SILVERNAIL PLAZA

MID-AMERICA®
Real Estate-Wisconsin, LLC

1,200 SF - 3,440 SF
AVAILABLE FOR LEASE

2100 Silvernail Road, Waukesha, WI



RETAIL OPPORTUNITY

SILVERNAIL PLAZA

Address

2100 Silvernail Road
Waukesha, WI 53186

Availability

1,200 SF
1,247 SF > can be combined
3,440 SF
Total GLA: 116,000 SF

NNN Expenses

$5.22 PSF

Traffic Counts

88,500 vpd on I-94
26,000 vpd on Grandview Blvd
13,000 vpd on Silvernail Road



Features

- Silvernail Plaza is the market leading shopping center in northern Waukesha.
- Excellent visibility from I-94 and is easily accessed from the intersection of Silvernail Road and HWY T.
- The Metro Market-anchored development is home to many national and local tenants including:

DOLLAR TREE · Hallmark · TAP IN Golf Sims & Sports Bar · The UPS Store · salon service group

2023 Total Annual Visits within:

3 MILES	5 MILES	10 MILES	10+ MILES
983.9K visits	1.6M visits	1.35M visits	1.5M visits

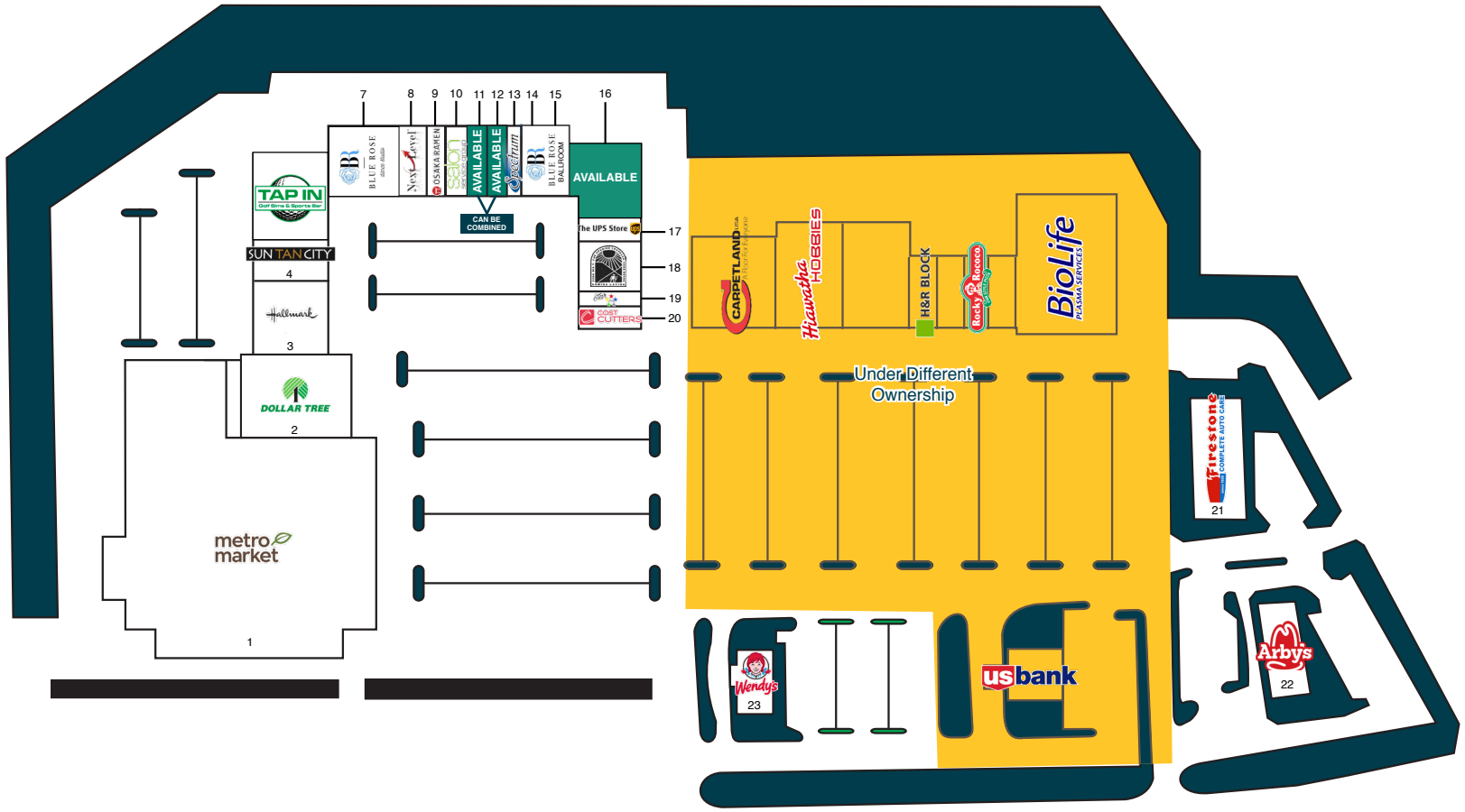
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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	4,770	48,941	109,761
HOUSEHOLDS	2,156	21,753	46,728
AVG HOUSEHOLD INCOME	$101,127	$104,045	$112,180
DAYTIME POPULATION	7,034	60,075	126,932

PROPERTY DETAILS

SILVERNAIL PLAZA

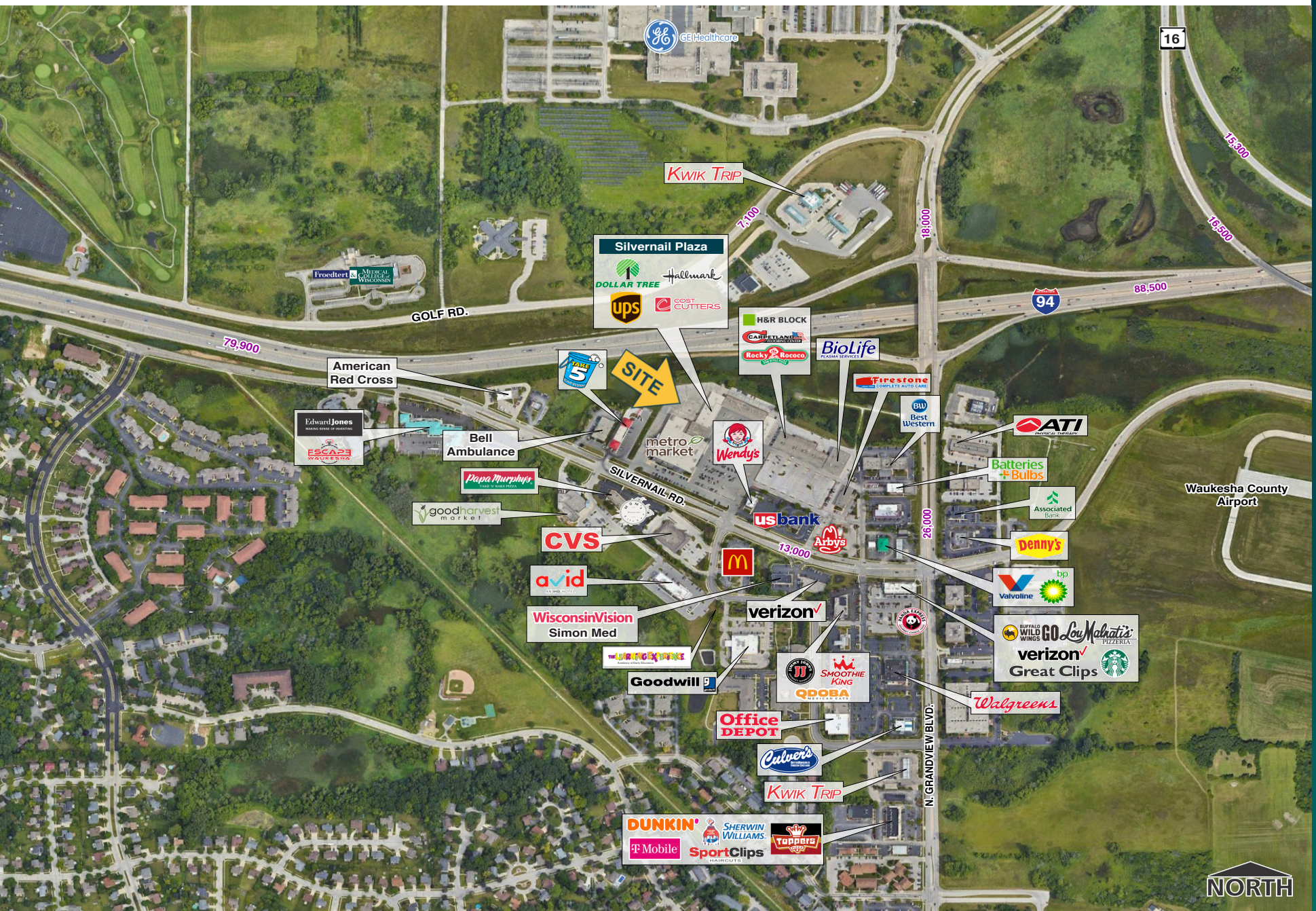


NUMBER	TENANT	SQ FT.
1	Metro Market	63,033
2	Dollar Tree	11,095
3	Fredrick's Hallmark	6,400
4	Sun Tan City	2,400
5 & 6	Tap-In Golf	6,776
7	Blue Rose Dance	5,549
8	Next Level Staffing	1,461
9	Osaka Ramen	1,400
10	Salon Service Group	2,000
11	AVAILABLE	1,200
12	AVAILABLE	1,247

NUMBER	TENANT	SQ FT.
13	Spectrum Insurance	1,000
14 & 15	Blue Rose Ballroom	3,517
16	AVAILABLE	3,440
17	The UPS Store	1,207
18	The Spanish Traveler	2,327
19	Star Nails	900
20	Cost Cutters	1,200
21	Firestone	Outlot
22	Arby's	Outlot
23	Wendy's	Outlot

SITE PLAN

SILVERNAIL PLAZA



AERIAL

SILVERNAIL PLAZA

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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 CHAIN LINKS 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.