

FOR LEASE > RETAIL SPACE

# Shoppers World of Brookfield

12575 W Capitol Drive | Brookfield, WI 53005



## Property Overview

Center Size: 285,052 SF

### > PHASE I:

Availability: 34,872 SF  
Lease Rate: \$12.00/SF NNN  
Availability: 3,900 SF & 2,450 SF  
Lease Rate: \$25.00/SF NNN  
NNN Expenses: \$3.90/SF

### > PHASE II:

Availability: 3,200 SF & 1,876 SF  
Lease Rate: \$29.00/SF NNN  
NNN Expenses: \$7.25/SF



## Broker Contact:

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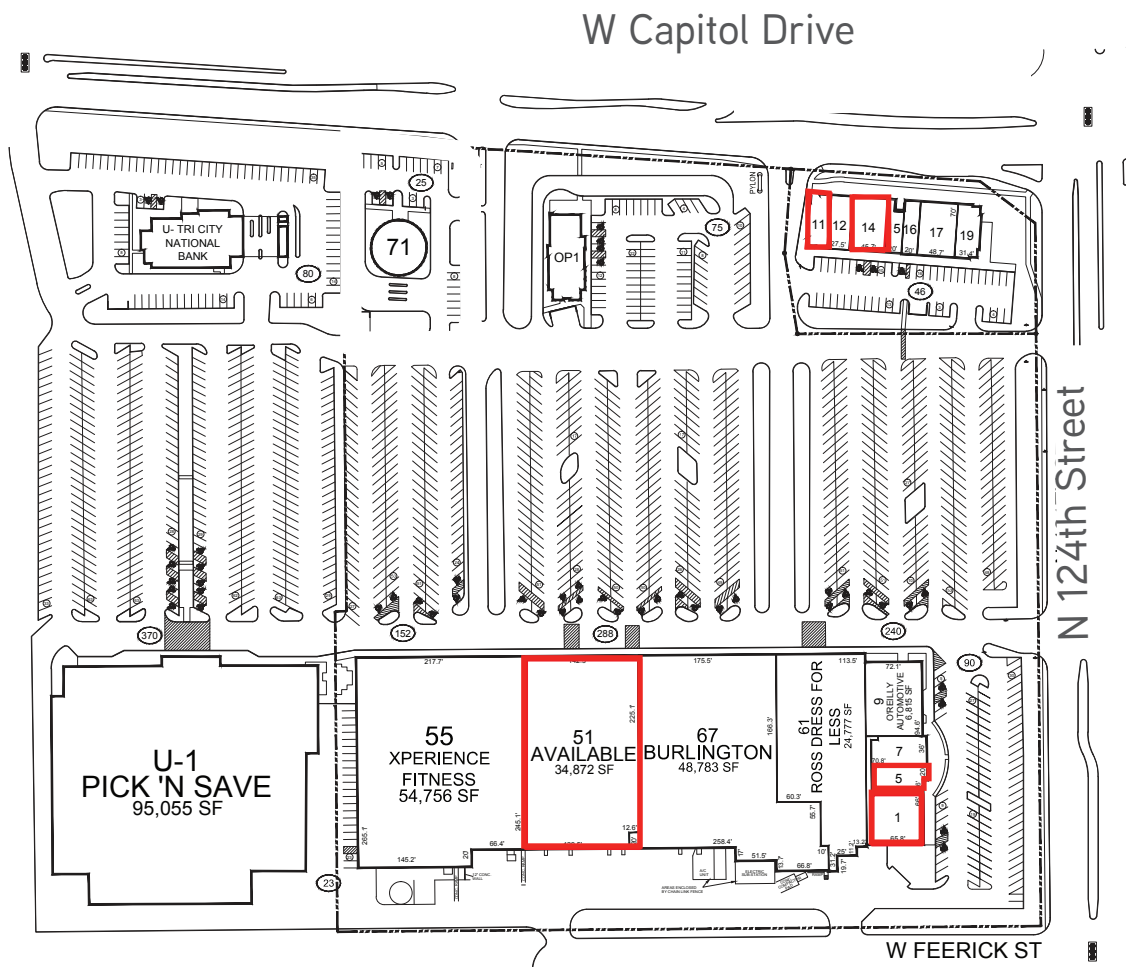
## Site Plan

### AVAILABILITY:

- > Suite 1: 3,900 SF
- > Suite 5: 2,450 SF
- > Suite 51: 34,872 SF

- > Suite 11: 1,876 SF
- > Suite 14: 3,200 SF

\*Can be combined from 1,200 SF to 5,000 SF



Pavilion At Shoppers World		
11	AVAILABLE	1,876
12	Fedex Office	1,925
14	AVAILABLE	3,200
15	Great Clips	1,213
16	Sally Beauty Supply	1,400
17	Aspen Dental	3,360
19	Potbelly Sandwich Works	2,100

Shoppers World		
1	AVAILABLE	3,900
5	AVAILABLE	2,450
7	Chubby's Cheesesteaks	2,431
9	O'Reilly Automotive	6,815
51	AVAILABLE	34,872
55	Xperience Fitness	54,756
61	Ross Dress For Less	24,777
67	Burlington	48,783
71	Guaranty Bank	3,848
OP1	Chick-Fil-A	4,876
U-1	Pick 'N Save	95,055



## FOR LEASE > RETAIL SPACE

### Aerial View



### TRAFFIC COUNTS:

- > W Capitol Drive: 50,000 vpd
- > N 124th Street: 22,800 vpd

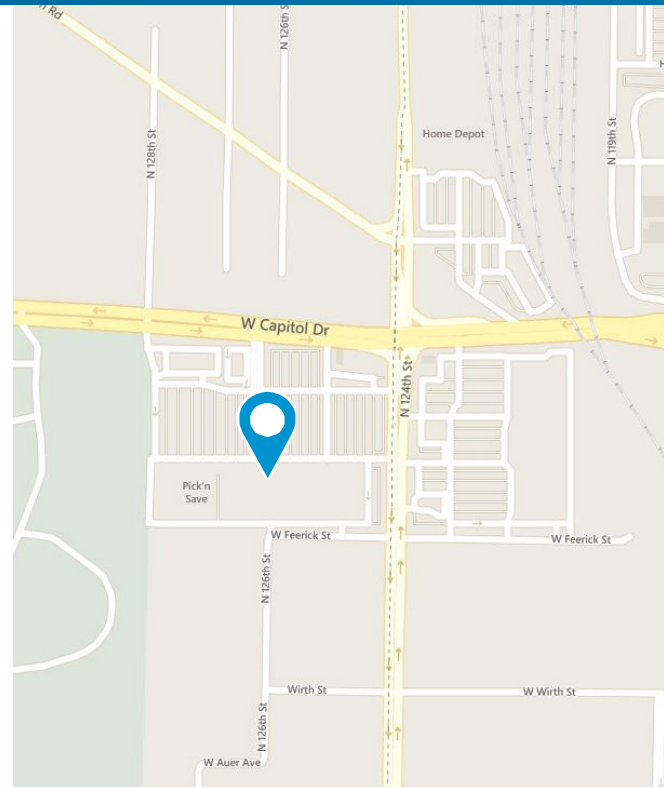
## FOR LEASE > RETAIL SPACE

### Demographics

	1 MILE	3 MILES	5 MILES
Population:	2,331	72,235	240,388
Households:	980	30,197	97,602
Median HH Income:	\$80,287	\$73,373	\$67,971
Businesses:	773	3,860	11,924
Employees:	14,068	53,062	152,881

### Key Features/Highlights

- > Prime location situated in Brookfield's retail corridor
- > Offers easy access from US Route 45
- > Major tenants include: Pick 'n Save, Xperience Fitness, Burlington & Ross Dress for Less
- > Center is located near the corporate headquarters of Harley Davidson & Briggs & Stratton, creating strong daytime traffic
- > Located just three miles from busy Mayfair Mall



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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

**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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 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 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 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 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson 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 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 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 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 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):  
\_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

**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 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

**SEX OFFENDER REGISTRY**

45 *Notice: 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

**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 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.