LEASE AVAILABLE

SILVERNAIL PLAZA

2020-2030 SILVERNAIL ROAD, WAUKESHA, WI 53072

FOUNDERS 3
REAL ESTATE SERVICES



Specifications

AVAILABLE SPACE	1,680 SF; *4,715 SF potentially available*
Center Size	45,597 SF
Lease Rate	$15 PSF
Lease Term	5 Years Minimum
Buildout	Negotiable
Addt'l Charges	CAM, Ins., Taxes: Est. at $5.00 PSF

Traffic Counts

I-94	84,800 cpd
Grandview Blvd.	27,300 cpd
Silvernail Rd.	13,000 cpd

Demographics

	1 Miles	3 Miles	5 Miles
Pop.	4,939	52,139	111,350
Daytime Pop.	4,654	49,122	85,850
Median HH Inc.	$64,501	$62,649	$69,858

Contact

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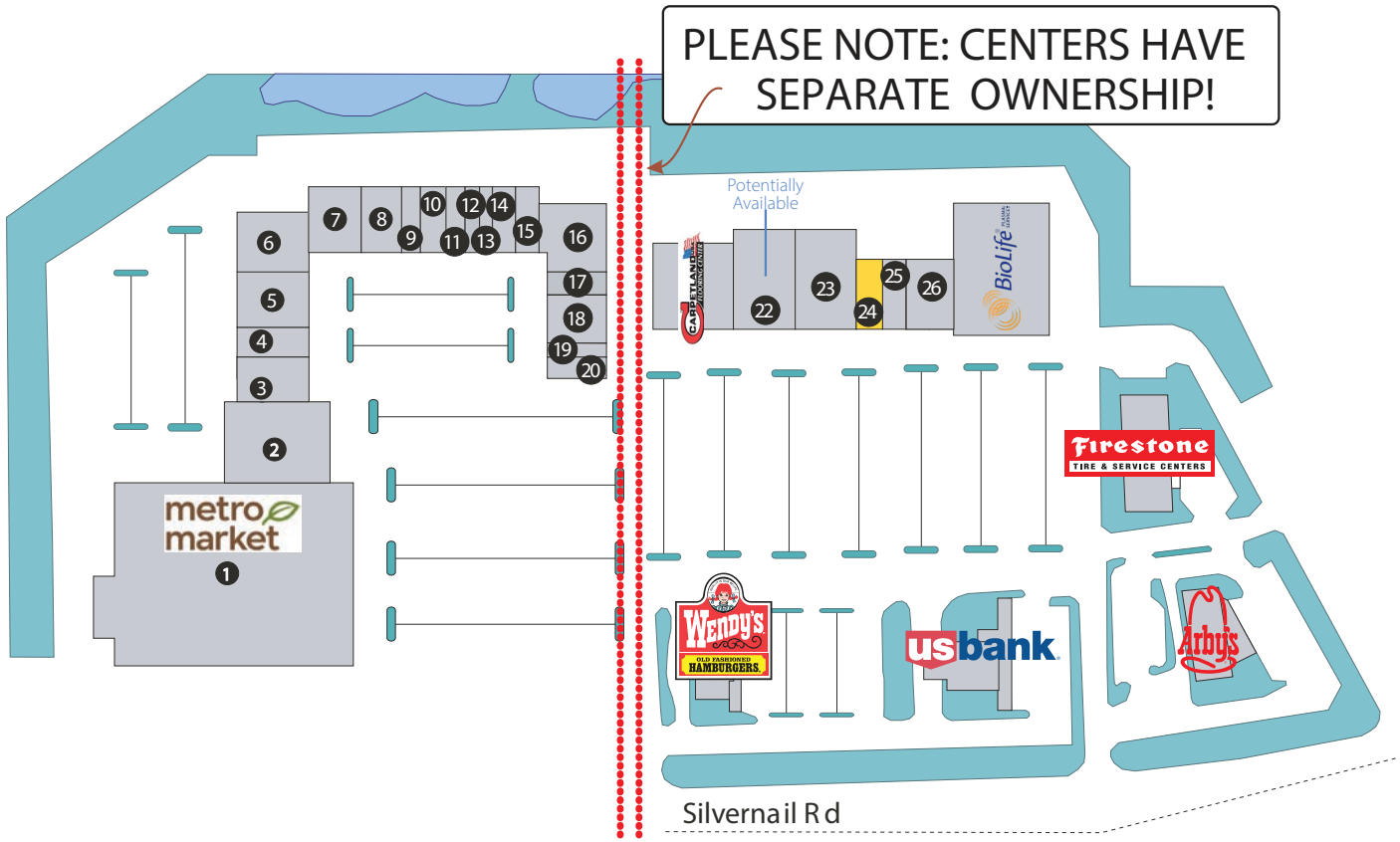
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FOUNDERS 3
REAL ESTATE SERVICES

SITE PLAN **AVAILABLE SPACE** 1,680 SF; *4,715 SF potentially available*



1	Metro Market	7	Blue Rose Dance	12	Vacant	18	The Spanish Traveler	23	Pet Essentials
2	Dollar Tree	8	Next Level Staffing	13	Spectrum Insurance	19	Star Nails	**24**	**AVAILABLE 1,680 SF**
3	Hallmark	9	Osaka	14-15	Blue Rose Ballroom	20	Cost Cutters	25	H&R Block
4	Sun Tan City	10	Salon Service Group	16	Vacant	21	Carpetland	26	Rocky Rococo's Pizza
5-6	Tap In Golf	11	Vacant	17	UPS Store	22	Potentially Available 4,715 SF	27	BioLife

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FOUNDERS 3
REAL ESTATE SERVICES

AERIAL



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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

FOUNDERS 3
REAL ESTATE SERVICES

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 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 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.

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

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 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 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 or provide that information to the Firm or its Agents by other means. 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 to 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.