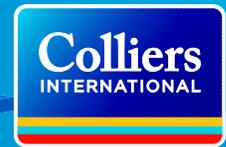


FOR LEASE > RETAIL SPACE

5911 S. Packard Avenue

Cudahy, WI



Building Details

- > Building Size: 1,504 SF
- > Parking: 20+/- Stalls
- > Signage: Multiple Side Façade Signage

Available Space

1,504 SF

Lease Rate

\$30.00/SF NNN

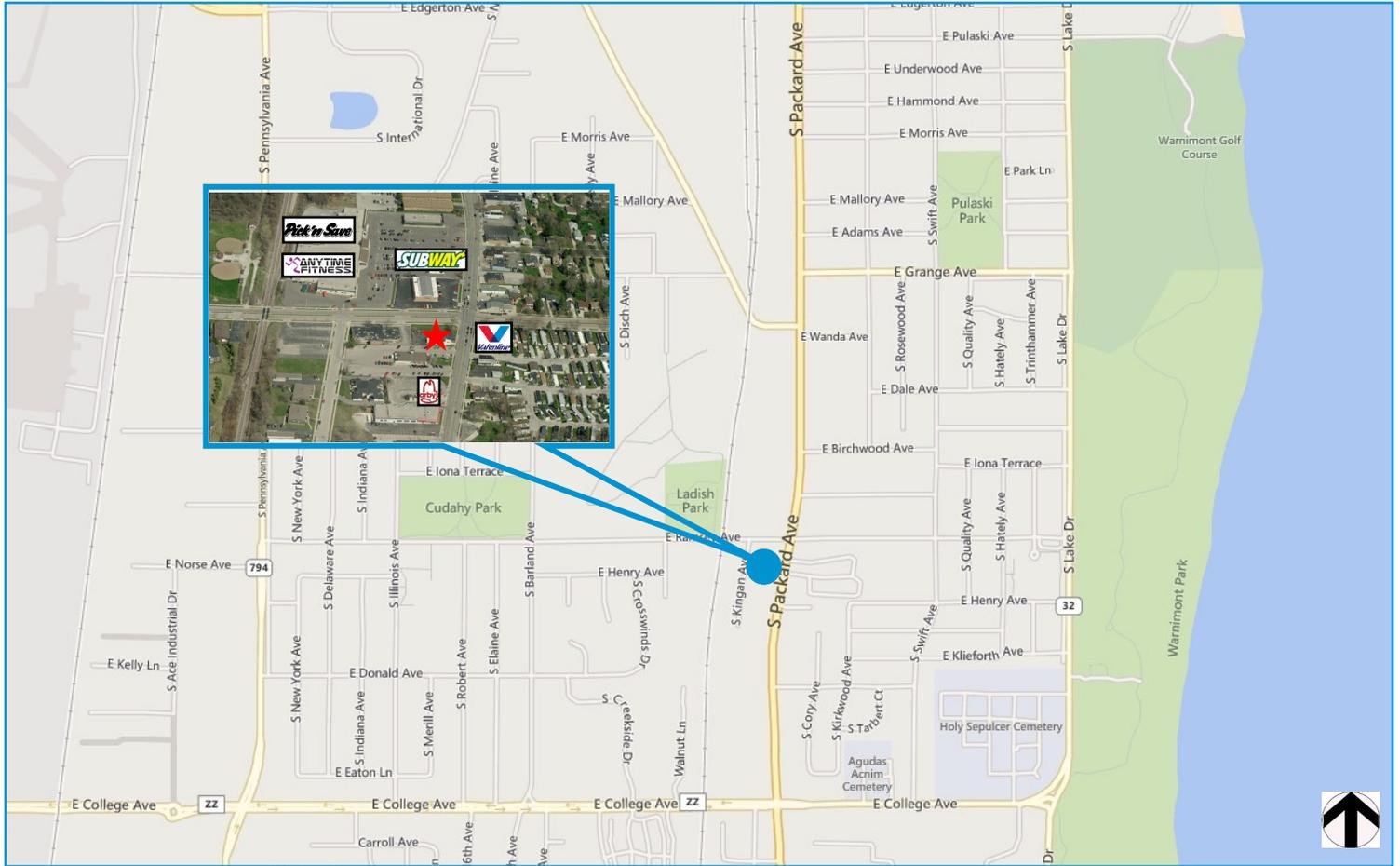
SHAYNE CHELMINIAC
414 278 6879 (direct)
414 559 9262 (mobile)
MILWAUKEE, WI
shayne.chelminiak@colliers.com

COLLIERS INTERNATIONAL
1243 North 10th Street, Suite 300
Milwaukee, WI 53205
www.colliers.com

FOR LEASE > RETAIL SPACE

5911 S. Packard Avenue

Cudahy, WI



Property Highlights

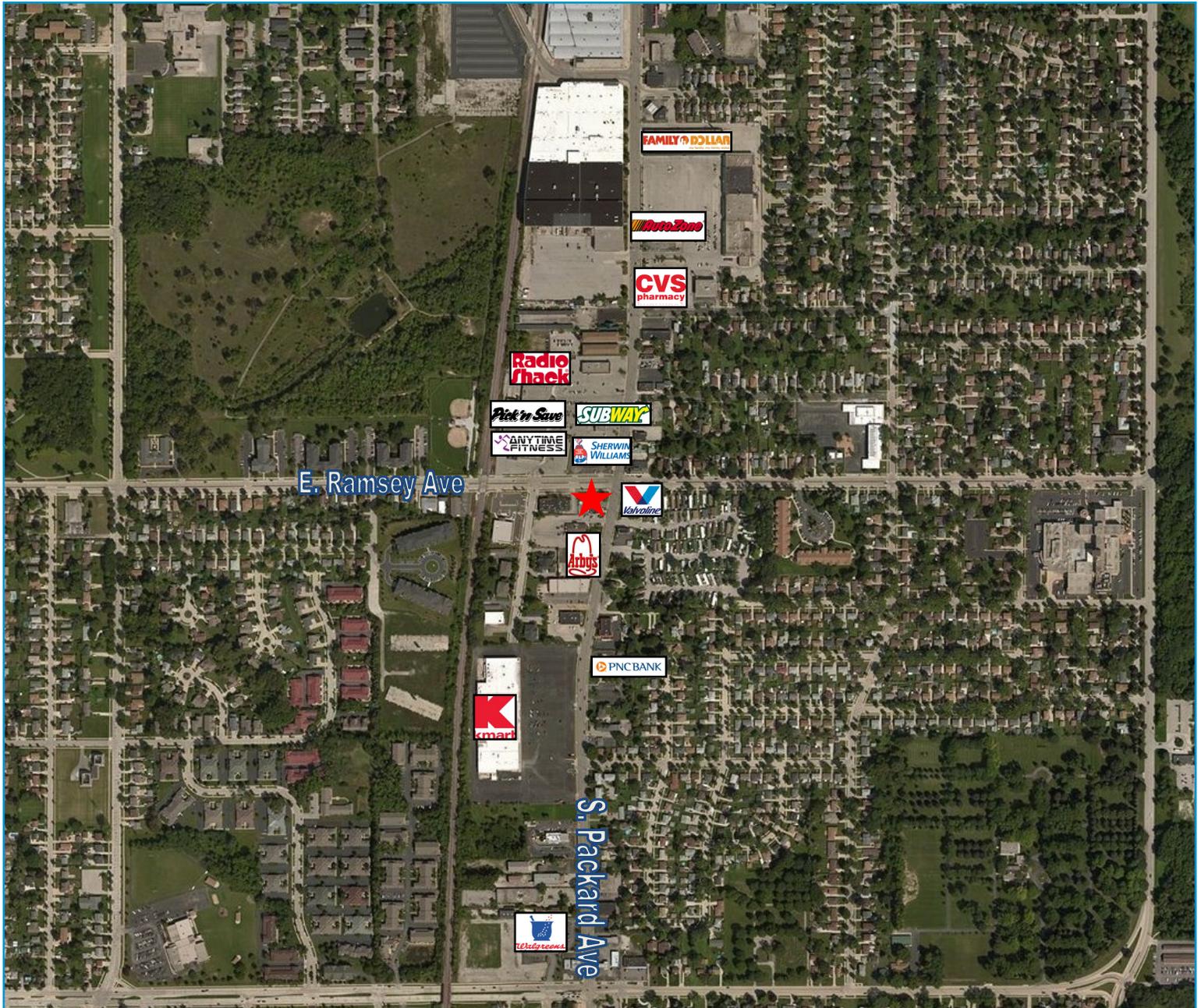
- > Hard corner location at lighted intersection
- > Access from S. Packard Avenue
- > National and local neighboring tenants
- > Freestanding building with excellent exposure
- > Check Cashing is a permissible use

FOR LEASE > RETAIL SPACE

5911 S. Packard Avenue

Cudahy, WI

Retail Map



FOR LEASE > RETAIL SPACE

5911 S. Packard Avenue

Cudahy, WI

Site & Plat Map

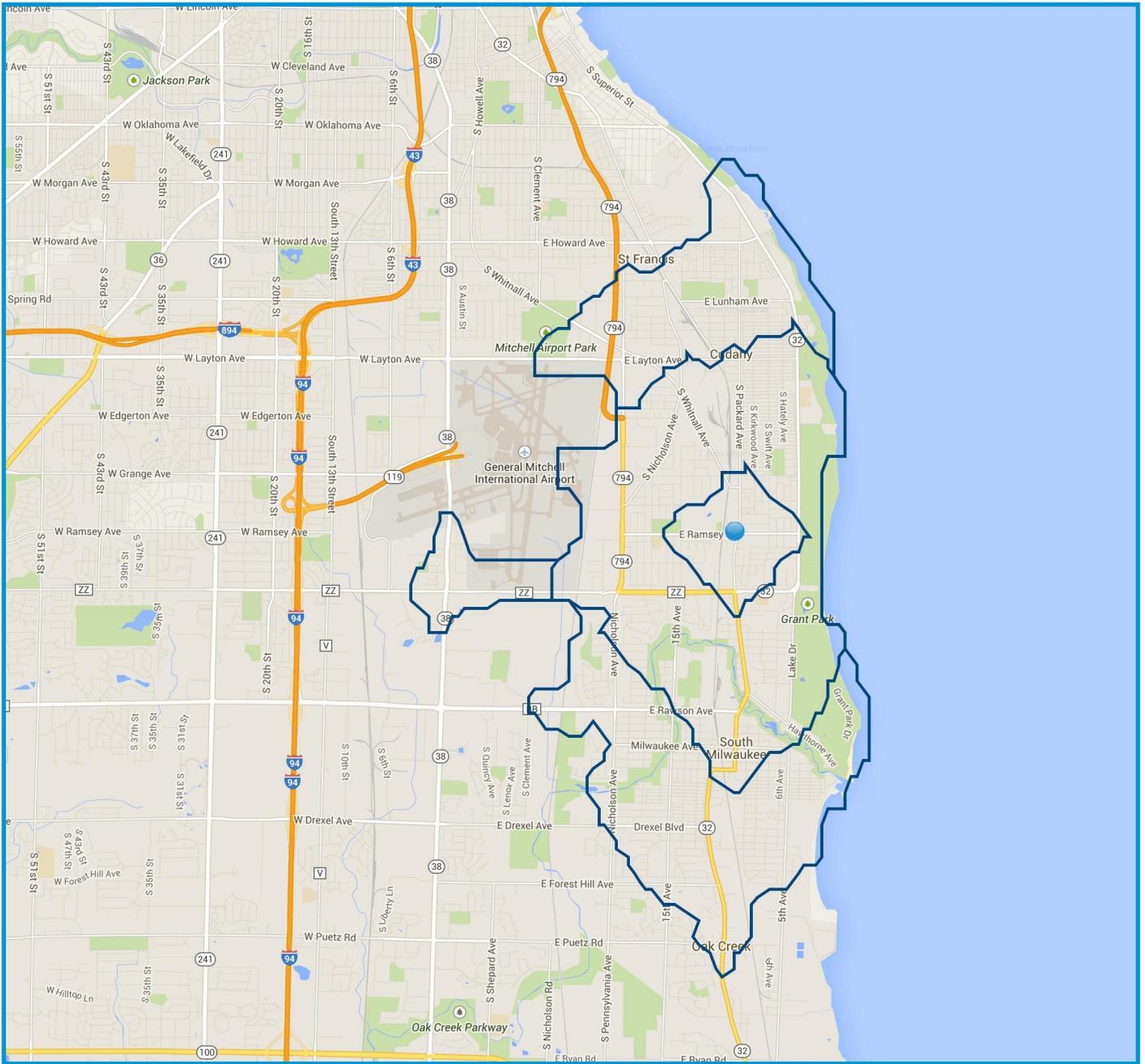


FOR LEASE > RETAIL SPACE

5911 S. Packard Avenue

Cudahy, WI

1, 3, 5 Drive Time Map



FOR LEASE > RETAIL SPACE

5911 S. Packard Avenue

Cudahy, WI

SUMMARY PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups

Lat/Lon: 42.9377/-87.8608

5911 S Packard Ave Cudahy, WI 53110		1 min drivetime	3 min drivetime	5 min drivetime
POPULATION	2014 Estimated Population	3,712	23,868	48,087
	2019 Projected Population	3,754	24,136	48,623
	2010 Census Population	3,641	23,411	47,182
	2000 Census Population	3,566	23,174	46,665
	Projected Annual Growth 2014 to 2019	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2014	0.3%	0.2%	0.2%
	2014 Median Age	45.8	39.8	39.6
HOUSEHOLDS	2014 Estimated Households	1,736	10,668	21,221
	2019 Projected Households	1,780	10,939	21,762
	2010 Census Households	1,699	10,439	20,768
	2000 Census Households	1,609	10,051	19,781
	Projected Annual Growth 2014 to 2019	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2014	0.6%	0.4%	0.5%
RACE AND ETHNICITY	2014 Estimated White	92.3%	89.5%	90.1%
	2014 Estimated Black or African American	1.9%	2.6%	2.3%
	2014 Estimated Asian or Pacific Islander	1.6%	1.5%	1.5%
	2014 Estimated American Indian or Native Alaskan	0.5%	0.9%	0.9%
	2014 Estimated Other Races	3.6%	5.6%	5.2%
	2014 Estimated Hispanic	6.8%	9.9%	9.3%
INCOME	2014 Estimated Average Household Income	\$53,975	\$58,959	\$59,840
	2014 Estimated Median Household Income	\$45,850	\$52,124	\$52,131
	2014 Estimated Per Capita Income	\$25,284	\$26,382	\$26,475
EDUCATION (AGE 25+)	2014 Estimated Elementary (Grade Level 0 to 8)	4.6%	3.6%	3.7%
	2014 Estimated Some High School (Grade Level 9 to 11)	7.5%	8.6%	8.8%
	2014 Estimated High School Graduate	38.0%	34.3%	34.8%
	2014 Estimated Some College	21.0%	23.8%	23.4%
	2014 Estimated Associates Degree Only	6.0%	8.1%	8.5%
	2014 Estimated Bachelors Degree Only	17.3%	15.7%	14.7%
	2014 Estimated Graduate Degree	5.6%	5.8%	6.0%
BUSINESS	2014 Estimated Total Businesses	126	766	1,294
	2014 Estimated Total Employees	1,372	11,104	19,014
	2014 Estimated Employee Population per Business	10.9	14.5	14.7
	2014 Estimated Residential Population per Business	29.5	31.2	37.2

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 with 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 **CONSENT TO TELEPHONE SOLICITATION** THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40
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 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: _____

44
45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47
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.