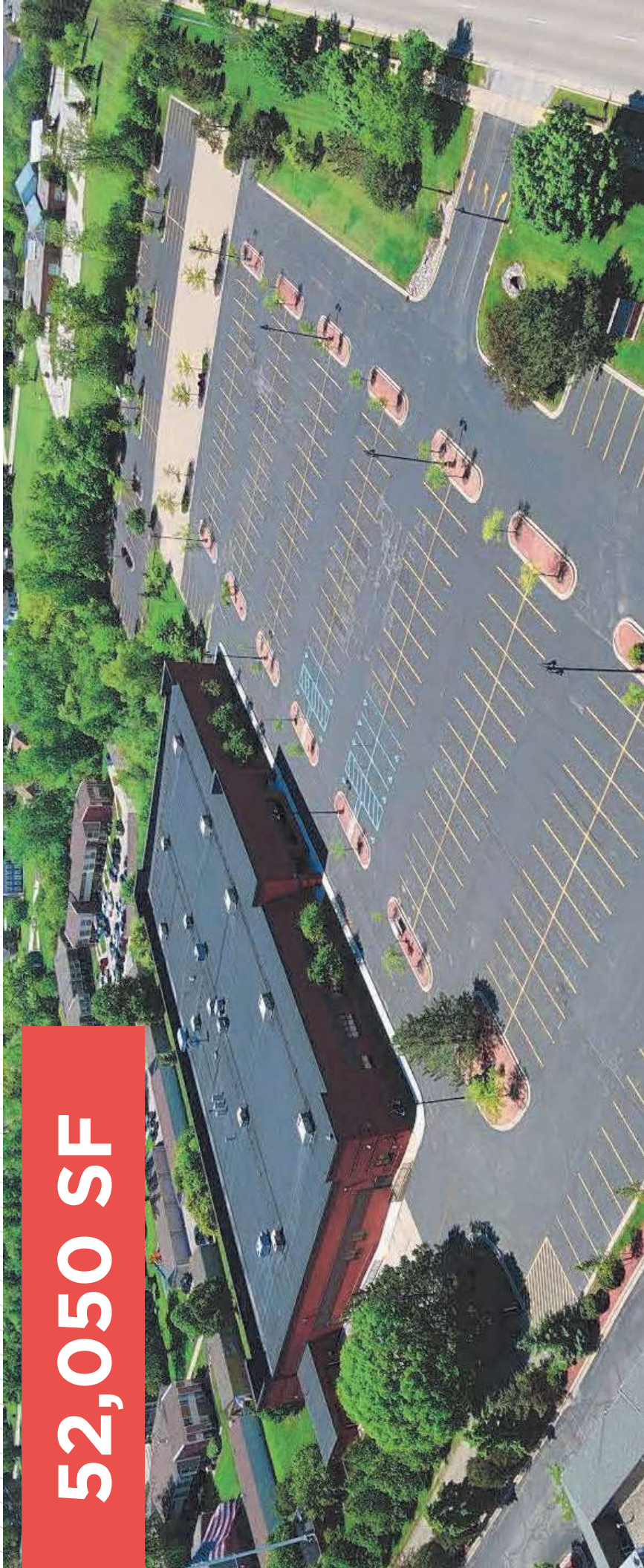


FOR LEASE



52,050 SF



12695 W. NATIONAL AVENUE NEW BERLIN, WI 53151

JOHN STEINER
REAL ESTATE ADVISOR
414.379.9644
jsteiner@boerke.com

BILL BRADLEY
REAL ESTATE ADVISOR
414.364.7348
bbradley@boerke.com

JAVAUGHN PORTER
REAL ESTATE ADVISOR
414.902.3350
jporter@boerke.com

DAVE FERRON
COMMERCIAL REAL ESTATE BROKER
414.333.5555
dferron@boerke.com

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

MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

Boerke.com

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

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12695 W. NATIONAL AVENUE
NEW BERLIN, WI 53151



PROPERTY OVERVIEW

Total Building SF: ± 52,050 SF
Tax Key Number: 1201-998-003
Site Size: 7.3052 Acres
Zoning: B-1 & B-2 (Shopping Center)
Year Built: 1995; Renovated 1999
Clear Height: 16'+
Docks: 2
Construction: Masonry
Sprinkler: Wet
Power: Ample Power TBC
Lighting: LED (Interior & Exterior)
Parking: ± 393 stalls (7.5/1,000)

Features

- Flexible, open floor plan, multi-tenant conversion potential
- Divisible to Approx. +/-17,000 SF
- Located along the National Avenue corridor between Hwy 100 & Moorland Road with over 15,000 VPD
- Convenient freeway access to I-41 and I-43; bus stop two blocks away
- Strong demographics with over 207,000 people within a 15-minute drive time
- Underground water retention pond
- Diesel Generator
- Building and monument signage opportunities

JOHN STEINER
REAL ESTATE ADVISOR
414.379-9644
jsteiner@boerke.com

BILL BRADLEY
REAL ESTATE ADVISOR
414.364.7348
bbradley@boerke.com

JAVAUGHN PORTER
REAL ESTATE ADVISOR
414.902.3350
jporter@boerke.com



Economics

Lease Rate: \$10.00/SF (NNN)
Estimated Operating Expenses: \$4.50/SF (NNN)
Sale Price: Contact Broker for Pricing

DAVE FERRON
COMMERCIAL REAL ESTATE BROKER
414.333.5555
dferron@boerke.com

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

MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

Boerke.com

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

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12695 W. NATIONAL AVENUE
NEW BERLIN, WI 53151

MULTI-USE POTENTIAL

Comprehensive New Berlin 2030 Plan

FLEX

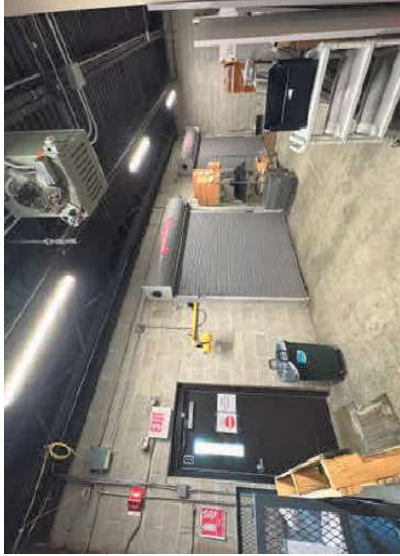
- Flexible, open floorplan
- Wide column spacing
- 2 docks (Dock and drive-in expansion potential)
- Desirable clear heights
- Additional acreage for expansion
- Building and monument signage opportunities
- Ample parking

OFFICE

- Turnkey office space
- Open-floorplan with contemporary finishes
- New furniture available
- Large modern cafeteria with sophisticated vending capabilities
- Recently updated air-handling, interior and exterior lighting, security, and flooring
- Easy multi-tenant conversion
- Building and monument signage

RETAIL

- Strong traffic counts along the National Avenue corridor between Hwy 100 and Moorland Road
- Density and strong suburban demographics
- Easy multi-tenant conversion
- Originally designed for retail use
- Outlot opportunity
- Building and monument signage



JOHN STEINER
REAL ESTATE ADVISOR
414.379-9644
jsteiner@boerke.com

BILL BRADLEY
REAL ESTATE ADVISOR
414.364.7348
bbradley@boerke.com

JAVAUGHN PORTER
REAL ESTATE ADVISOR
414.902.3350
jporter@boerke.com

DAVE FERRON
COMMERCIAL REAL ESTATE BROKER
414.333.5555
dferron@boerke.com

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

MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

Boerke.com

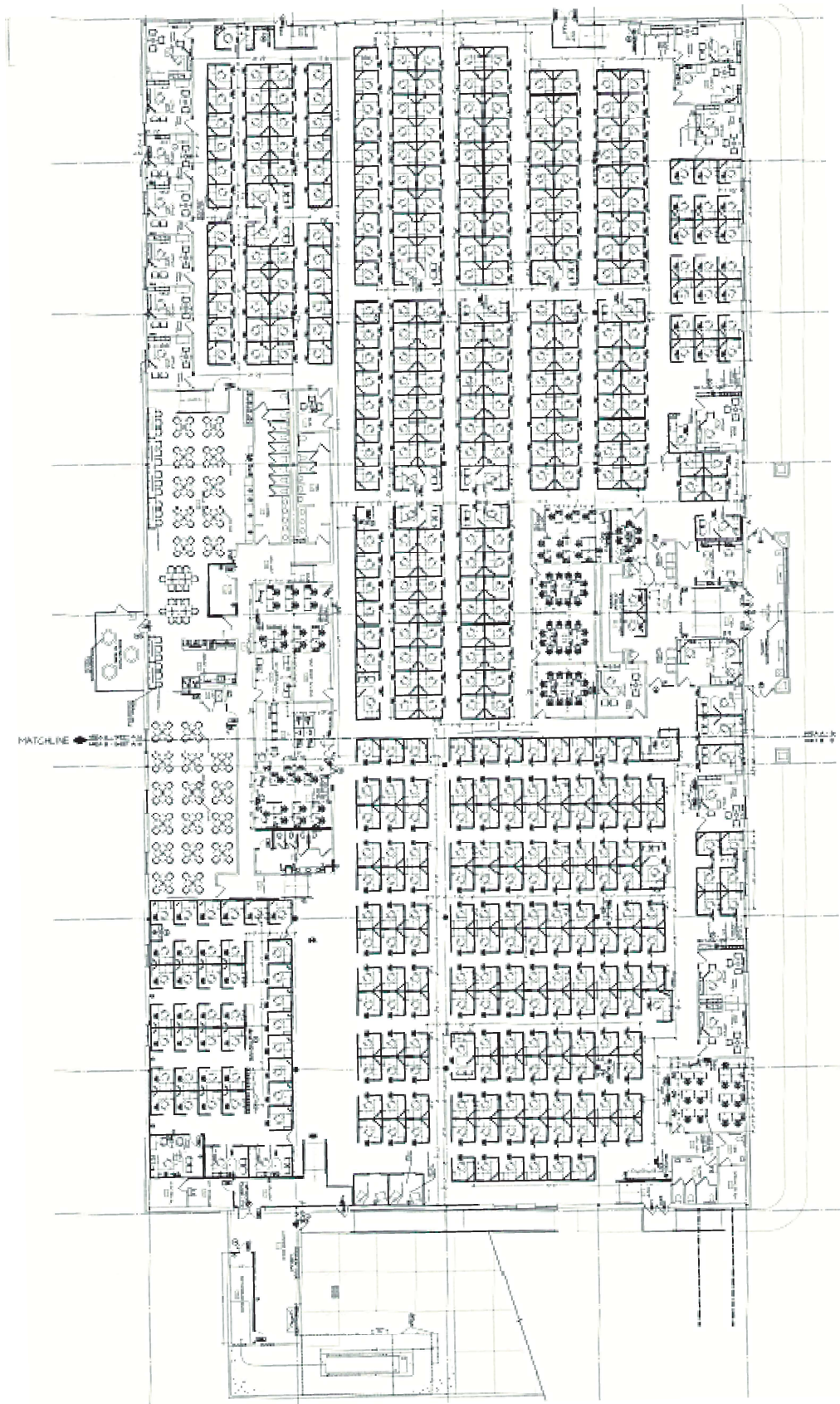
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12695 W. NATIONAL AVENUE
NEW BERLIN, WI 53151



FLOOR PLAN



JOHN STEINER REAL ESTATE ADVISOR 414.379-9644 jsteiner@boerke.com	BILL BRADLEY REAL ESTATE ADVISOR 414.364.7348 bbradley@boerke.com	JAVAUGHN PORTER REAL ESTATE ADVISOR 414.902.3350 jporter@boerke.com	DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.333.5555 dferron@boerke.com	MILWAUKEE OFFICE 731 N Jackson Street Suite 700 Milwaukee, WI 53202	MADISON OFFICE 33 E Main Street Suite 241 Madison, WI 53703
--	--	---	---	---	---

Boerke.com

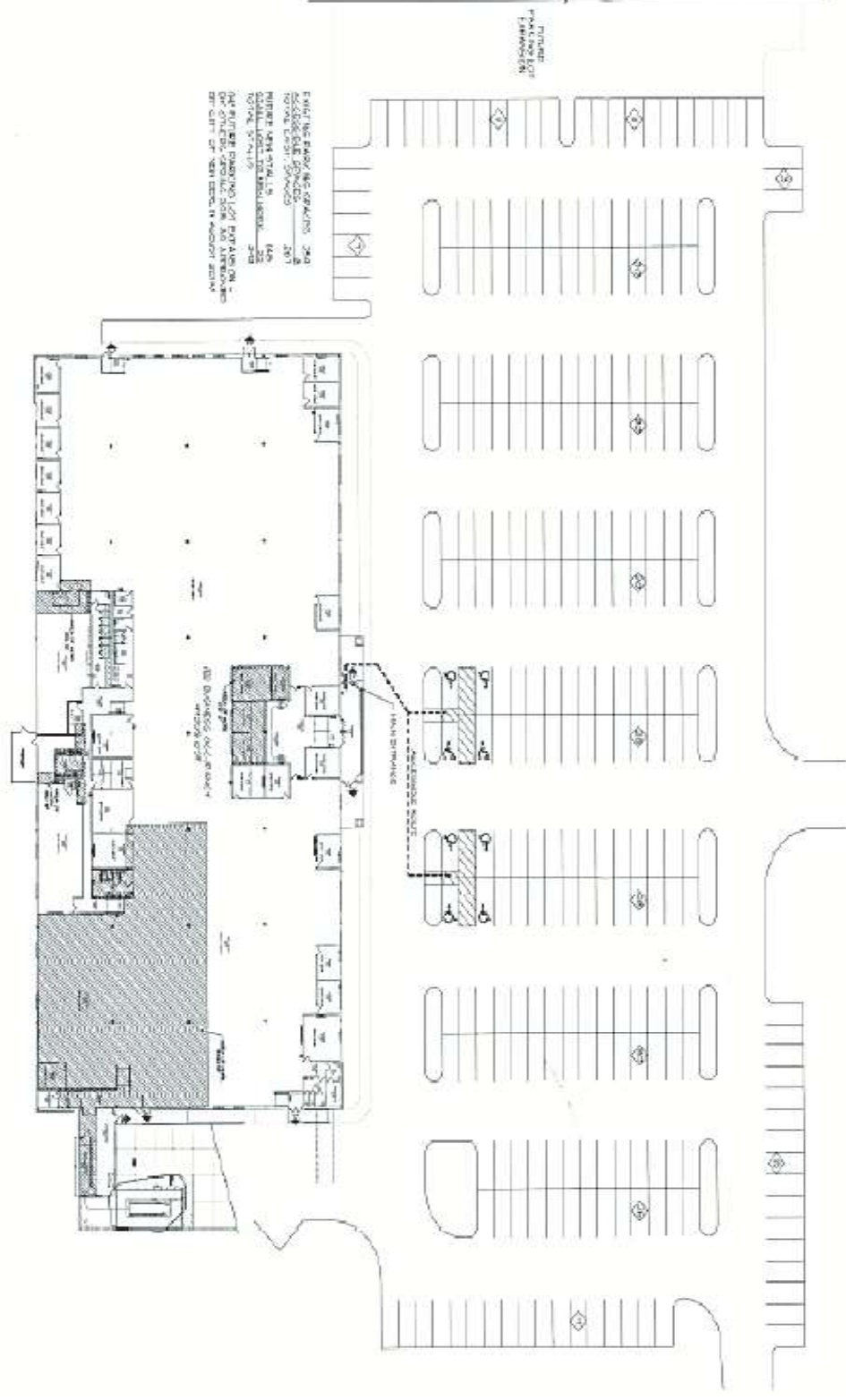
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN & WAKEFIELD
BOERKE

SITE PLAN



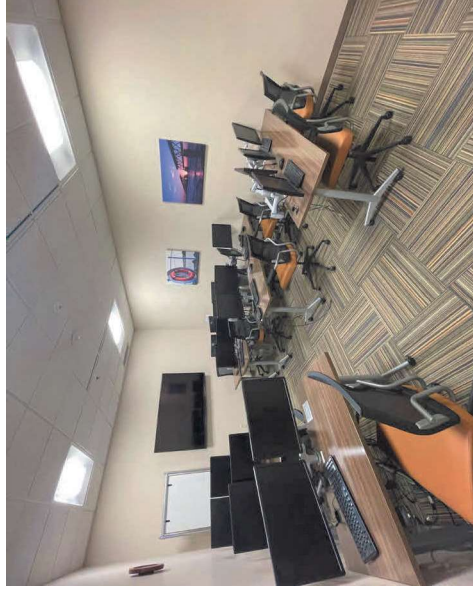
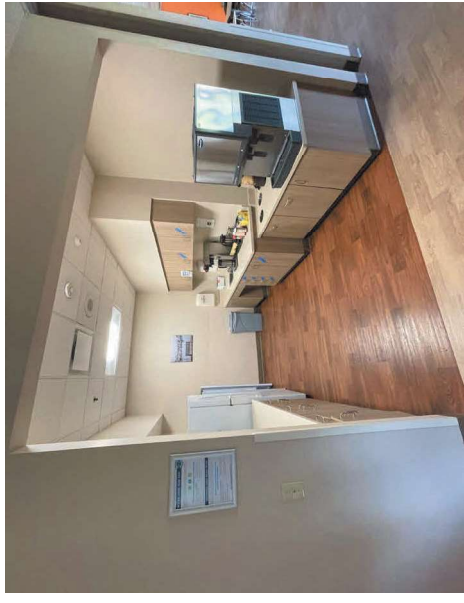
MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12695 W. NATIONAL AVENUE
NEW BERLIN, WI 53151



PROPERTY PHOTOS



JOHN STEINER
REAL ESTATE ADVISOR
414.379-9644
jsteiner@boerke.com

BILL BRADLEY
REAL ESTATE ADVISOR
414.364.7348
bbradley@boerke.com

JAVAUGHN PORTER
REAL ESTATE ADVISOR
414.902.3350
jporter@boerke.com

DAVE FERRON
COMMERCIAL REAL ESTATE BROKER
414.333.5555
dferron@boerke.com

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

MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

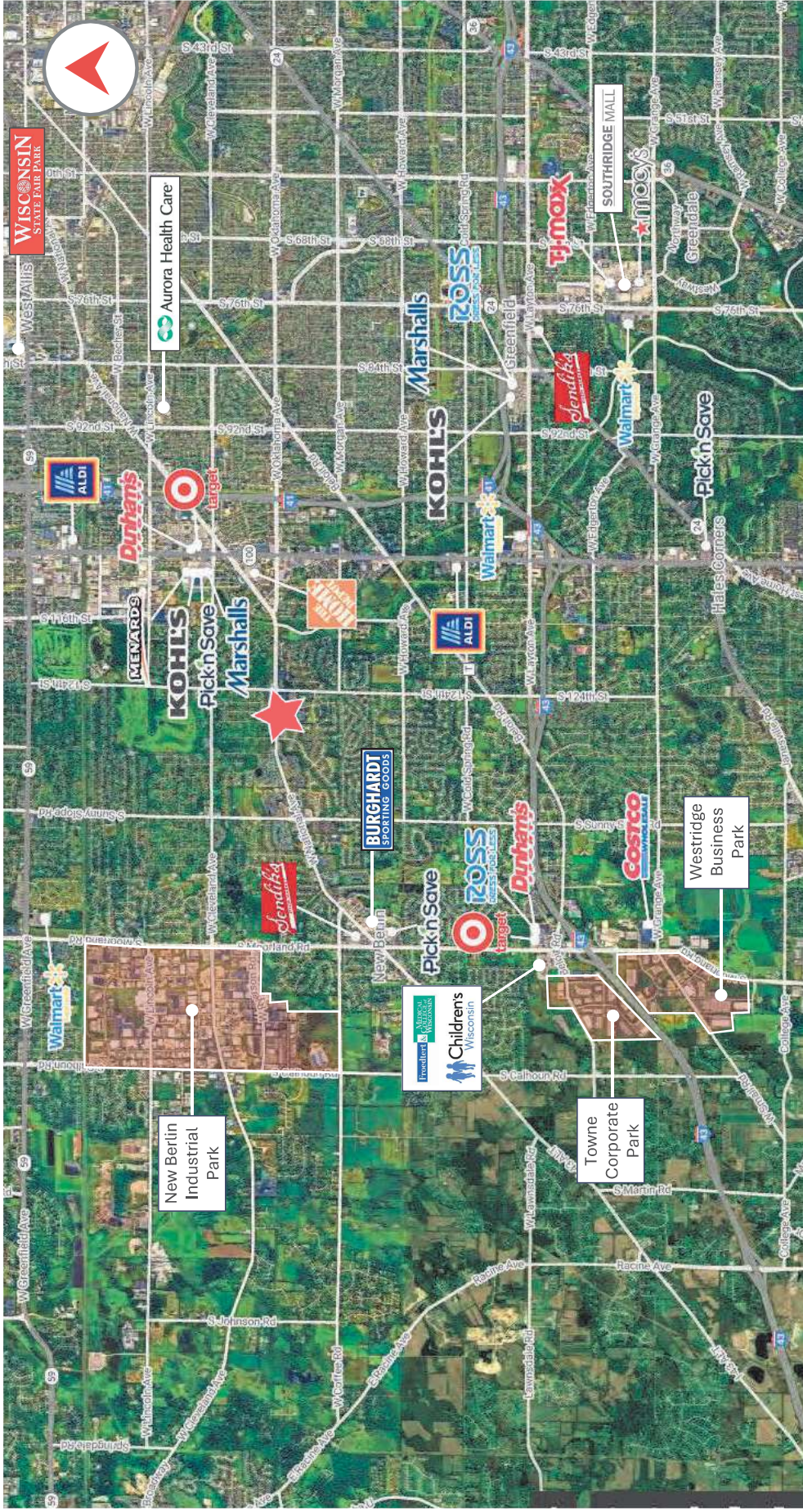
Boerke.com

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

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12695 W. NATIONAL AVENUE
NEW BERLIN, WI 53151

AERIAL MAP



JOHN STEINER
REAL ESTATE ADVISOR
414.379-9644
jsteiner@boerke.com

BILL BRADLEY
REAL ESTATE ADVISOR
414.364.7348
bbradley@boerke.com

JAVAUGHN PORTER
REAL ESTATE ADVISOR
414.902.3350
jporter@boerke.com

DAVE FERRON
COMMERCIAL REAL ESTATE BROKER
414.333.5555
dferron@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 241
Milwaukee, WI 53202

MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

Boerke.com

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

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12695 W. NATIONAL AVENUE
NEW BERLIN, WI 53151

EASEMENT MAP



- Overview Map
- Road Right-of-Way
 - Road ROW Ultimate
 - Zoning Boundaries
 - PUD
 - Special Conditions Apply
 - SPO
 - Zoning Wetland Registration
 - Registered Wetland
 - Outside Wetland
 - Conservation Easement
 - Electric/Gas/Cable/ATT
 - Environmental Preservation
 - Sanitary/Water
 - Stormwater
 - Transportation



0 70 140 Feet
1 in = 137 ft

JOHN STEINER REAL ESTATE ADVISOR 414.379-9644 jsteiner@boerke.com	BILL BRADLEY REAL ESTATE ADVISOR 414.364.7348 bbradley@boerke.com	JAVAUGHN PORTER REAL ESTATE ADVISOR 414.902.3350 jporter@boerke.com	DAVE FERRON COMMERCIAL REAL ESTATE BROKER 414.333.5555 dferron@boerke.com	MILWAUKEE OFFICE 731 N Jackson Street Suite 700 Milwaukee, WI 53202	MADISON OFFICE 33 E Main Street Suite 241 Madison, WI 53703
--	--	---	---	---	---

Boerke.com

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

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12695 W. NATIONAL AVENUE
NEW BERLIN, WI 53151

AREA DEMOGRAPHICS

	15 MIN DRIVETIME	30 MIN DRIVETIME
POPULATION		
Estimated Population (2023)	207,138	1.07M
Median Age (2023)	42.0	37.6
HOUSEHOLDS		
Estimated Households (2023)	93,884	448,376
Estimated Average Household Income (2023)	\$113,048	\$104,353
TOTAL ANNUAL CONSUMER EXPENDITURE		
Total Retail Expenditure	\$3.39B	\$15.17B
Apparel Expenditure	\$255.62M	\$1.15B
Entertainment Expenditure	\$411.43M	\$1.84B
Food & Beverage Expenditure	\$1.06B	\$4.73B

JOHN STEINER
REAL ESTATE ADVISOR
414.379-9644
jsteiner@boerke.com

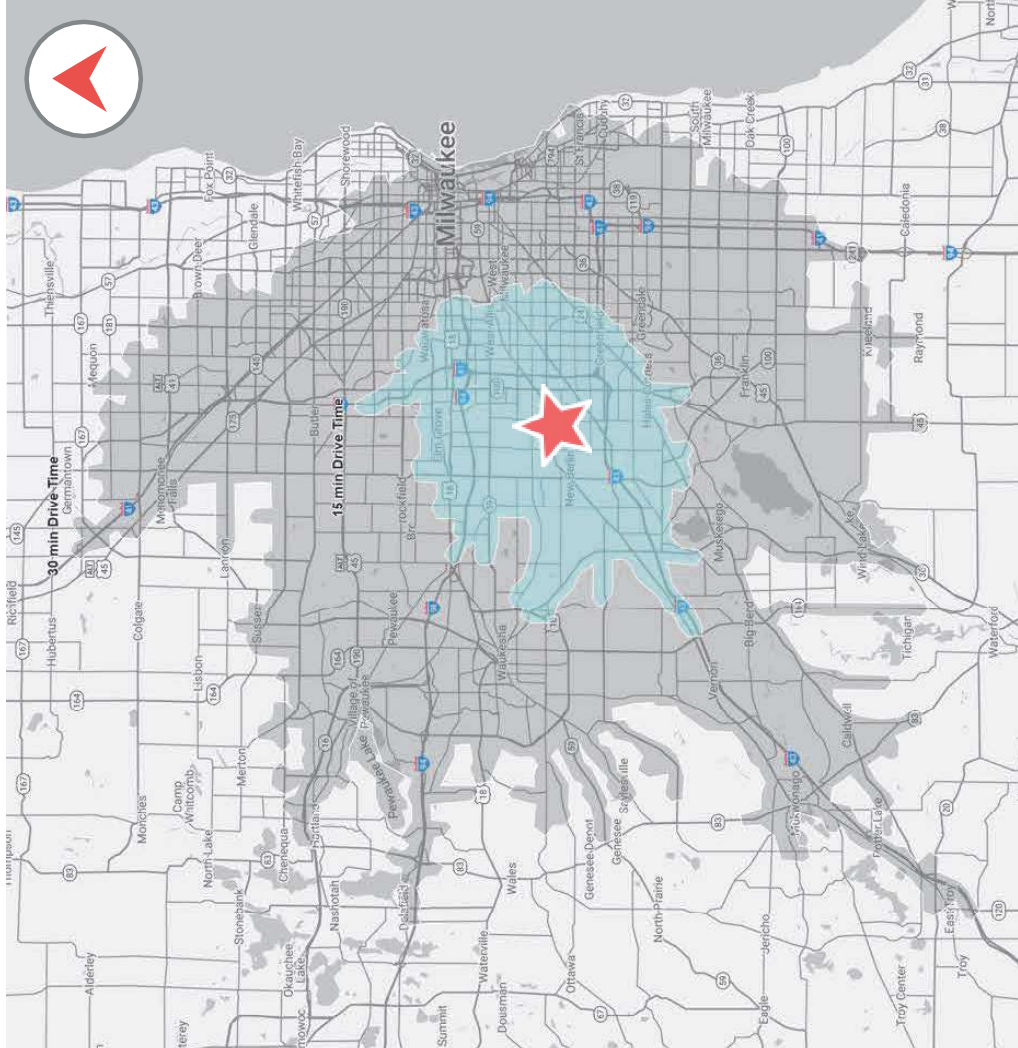
BILL BRADLEY
REAL ESTATE ADVISOR
414.364.7348
bbradley@boerke.com

JAVAUGHN PORTER
REAL ESTATE ADVISOR
414.902.3350
jporter@boerke.com

DAVE FERRON
COMMERCIAL REAL ESTATE BROKER
414.333.5555
dferron@boerke.com

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

MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703



CONTACT

INFORMATION

JOHN STEINER
REAL ESTATE ADVISOR
jsteiner@boerke.com
414.379.9644

JAVAUGHN PORTER
REAL ESTATE ADVISOR
jporter@boerke.com
414.902.3350

BILL BRADLEY
REAL ESTATE ADVISOR
bbradley@boerke.com
414.364.7348

DAVE FERRON
COMMERCIAL REAL ESTATE BROKER
dferron@boerke.com
414.333.5555

MILWAUKEE OFFICE **MADISON OFFICE**
731 N Jackson Street 33 E Main Street
Suite 700 Suite 241
Milwaukee, WI 53202 Madison, WI 53703
Boerke.com



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

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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 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 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.