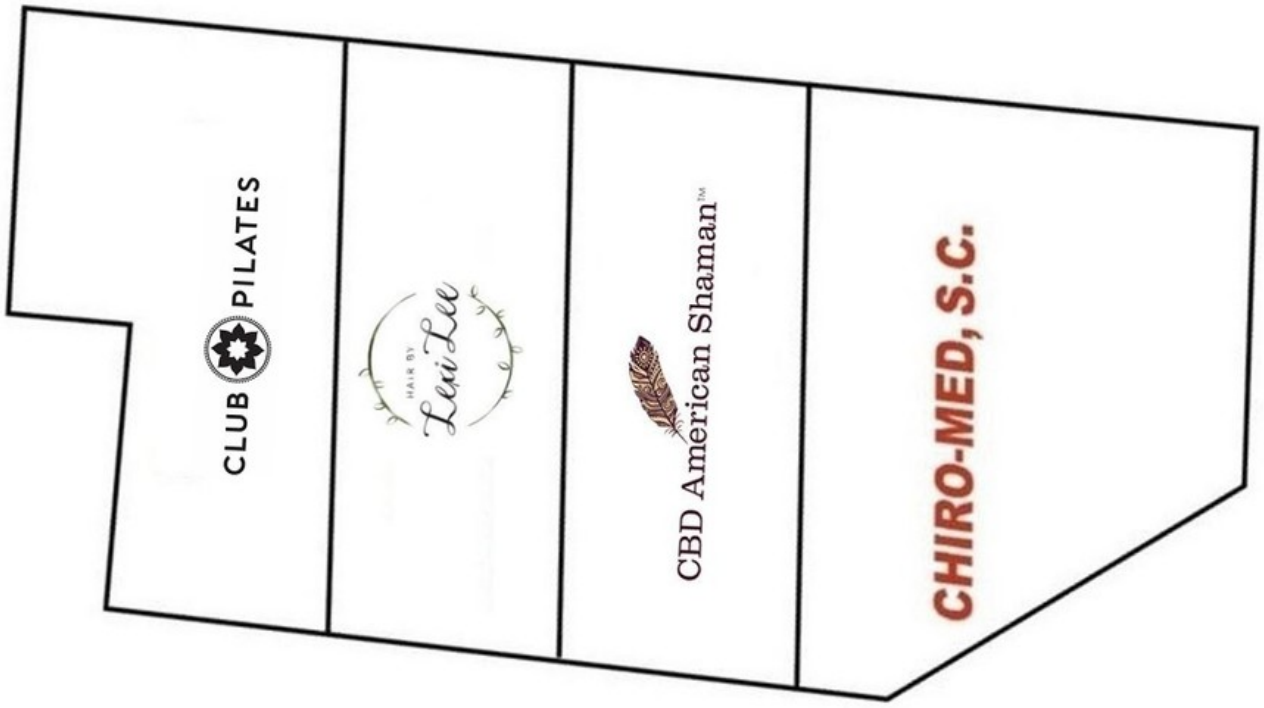
Aerial Photos





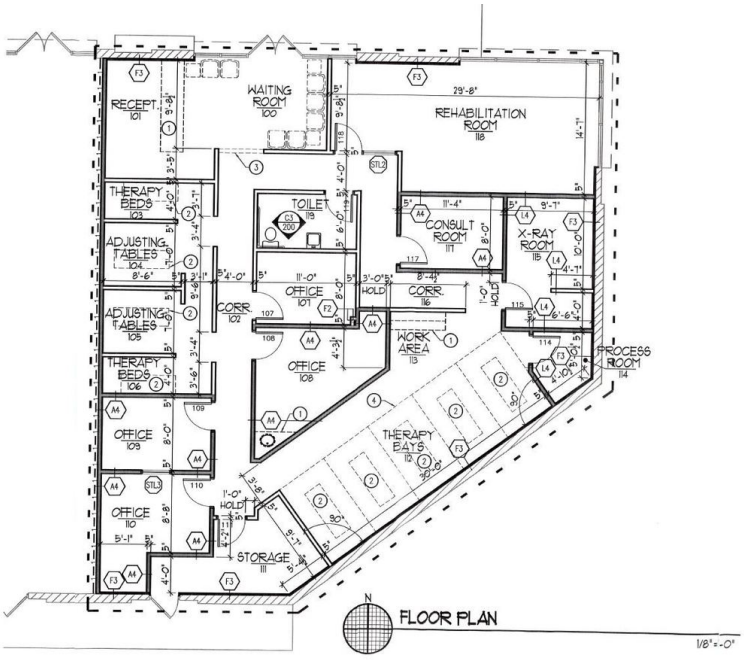
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Tenant Layout



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Available Spaces

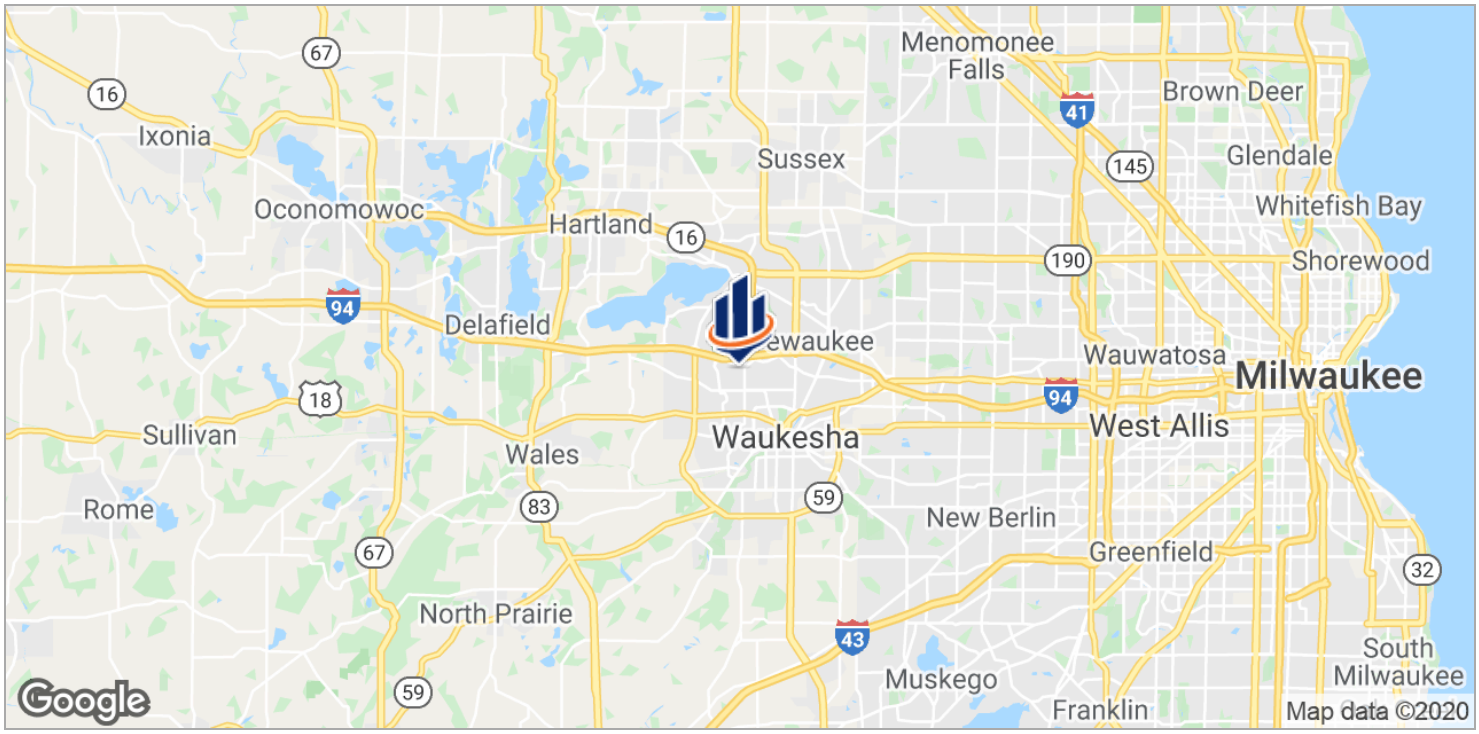


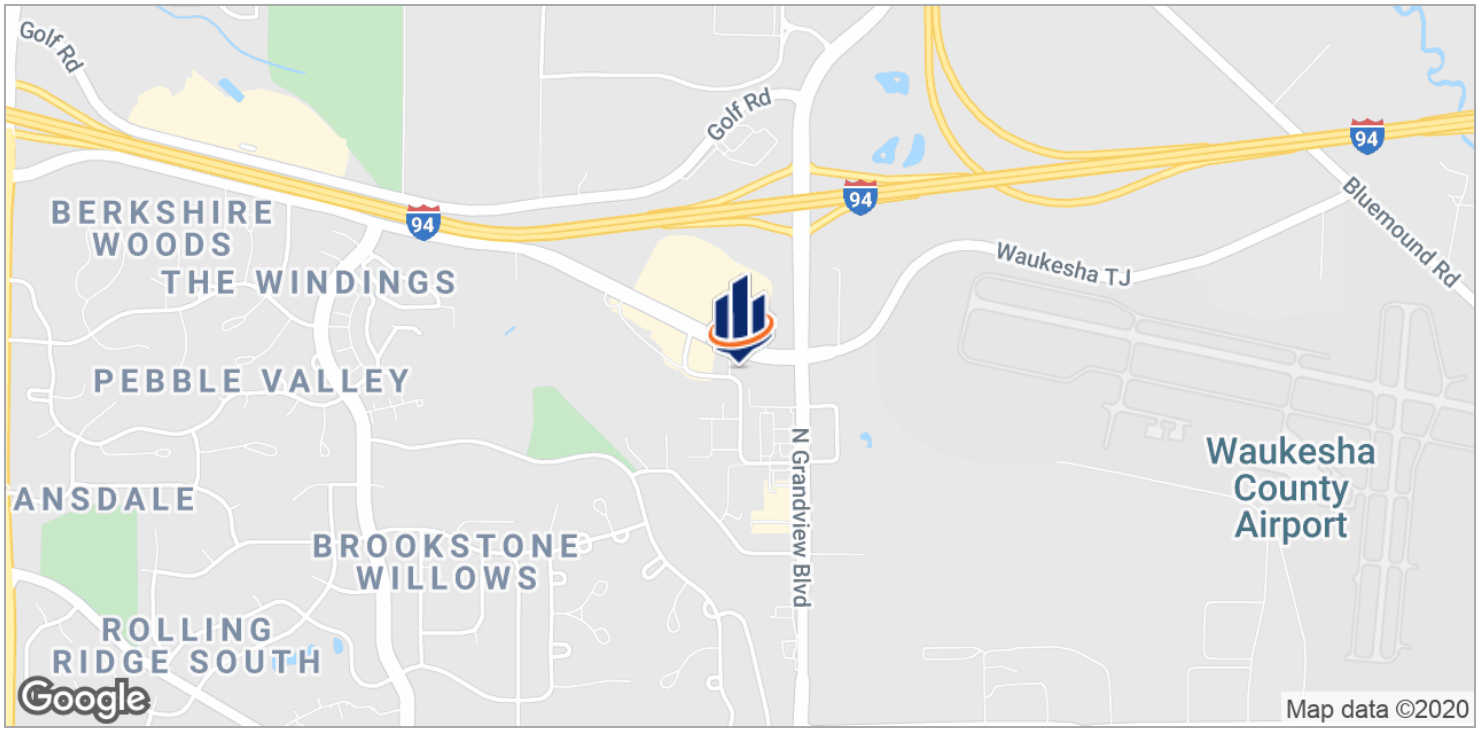
Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM
Suite 101	$16.00 SF/yr	NNN	2,939 SF	Negotiable

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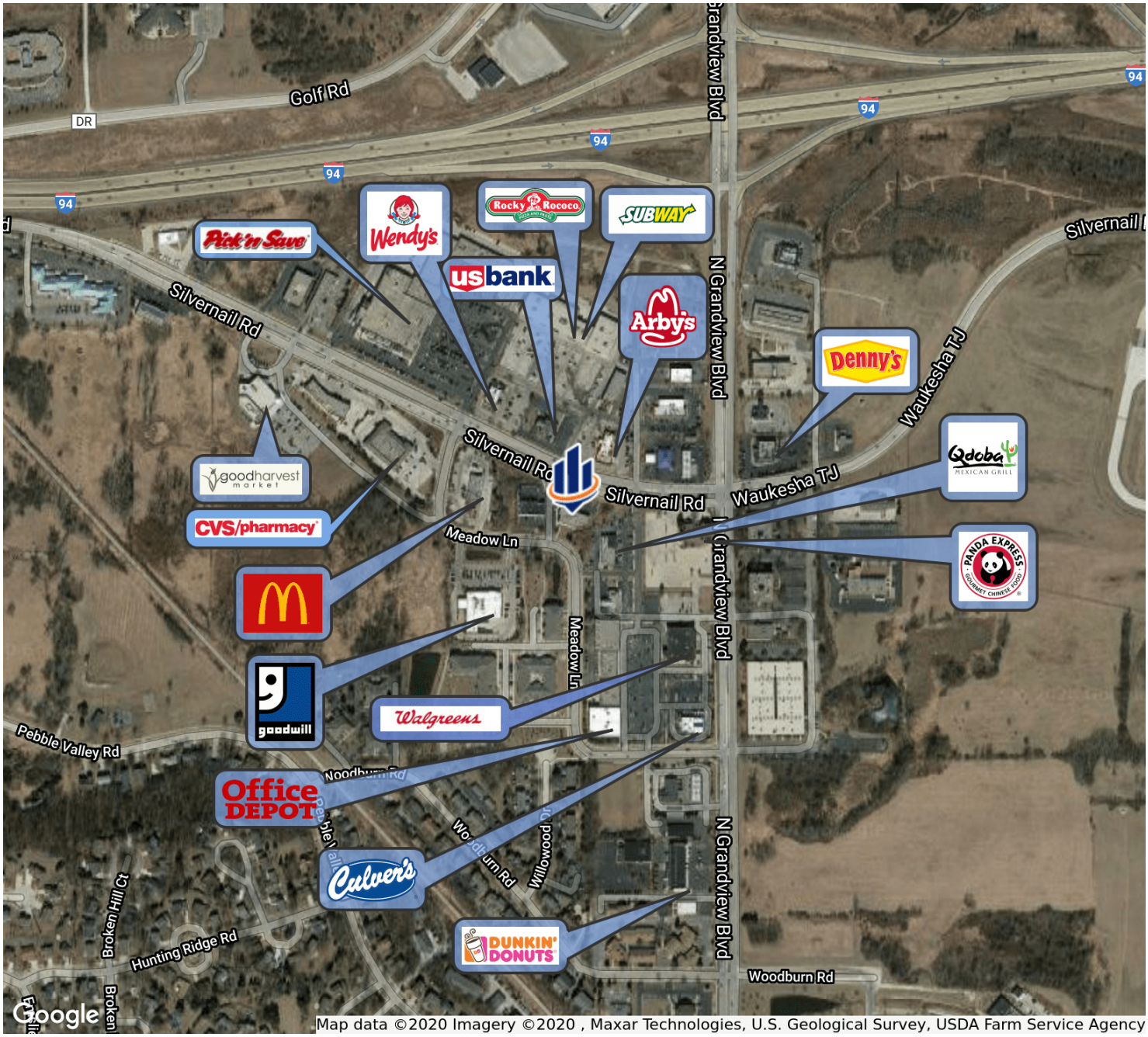
Location Maps





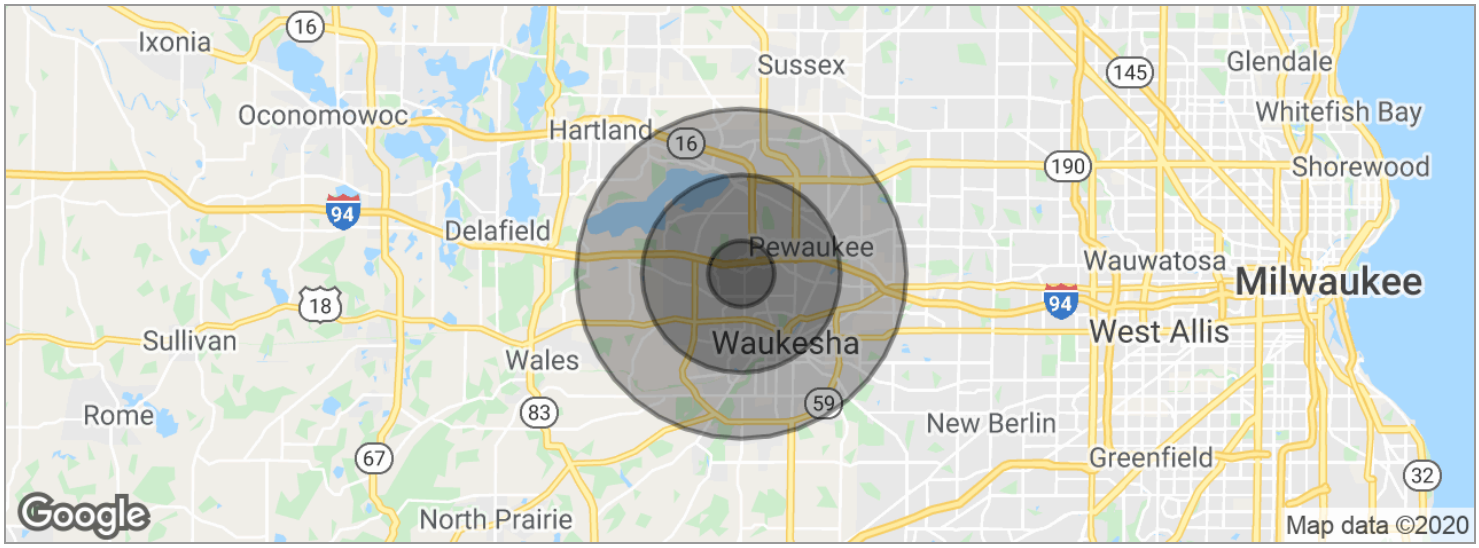
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Retailer Map



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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,593	49,935	111,737
Median age	37.0	37.8	37.5
Median age (Male)	37.0	37.1	36.7
Median age (Female)	37.1	38.6	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,283	21,330	46,088
# of persons per HH	2.4	2.3	2.4
Average HH income	$81,617	$72,763	$75,523
Average house value	$187,993	$214,761	$247,749

** Demographic data derived from 2010 US Census*

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Advisor Bio 1



JAY HINTZE

Executive Director

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PROFESSIONAL BACKGROUND

Jay Hintze has spent his career working in various aspects of the real estate and construction industry in the State of Wisconsin and provides a unique, seasoned approach to commercial real estate transactions.
Jay served as Mayor of the City of Glendale for two consecutive terms and has been heavily involved in politics on a local and state level ever since
As Executive Director and Principal with SVN | Hintze Commercial Real Estate, Jay continues to provide a broad spectrum of commercial real estate brokerage and advisory services including site selection, senior's housing and skilled nursing, multi-family, bank real estate owned properties, and note sales.

Jay has extensive experience not only of going concerns but also in assisting in re-positioning vacant assets while working with all SVN offices throughout the East Coast and Mid-West. Jay specializes in Continuing Care Retirement Communities (CCRC), Residential Care Apartment Complexes (RCAC), Community-Based Residential Facilities (CBRF), Assisted Living Facilities (ALF), Skilled Nursing Facilities (SNF), Memory Care (MC), and Adult Family Homes (AFH).

Jay is lead for the Senior Housing and Skilled Nursing division of SVN Hintze Commercial Real Estate. Together with Advisors and a research team, SVN Hintze is currently involved with the disposition of over 35 local and national facilities located in Wisconsin, Georgia, Missouri, South Carolina, California, Minnesota, Massachusetts, Florida, Iowa, and Michigan.

EDUCATION

University of Wisconsin-Oshkosh

MEMBERSHIPS

SVN Elite Franchise Owner
SVN Presidents Sales Award Winner
Commercial Association of Realtors Wisconsin (CARW)
Wisconsin Health Care Association/Wisconsin Center for Assisted Living (WHCA/WiCAL) Political Action Committee
Leading Age Wisconsin; Better Services for Better Aging-Business Member
Wisconsin Realtor Association (WRA)

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Wisconsin Disclosure

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

SVN | Hintze Commercial Real Estate, Inc.
Effective July 1, 2016

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 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:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) 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 (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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 lines 42-51).
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 (see lines 35-41) 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: _____

_____

_____

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.)*

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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