

FOR SALE OR LEASE > RETAIL SPACE

# 606 W. Wisconsin Avenue

Milwaukee, WI



## Building Details

- > Building Size: 93,203 SF
- > Lot Size: 0.24 Acres
- > Built: 1929
- > Zoning: C94(A) Central Business

## Available Space

- > 1,100 - 8,716 SF

SEAN K. OSBORNE  
414 278 6841 (direct)  
262 327 4472 (mobile)  
MILWAUKEE, WI  
[sean.osborne@colliers.com](mailto:sean.osborne@colliers.com)

COLLIERS INTERNATIONAL  
833 East Michigan Street, Suite 500  
Milwaukee, WI 53202

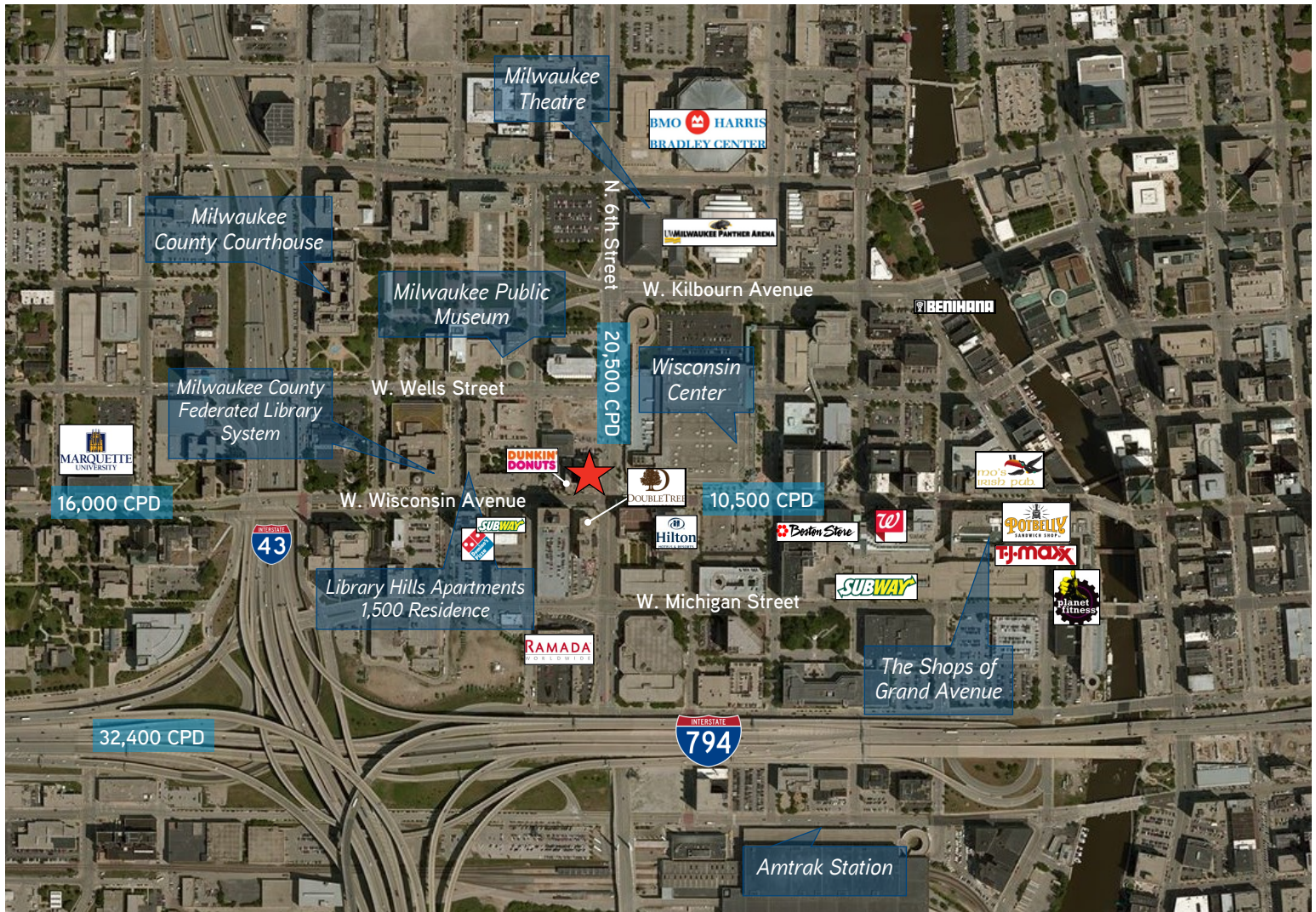
[www.colliers.com](http://www.colliers.com)



FOR SALE OR LEASE > RETAIL SPACE

# 606 W. Wisconsin Avenue

Milwaukee, WI



## Property Highlights

- > Centrally located with valuable exposure
- > Nearby Office, Residential and Retail
- > Consistent car, bus and foot traffic
- > Location caters to Marquette residents
- > Subject corner carries 30,000+ cars per day

## Asking

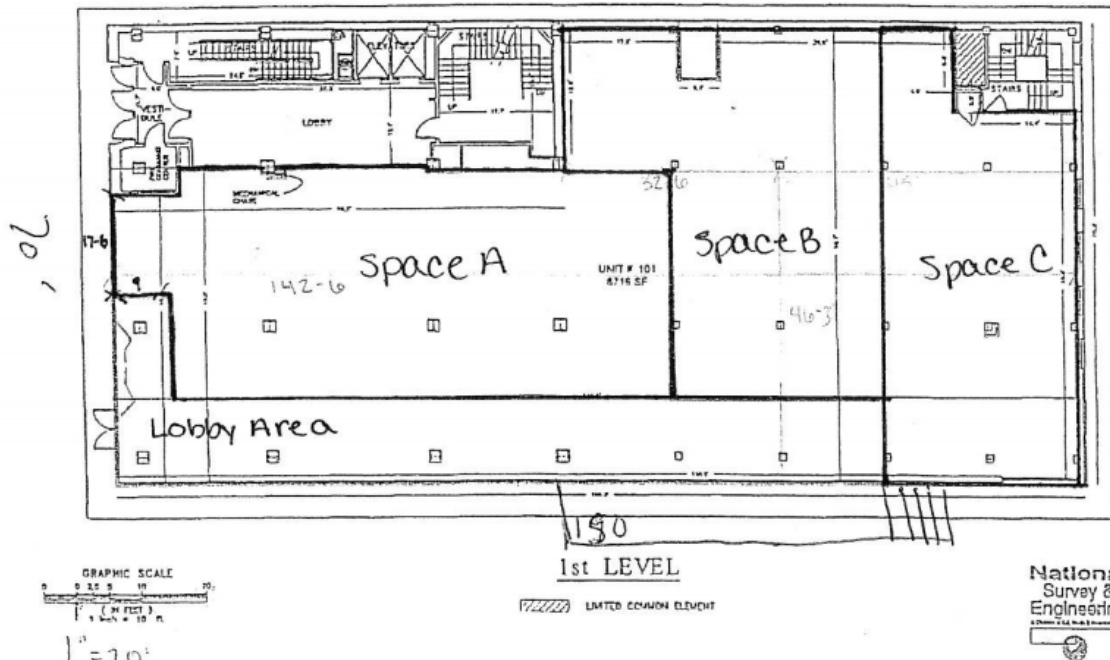
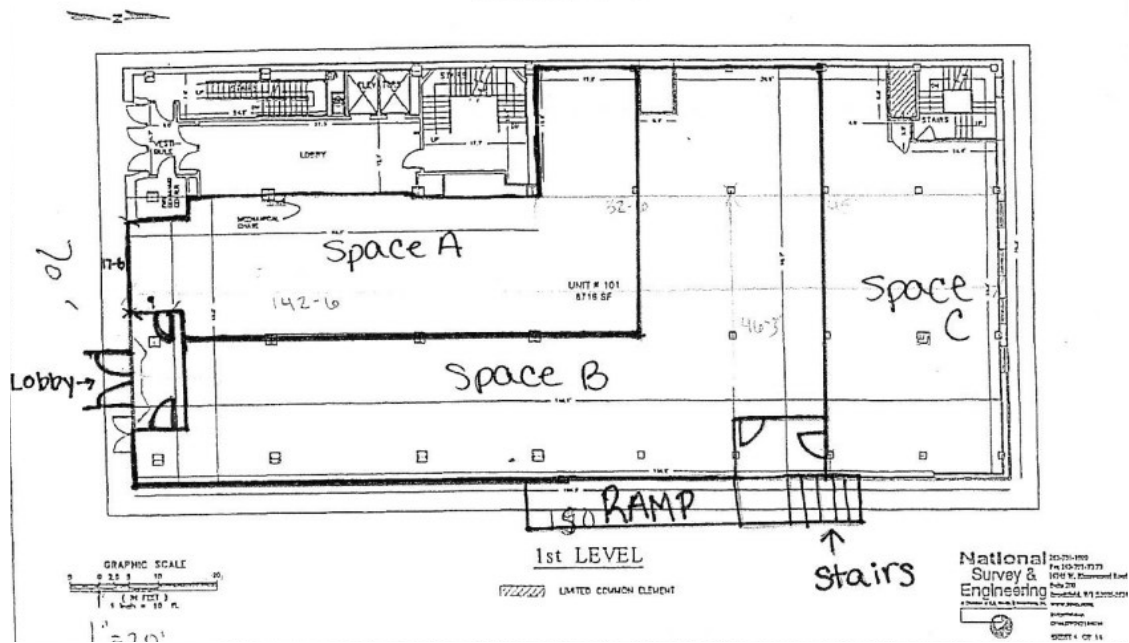
- > Sale Price: \$595,000.00
- > Lease Rate: \$12.00-\$15.00/SF NNN
- > Condo Fee & Taxes: \$0.83/SF

FOR SALE OR LEASE > RETAIL SPACE

# 606 W. Wisconsin Avenue

Milwaukee, WI

## Potential Floor Plans



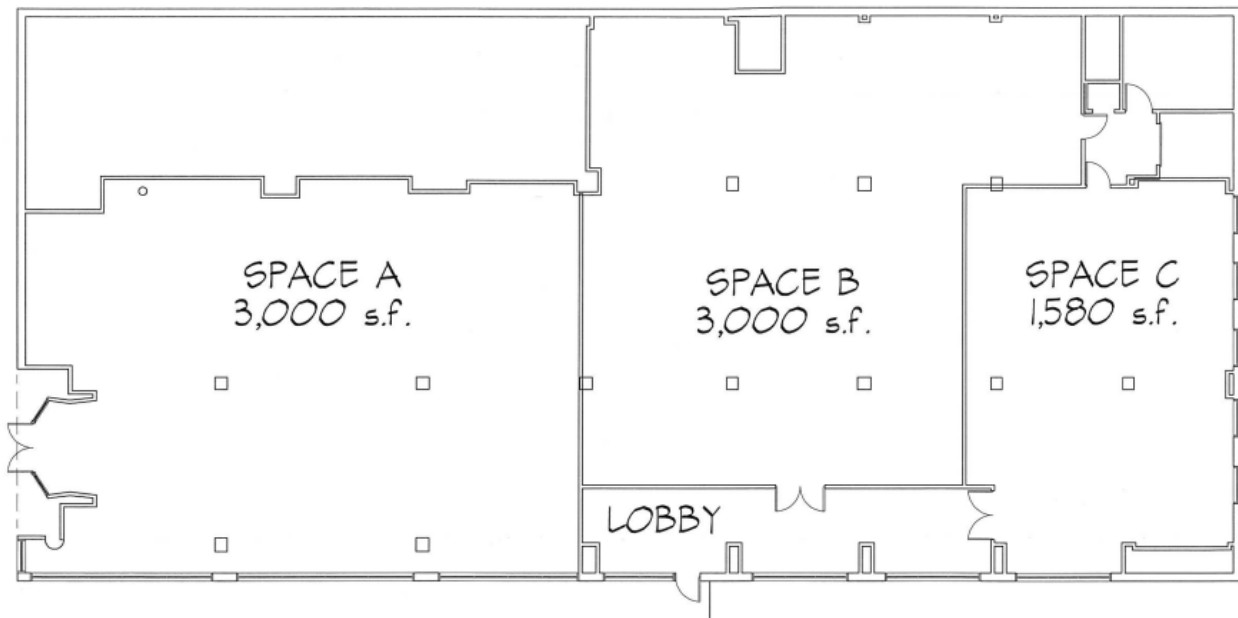
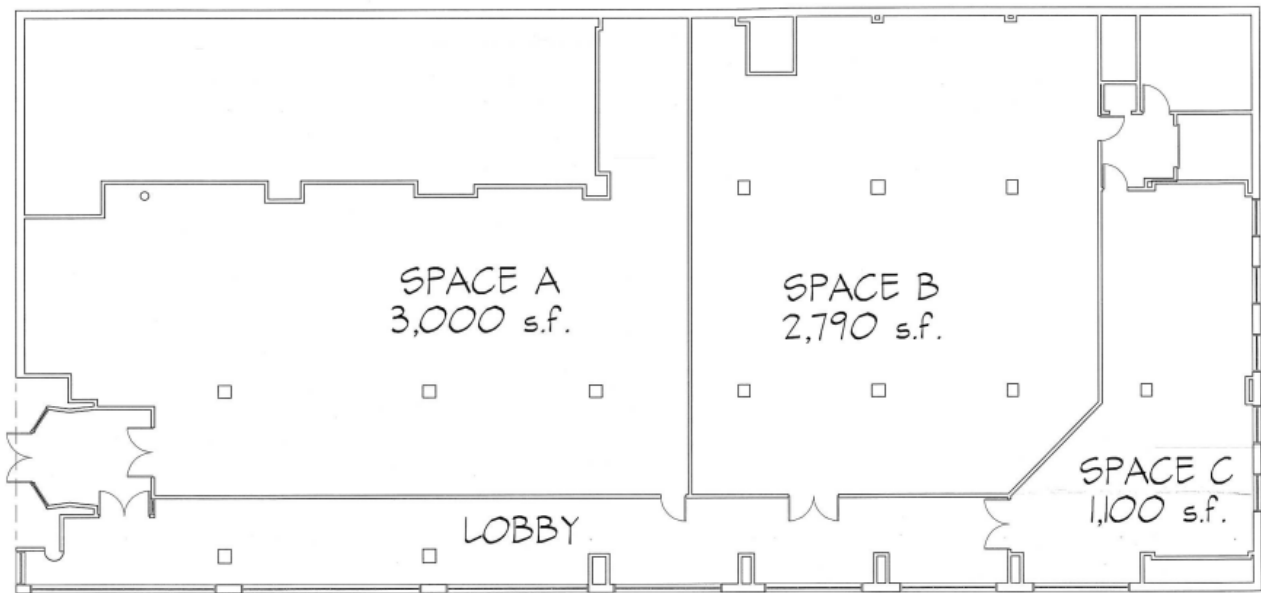


FOR SALE OR LEASE > RETAIL SPACE

# 606 W. Wisconsin Avenue

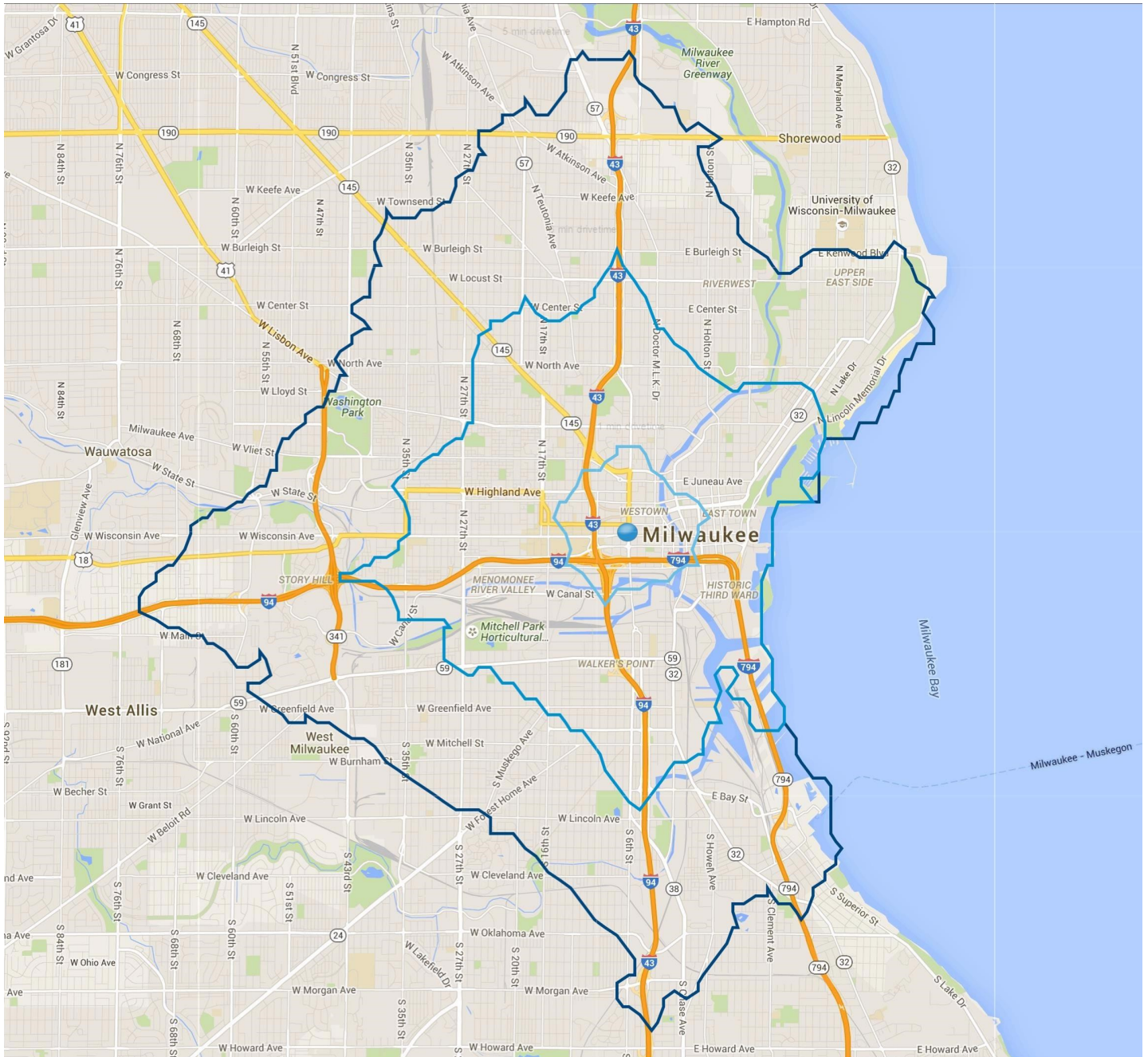
Milwaukee, WI

## Potential Floor Plans



606 W. Wisconsin Avenue

## 1,3,5 Minute Drive Time Map



## FOR SALE OR LEASE > RETAIL SPACE

# 606 W. Wisconsin Avenue

Milwaukee, WI

### SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.0391/-87.9193

606 W. Wisconsin Avenue Milwaukee, WI 53203		1 min drivetime	3 min drivetime	5 min drivetime
POPULATION	2015 Estimated Population	7,802	100,177	276,879
	2020 Projected Population	7,828	101,349	281,904
	2010 Census Population	7,566	93,354	261,313
	2000 Census Population	6,452	92,589	265,988
	Projected Annual Growth 2015 to 2020	0.1%	0.2%	0.4%
	Historical Annual Growth 2000 to 2015	1.4%	0.5%	0.3%
	2015 Median Age	25	29.6	29.1
HOUSEHOLDS	2015 Estimated Households	1,989	43,560	107,677
	2020 Projected Households	2,030	44,726	111,268
	2010 Census Households	1,793	39,368	99,403
	2000 Census Households	1,357	37,106	99,295
	Projected Annual Growth 2015 to 2020	0.4%	0.5%	0.7%
	Historical Annual Growth 2000 to 2015	3.1%	1.2%	0.6%
RACE AND ETHNICITY	2015 Estimated White	60.4%	46.4%	42.2%
	2015 Estimated Black or African American	32.2%	35.4%	37.2%
	2015 Estimated Asian or Pacific Islander	4.2%	4.9%	3.9%
	2015 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.9%
	2015 Estimated Other Races	2.8%	12.6%	15.8%
	2015 Estimated Hispanic	5.2%	21.7%	26.4%
INCOME	2015 Estimated Average Household Income	\$57,493	\$47,298	\$44,629
	2015 Estimated Median Household Income	\$43,182	\$34,173	\$34,317
	2015 Estimated Per Capita Income	\$20,208	\$21,359	\$17,705
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	2.0%	7.6%	9.0%
	2015 Estimated Some High School (Grade Level 9 to 11)	9.7%	12.6%	13.3%
	2015 Estimated High School Graduate	23.8%	23.6%	27.7%
	2015 Estimated Some College	17.5%	18.5%	19.0%
	2015 Estimated Associates Degree Only	5.8%	5.4%	5.8%
	2015 Estimated Bachelors Degree Only	23.1%	20.2%	16.3%
	2015 Estimated Graduate Degree	18.2%	12.2%	9.0%
BUSINESS	2015 Estimated Total Businesses	1,397	6,606	10,574
	2015 Estimated Total Employees	41,105	132,749	184,262
	2015 Estimated Employee Population per Business	29.4	20.1	17.4
	2015 Estimated Residential Population per Business	5.6	15.2	26.2

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated



**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.