

FOR SALE OR LEASE

SINGLE-TENANT/MULTI-STORY OFFICE BUILDING

1410 NEWMAN ROAD

VILLAGE OF MOUNT PLEASANT, RACINE COUNTY WI



Pitts Brothers & Associates, LLC

6309 – 60th Street, Suite 100

Kenosha, WI 53144

Pittsbrothers.com

17,264 Sq. Ft.



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Lot Size

- ±2.0182 Acres, or 87,915 Sq. Ft

Building Characteristics

- Building Type Class "A" office
- Gross Leasable Area 17,264 sq. ft.
- Stories: Three (3)
- Year Built 2003 (remodeled in 2020)
- Construction Brick/precast concrete
- Parking One hundred seventeen (117) stripped spaces
- Sprinklered 100% wet sprinkler

Traffic Count

- Newman Road 4,900 vehicles per day
- Spring Street (CTH C) 17,600 vehicles per day

Property/Building Features

- Executive class "A" office building with expansive meeting room and conference area.
- Vaulted ceiling with stained glass, exposed timber beams and fireplace in the executive meeting room (3rd floor).
- Originally built in 2003, the building underwent a complete remodel in 2020.
- Adaptable building with possibility to re-tenant and lease to multiple tenants.
- Building has scenic views abutting a pond with an outdoor seating and grill area.
- Property has a high number of single-family rooftops and commercial uses in the surrounding area.

Economics

- Asking price: \$3,300,000
- Lease Rate: \$17.00 / sq. ft., NNN



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AERIAL MAP & PICTURES

17,264 SQ. FT.



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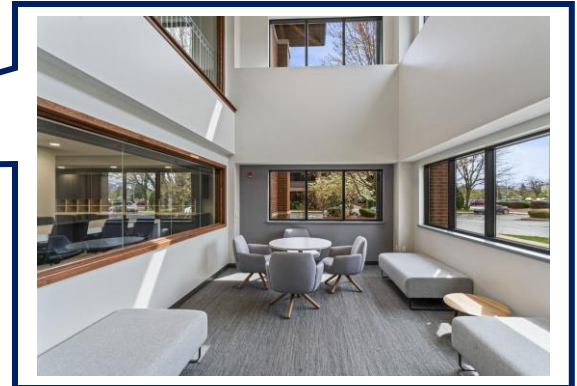
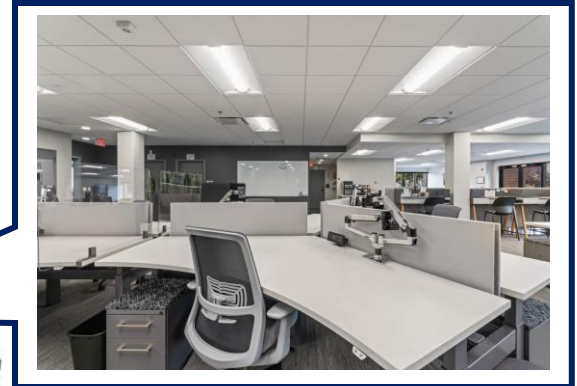
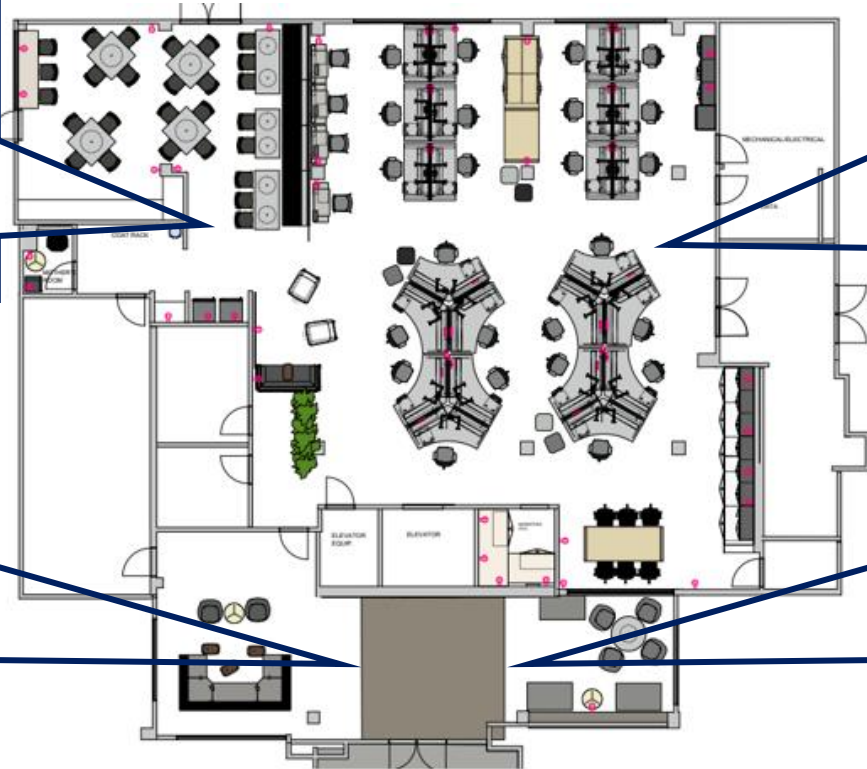
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FIRST FLOOR PLAN



6,125 SQ. FT.



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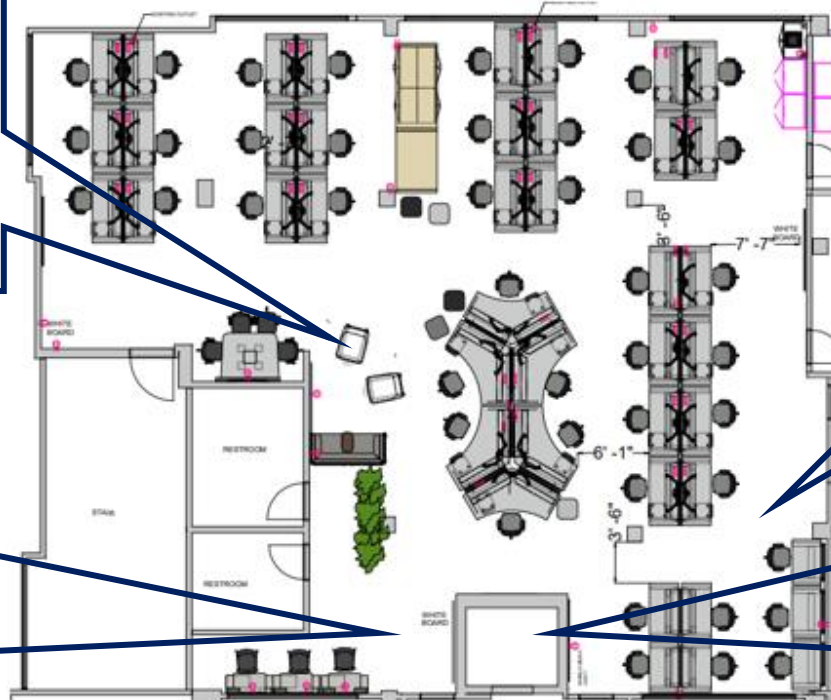
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SECOND FLOOR PLAN



5,820 SQ. FT.



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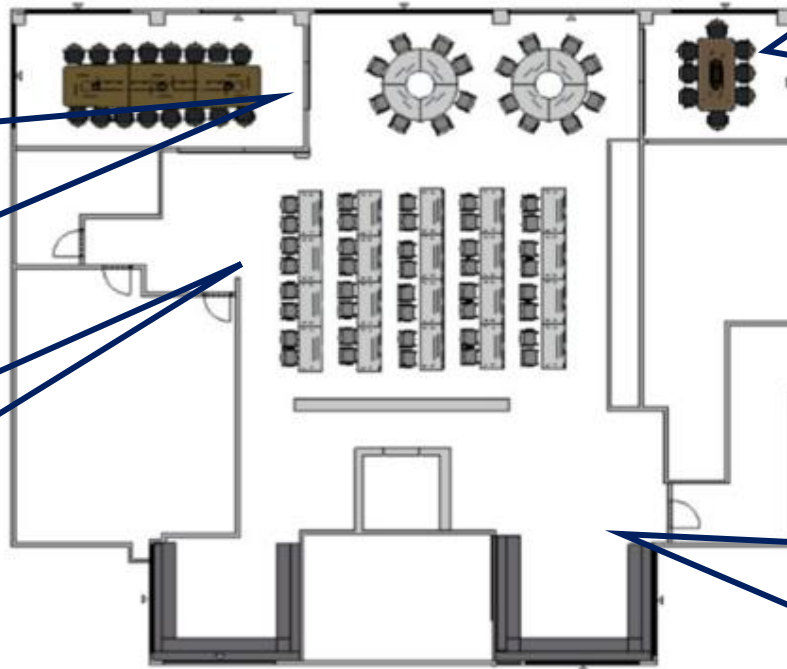
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THIRD FLOOR PLAN



5,319 SQ. FT.



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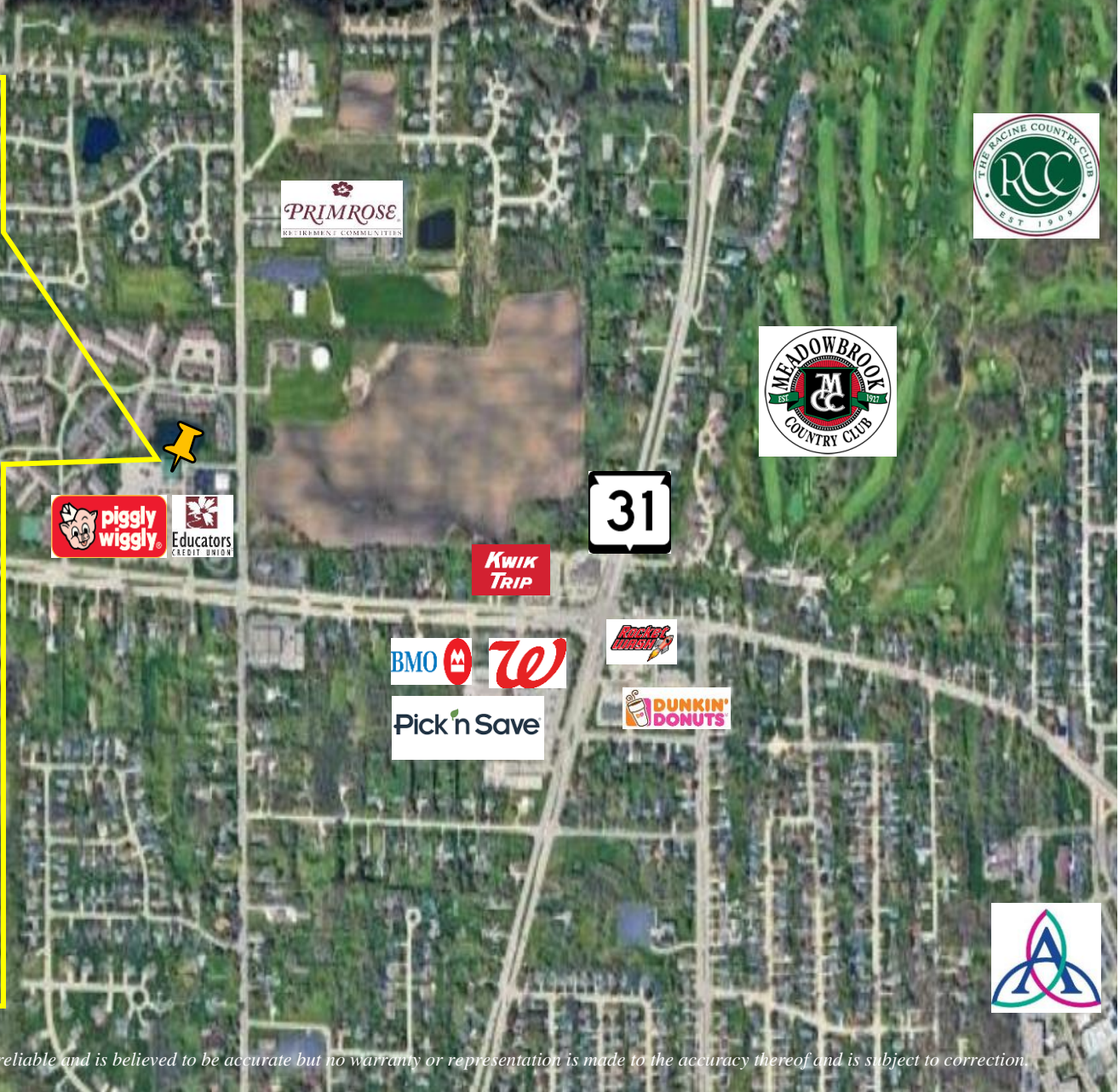
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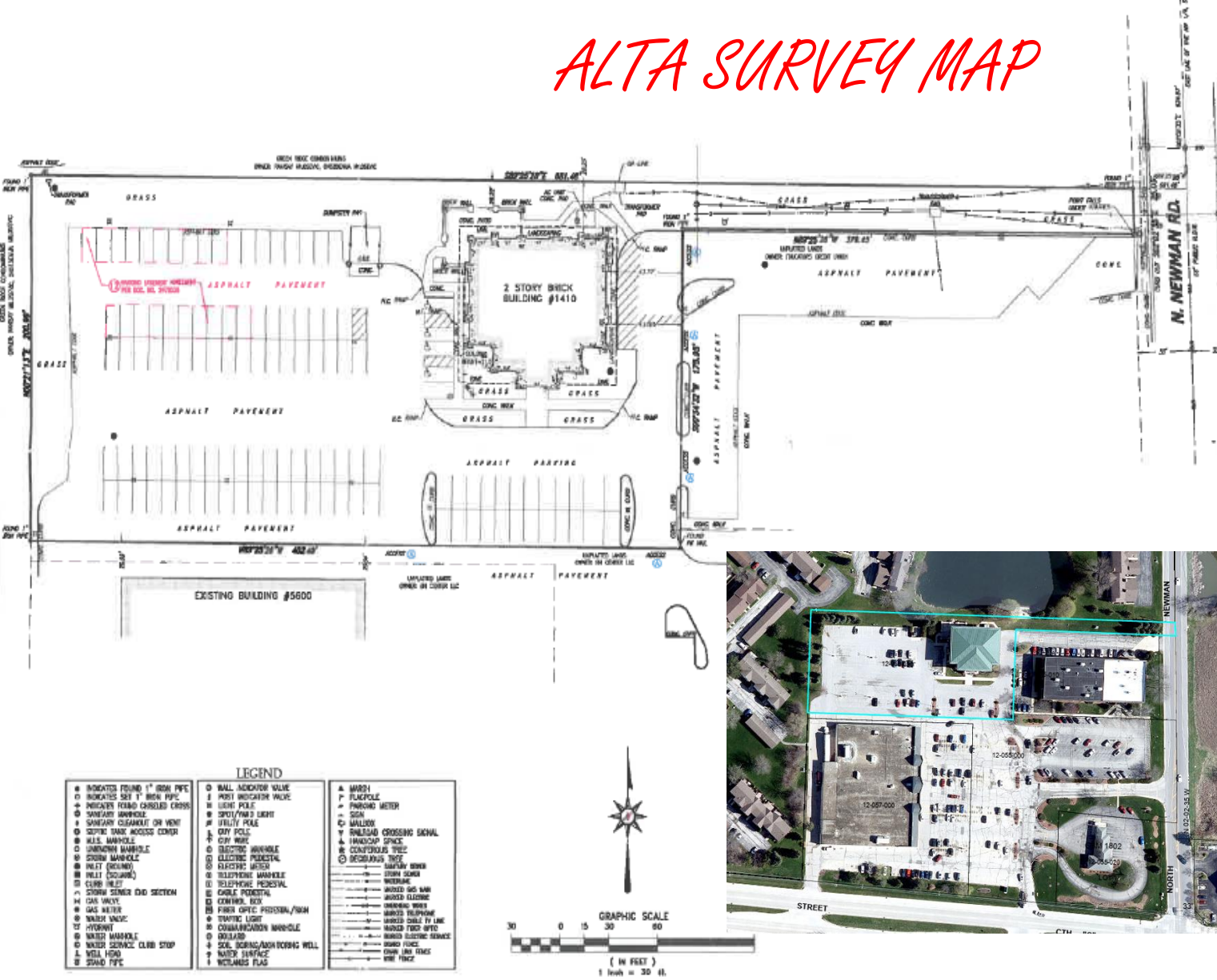


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ALTA SURVEY MAP



SITE ADDRESS
 1410 N. Newman Road, Village of Mt. Pleasant, Racine County, Wisconsin.

LEGAL DESCRIPTION
 That part of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 8 North, Range 32 East, described as follows: Commence at a point on the Northwest 1/4 line of Section 12 located South 02° 35' 02" East 629.87 feet to the North 1/4 corner of said Section; thence North 09° 23' 20" West 33.03 feet to the West line of Newman Road and the point of beginning of this easement; thence South 03° 03' 35" East 25.03 feet along said West line to a point North 09° 29' 28" West 279.49 feet; thence South 09° 32' West 124.56 feet; thence North 84° 30' 28" West 422.60 feet; thence North 05° 21' 13" East 200.96 feet; thence South 87° 35' 28" East 643.44 feet to the West line of Newman Road and the point of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin.

BASE OF BEARINGS
 Bearings are referenced to the East line of the HWY 16 which is assumed to bear S07°07'55"E.

TITLE COMMITMENT
 This survey was prepared based on First American Title Insurance Company Commitment No. M3-074537-MRG, effective date of September 9, 2011 which lists the following easements and/or restrictions from schedule A-1:
 1, 2, 3, 4, 5, 6, 8, 15 & 16 as the easements shown, if any.
 4, 6, 7, 8, 15 & 16 as the easements shown, if any.

11. Easement 5-06, Frenchton Sewerage Disposal District and Discharge Mt. Pleasant Storm Drainage District No. 1 recorded April 29, 2009 as Document No. 2316883. All other property by location, general in nature.

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Declaration of Parking Spaceman recorded on October 28, 2013, as Document No. 2478024. All other property by location, general in nature.

PARKING SPACE
 There are 137 regular parking spaces and 4 handicap spaces marked on this site.

FLOOD NOTE
 According to the Flood Insurance rate map of the County of Milwaukee, Community Flood No. 511022006E, effective date of February 1, 2019 this site falls in Zone X (Area determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
 Property is zoned B-2 (Community Business with PG Planned Development District Overlay). PG Overlay is a plan for the underlying zoning code requirements. Building setbacks and other regulations are determined by the municipal ordinance - plan or the text of an ordinance. As such they cannot be depicted hereon.

LAND AREA
 The Land Area of the subject property is 87,313 square feet or 2.0162 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, as noted plans and from plans and markings provided by Diggers Billed. See One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 2019379496.

ENCROACHMENT TABLE

ENCROACHMENT	SUBJECT PROPERTY ENCROACHED BY	REASONING	PROPERTY FOR ACCESS
A			

TO: Anita Family Limited Partnership
 First American Title Insurance Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2018 Administrative Detail Requirements for REALTORS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 5, 6, 7(a), 7(b), 8, 9, 11, 20 and 22 of Table A thereof. The field work was completed on October 1, 2019.

Date of Map: October 1, 2019

CHAPUT LAND SURVEYS
 5-135
 LAND SURVEYOR
 Donald C. Chaput
 Professional Land Surveyor
 Registration Number 5-438

CHAPUT LAND SURVEYS
 1914 W. Park Ave.
 Racine, WI 53405
 262.662.1100
 www.chaputland.com

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DEMOGRAPHICS

2-, 5- & 10-MILE RADIUS



POPULATION

2 Miles:	30,804
5 Miles:	131,687
10 Miles:	193,554



HOUSEHOLDS

2 Miles:	13,027
5 Miles:	51,515
10 Miles:	74,970



AVERAGE HH INCOME

2 Miles:	\$82,022
5 Miles:	\$75,539
10 Miles:	\$79,707



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STATE OF WISCONSIN BROKER DISCLOSURE To Non-Residential Customers Wisconsin

Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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(I) 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 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.



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The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
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. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

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

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.



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