FOR SALE
1220 12TH Avenue
Grafton, WI 53024

PRIME LOCATION IN GRAFTON

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Matt Medvecz
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731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
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Grafton Square Strip Mall
Washington St
13,700 AADT
Mobil

Lash Boutique
Town of Grafton City Hall

- 1505 Apartments
FIDDLEHEADS

Milwaukee Ale House

Bridge Inn

Atlas BBQ

Milwaukee River

12th Ave

15th Ave
FOR SALE
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Grafton, WI 53024

PROPERTY OVERVIEW
Building Size: ±2,360 SF
Available Space: ±2,360 SF
Year Built: 1948
Parking: Ample - Street & Lot
Lot Size: 0.121 AC
Zoning: CBD-1

FEATURES
• Excellent location in the middle of downtown Grafton
• On heavily trafficked Wisconsin Ave & 12th Ave
• Parking – private and public

ECONOMICS
Tax Key: 100960408003
Taxes (2018): $3,712.77
Sale Price: $405,000

TRAFFIC COUNTS
WASHINGTON ST 13,700 AADT
12TH AVE/WISCONSIN AVE 10,400 AADT

DEMographics
<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESTIMATED POPULATION (2018)</td>
<td>8,160</td>
<td>25,828</td>
<td>42,411</td>
</tr>
<tr>
<td>DAYTIME POPULATION</td>
<td>6,400</td>
<td>20,003</td>
<td>31,156</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESTIMATED HOUSEHOLDS (2018)</td>
<td>3,628</td>
<td>11,046</td>
<td>17,289</td>
</tr>
<tr>
<td>ESTIMATED AVERAGE HOUSEHOLD INCOME</td>
<td>$84,901</td>
<td>$115,742</td>
<td>$115,986</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL ANNUAL CONSUMER EXPENDITURE</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL RETAIL EXPENDITURE</td>
<td>$109 M</td>
<td>$407 M</td>
<td>$636 M</td>
</tr>
<tr>
<td>APPAREL EXPENDITURE</td>
<td>$7.92 M</td>
<td>$30.2 M</td>
<td>$47.3 M</td>
</tr>
<tr>
<td>ENTERTAINMENT EXPENDITURE</td>
<td>$12.9 M</td>
<td>$48.9 M</td>
<td>$76.6 M</td>
</tr>
<tr>
<td>FOOD &amp; BEVERAGE EXPENDITURE</td>
<td>$33.1 M</td>
<td>$122 M</td>
<td>$191 M</td>
</tr>
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Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

**BROKER DISCLOSURE TO CUSTOMERS**

You are the 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 the 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:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. 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**

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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

**SEX OFFENDER REGISTRY**

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**

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 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.