

# GRANT PARK PLAZA

## SOUTH MILWAUKEE, WI



**MID-AMERICA**<sup>®</sup>

REAL ESTATE - WISCONSIN, L.L.C.

A MEMBER OF CHAINLINKS RETAIL ADVISORS

648 N. Plankinton Ave., Suite 410

Milwaukee, WI 53203

(414) 273-4600 FAX: (414) 273-4605

www.midamericagr.com

RETAIL SHOPPING CENTER SPACE FOR LEASE



- ▶ 2901 S. CHICAGO AVENUE  
SOUTH MILWAUKEE, WISCONSIN
- ▶ ANCHOR TENANT: PICK 'N SAVE
- ▶ GLA OF 137,820 SQUARE FEET
- ▶ 1,658 SF, 2,982 SF, 5,000 SF, 6,000 SF,  
7,308 SF AND 8,366 SF AVAILABLE
- ▶ LEASE RATE IS \$16.00 - \$18.00 PSF, NNN
- ▶ NNN EXPENSES: \$4.67
- ▶ GRANT PARK PLAZA IS A RE-DEVELOPED  
PREMIER GROCERY ANCHORED SHOPPING  
CENTER FEATURING NUMEROUS NATIONAL  
TENANTS, INCLUDING PICK 'N SAVE,  
WALGREENS, BLOCKBUSTER, H & R BLOCK,  
AND ASSOCIATED BANK.



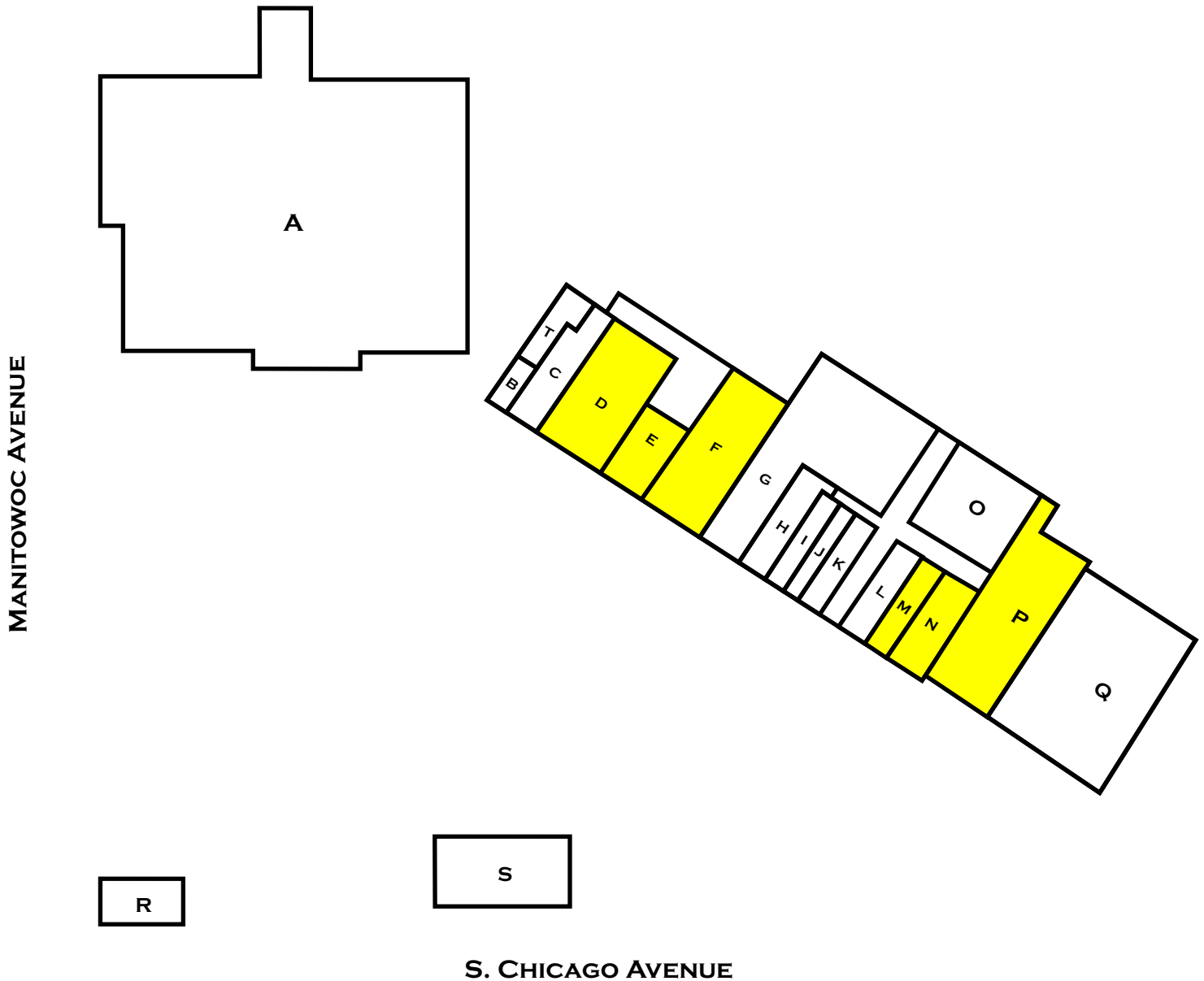
**DEMOGRAPHICS**

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2005 POPULATION	16,030	44,340	96,854
2005 MEDIAN HOUSEHOLD INCOME	\$48,472	\$52,124	\$51,068

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

**MICHAEL FITZGERALD**  
MFITZGERALD@MIDAMERICAGR.COM  
414-273-4600

**ALLISON KUCHNY**  
AKUCHNY@MIDAMERICAGR.COM  
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SUITE #	TENANT	SF
A	PICK 'N SAVE	58,730
B	CARLSON WAGONLIT TRAVEL	900
C	SAN FONG CHINESE RESTAURANT	3,006
D	AVAILABLE	7,308
E	AVAILABLE	5,000
F	AVAILABLE	6,000
G	WISCONSIN HEALTH & FITNESS	11,950
H	LECTRIC BEACH TANNING SALON	1,899
I	NAIL EXPRESS	1,196
J	GREAT CLIPS	1,200

SUITE #	TENANT	SF
K	COUSINS SUBS	1,920
L	H & R BLOCK	1,520
M	AVAILABLE	1,658
N	AVAILABLE	2,982
O	MARY LINSMEIER CHILD CARE	5,250
P	AVAILABLE	8,366
Q	WALGREENS	13,905
R	ASSOCIATED BANK	2,522
S	BLOCKBUSTER	6,600
TOTAL		137,820

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## BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### BROKER DISCLOSURE TO CUSTOMERS

You are a 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 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 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 broker will not disclose your confidential information or the 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, UNLESS THE INFORMATION MUST BE DISCLOSED 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.

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.
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 YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

#### CONFIDENTIAL INFORMATION:

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#### NON-CONFIDENTIAL INFORMATION (The following information can be disclosed by a broker):

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### DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wisconsin Statutes section 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 Wisconsin Statutes section 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 or 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.