FORSALE



<image>

2208 S. 38TH ST, WEST MILWAUKEE, WI

DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com MILWAUKEE OFFICE 731 N Jackson Street Suite 700 Milwaukee, WI 53202

MADISON OFFICE 4602 S Biltmore Lane

Suite 112 Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

FOR SALE 2208 & 2218 S. 38TH ST, WEST MILWAUKEE, WI



PROPERTY **OVERVIEW**

Address:	2208 & 2218 S 38th Street, West Milwaukee, WI	
Parcel ID:	457-1010-001 457-1011-001	
Site Size:	0.878 Acres Combined	
Building Size:	17,961 SF 1st Floor - 14,061 SF 2nd Floor - 3,900 SF Office Space - 2,235 SF	
Taxes (2021):	\$12,281 Combined	
Zoning:	M-1	
Docks:	1 Ext	
Drive In's:	1 (8'x8')	
Clear Height:	12'-16'	
Parking:	25 Surface Stalls (2.32/1,000 SF)	
Sprinkler:	No	
Air Conditioned:	Full	
Electric:	240v 3-Phase	
Restrooms:	3	
Racking:	Available	
Opportunity Zone:	Yes	

DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com



Nice flex building with many floor plan options. Racking available.

Economics

Sale Price:

\$1,200,000

MILWAUKEE OFFICE 731 N Jackson Street 4602 S Biltmore Lane Suite 700 Milwaukee. WI 53202

MADISON OFFICE Suite 112 Madison. WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

FOR SALE 2208 & 2218 S. 38TH ST, WEST MILWAUKEE, WI



PROPERTY PHOTOS





DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com

MILWAUKEE OFFICE 731 N Jackson Street 4602 S Biltmore Lane Suite 700 Milwaukee, WI 53202

MADISON OFFICE Suite 112 Madison. WI 53718

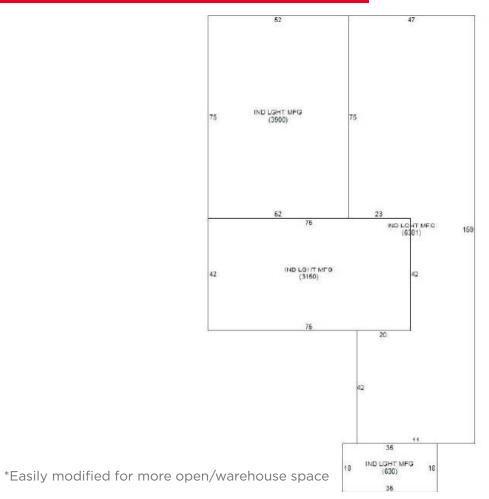
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

FOR SALE 2208 & 2218 S. 38TH ST, WEST MILWAUKEE, WI

CUSHMAN & BOERKE

1ST FLOOR PLAN



DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com

MILWAUKEE OFFICEMADISON OFFICE731 N Jackson Street4602 S Biltmore LaneSuite 700Suite 112Milwaukee, WI 53202Madison, WI 53718

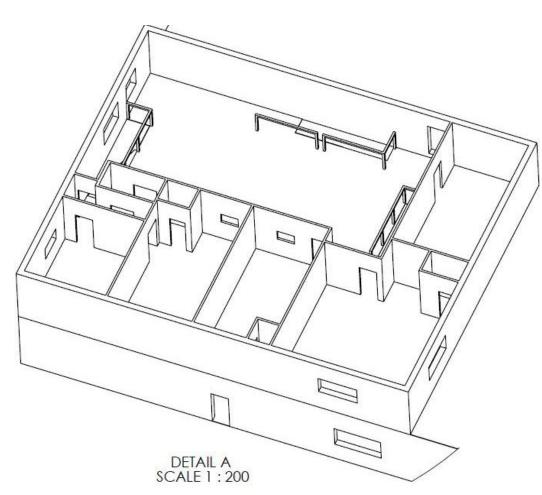
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

FOR SALE 2208 & 2218 S. 38TH ST, WEST MILWAUKEE, WI



2ND FLOOR PLAN



DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com

MILWAUKEE OFFICE 731 N Jackson Street 4602 S Biltmore Lane Suite 700 Milwaukee. WI 53202 Madison. WI 53718

MADISON OFFICE Suite 112

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

FOR SALE 2208 & 2218 S. 38TH ST, WEST MILWAUKEE, WI



AVAILABLE Properties



DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com

MILWAUKEE OFFICE 731 N Jackson Street Suite 700 Milwaukee, WI 53202 Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

FOR SALE 2208 & 2218 S. 38TH ST, WEST MILWAUKEE, WI



AREA MAP



DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com

MILWAUKEE OFFICEMADISON OFFICE731 N Jackson Street4602 S Biltmore LaneSuite 700Suite 112Milwaukee, WI 53202Madison, WI 53718

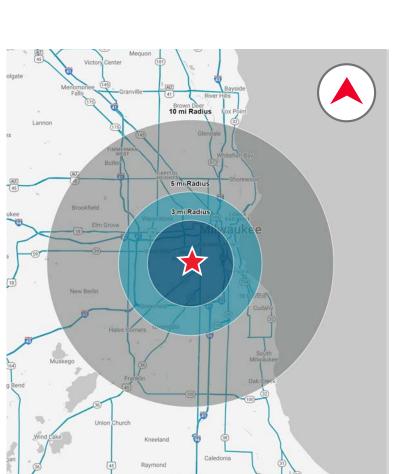
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

AREA **DEMOGRAPHICS**

POPULATION	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Estimated Population (2022)	209,157	453,260	942,221
Median Age (2022)	31.9	34.0	35.8
HOUSEHOLDS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Estimated Households (2022)	82,164	192,439	396,211
Estimated Average Household Income (2022)	\$61,494	\$70,686	\$79,327
TOTAL ANNUAL CONSUMER EXPENDITURE	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Retail Expenditure	\$1.94 B	\$4.98 B	\$11.06 B
Apparel Expenditure	\$142.8 M	\$368.43 M	\$822.94 M
Entertainment Expenditure	\$225.94 M	\$586.45 M	\$1.32 B
Food & Beverage Expenditure	\$612.65 M	\$1.57 B	\$3.47 B

DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.203.3015 dferron@boerke.com



CUSHMAN & BOERKE

MILWAUKEE OFFICE 731 N Jackson Street Suite 700 Milwaukee, WI 53202

MADISON OFFICE 4602 S Biltmore Lane Suite 112 Madison, WI 53718

Wind Point

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



DAVE FERRON COMMERCIAL REAL ESTATE BROKER

dferron@boerke.com 414.203.3015

MILWAUKEE OFFICEMADIS731 N Jackson Street4602 SSuite 700Suite 11Milwaukee, WI 53202Madiso

MADISON OFFICE 4602 S Biltmore Lane Suite 112 Madison, WI 53718

CUSHMAN & BOERKE

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

STATE OF WISCONSIN 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 Definition of Material Adverse Facts below).
- (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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. 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 "Definition of Material Adverse Facts" below).
 - 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. 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 my 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 <u>http://www.doc.wi.gov</u> or by telephone at 608-240-5830.