CORNERSTONE CENTRE

MID-AMERICA®
Real Estate-Wisconsin, LLC

County Line Rd. & Appleton Ave.
Germantown WI

1,230 SF & 1,727 SF
AVAILABLE FOR LEASE

RETAIL OPPORTUNITY

CORNERSTONE CENTRE

Address

W182 N9606 Appleton Ave.
Germantown, WI 53022

Availability

1,230 SF End-Cap Retail
1,727 SF - Former Restaurant Space
Total GLA: 13,281 SF

Operational Expenses

Taxes:	$3.26 PSF
CAM/Ins:	$3.08 PSF
Total:	$6.34 PSF

Property Details

- Full access via Appleton Ave.
- 6:1 parking ratio
- Large pylon signage along Appleton Ave.
- Excellent visibility
- The County Line Road and Appleton Avenue commercial/retail corridor is one of Waukesha County's strongest retail nodes and consists of numerous large format national retailers including:

Fleet Farm, MENARDS, Walmart, metro market, Chick-fil-A

Within a 3-Mile Radius in 2025

622,785 TOTAL ANNUAL VISITS TO FLEET FARM (Placer.ai)

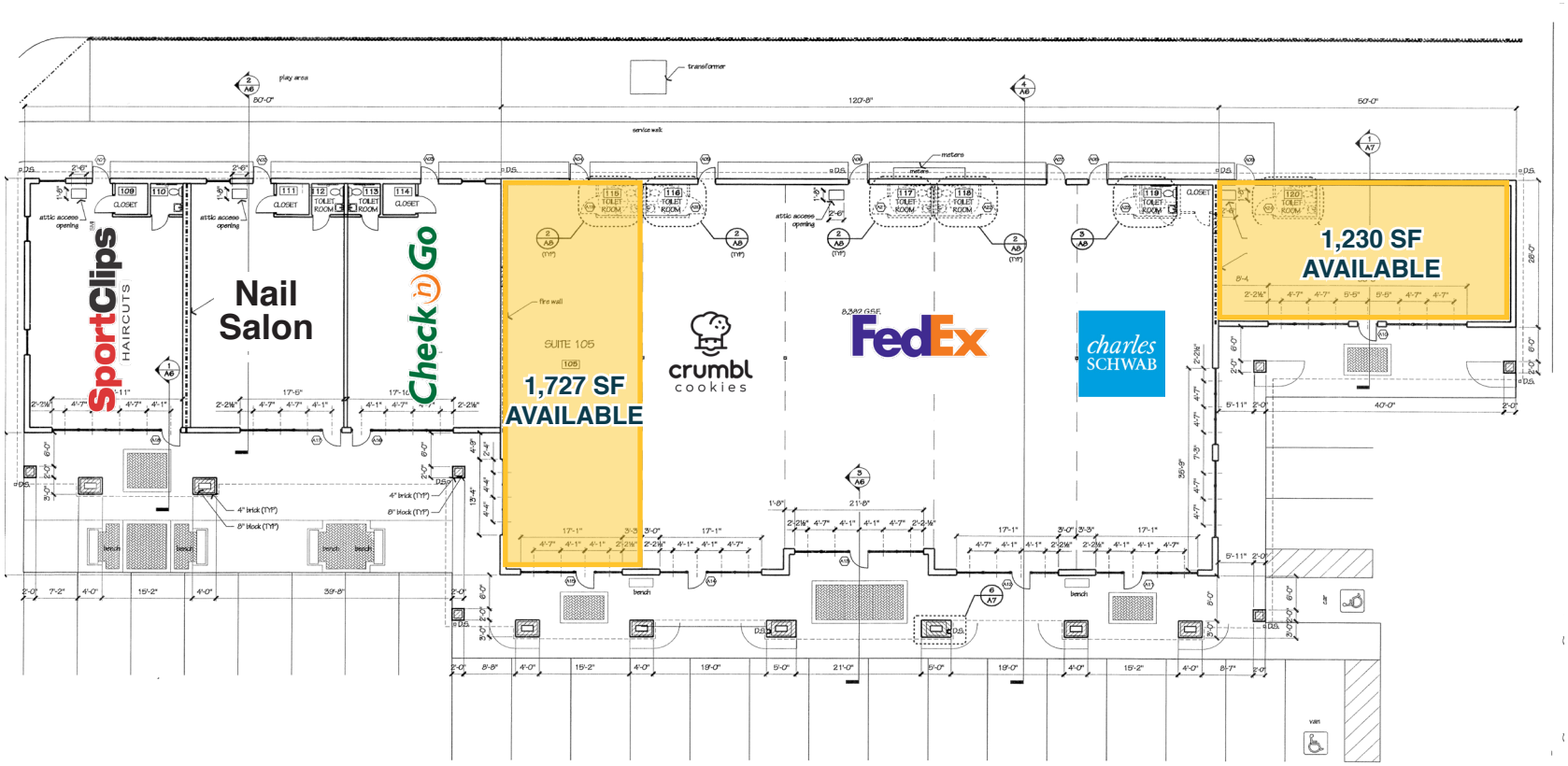
$528,954,011 RETAIL GOODS SPENDING (esri)

$65,017,063 FOOD AWAY FROM HOME (esri)

Demographics

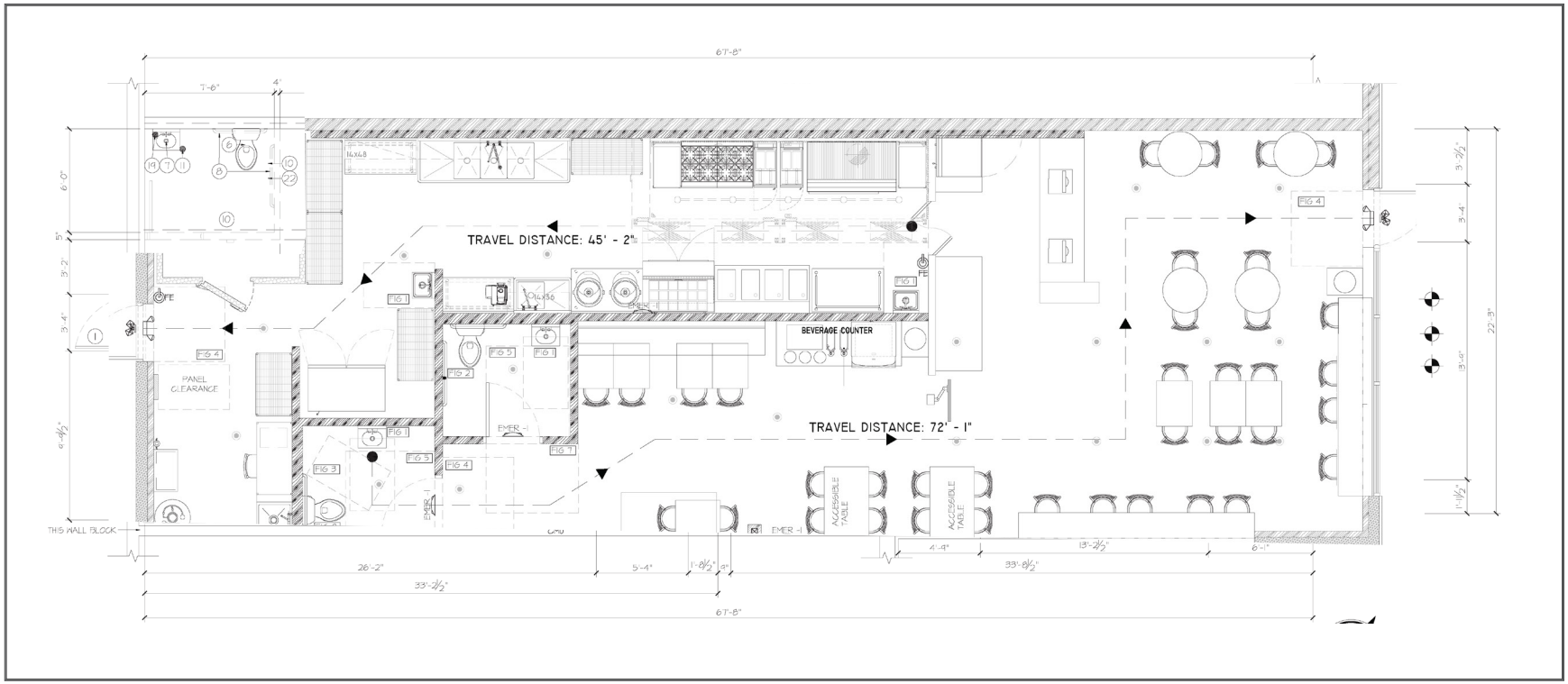
	1 MILE	3 MILES	5 MILES
POPULATION	3,316	35,471	62,032
HOUSEHOLDS	1,510	16,091	27,001
AVG HOUSE-HOLD INCOME	$113,195	$117,450	$130,180
DAYTIME POPULATION	5,388	43,066	79,111

CORNERSTONE CENTRE



SITE PLAN

CORNERSTONE CENTRE



RESTAURANT FLOOR PLAN

CORNERSTONE CENTRE

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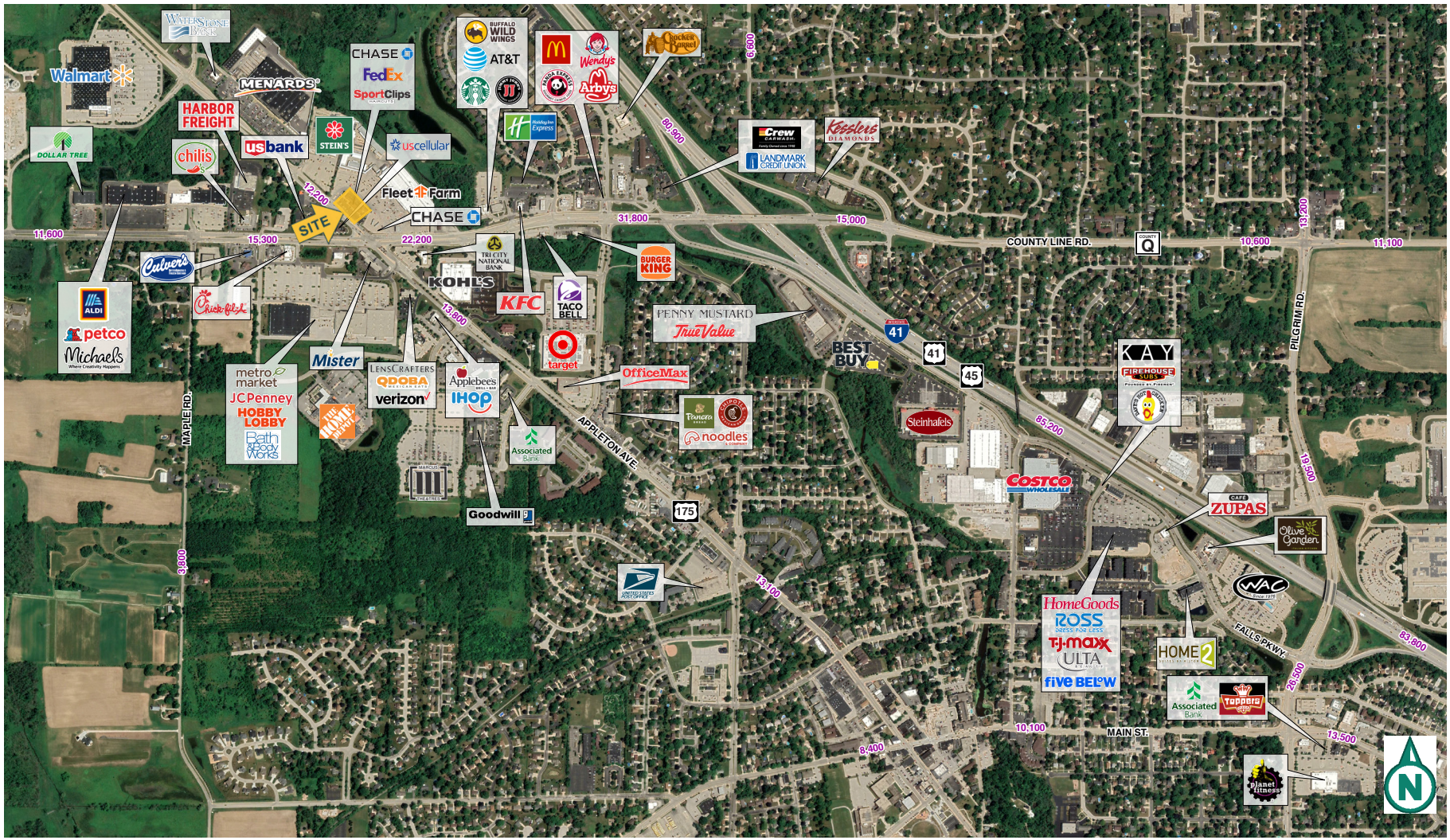

AERIAL

CORNERSTONE CENTRE

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CONTACT

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. A MEMBER OF CHAINLINKS RETAIL ADVISORS

BROKER 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:

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:

- The duty to provide 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.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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”).
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.

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.)

CONFIDENTIAL 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.