

For Lease

CBRE

Germantown Marketplace

2,400 - 6,152 SF Available

Mequon Road & Squire Road | Germantown, WI 53022



Surrounding Area Retailers

Pick 'n Save



ACE
Hardware

DOLLAR TREE

Sendik's
FOOD MARKET

Auto
Zone

PET
SUPPLIES
PLUS

Contact Us

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Property Overview

Germantown Marketplace is a prominent neighbored retail center centrally located within Germantown, WI. The center is anchored by Pick n Save, Ace Hardware, and Dollar Tree and offers building and monument signage, ample surface parking, and multiple points of access from Mequon Rd and the community's main east/west commercial corridor. Strong surrounding population density and conveniently situated minutes from the US Highway 41/45 interchange drawing customers from Germantown and the surrounding communities.



Phase 1

- 2,400 SF
- 3,433 SF

Available Space

Phase 2

- 2,491 SF*
- 3,661 SF* Former Restaurant Space

*Suites may be combined for **6,152 SF** Contiguous.

Lease Rate

\$16.00-\$18.00 PSF NNN

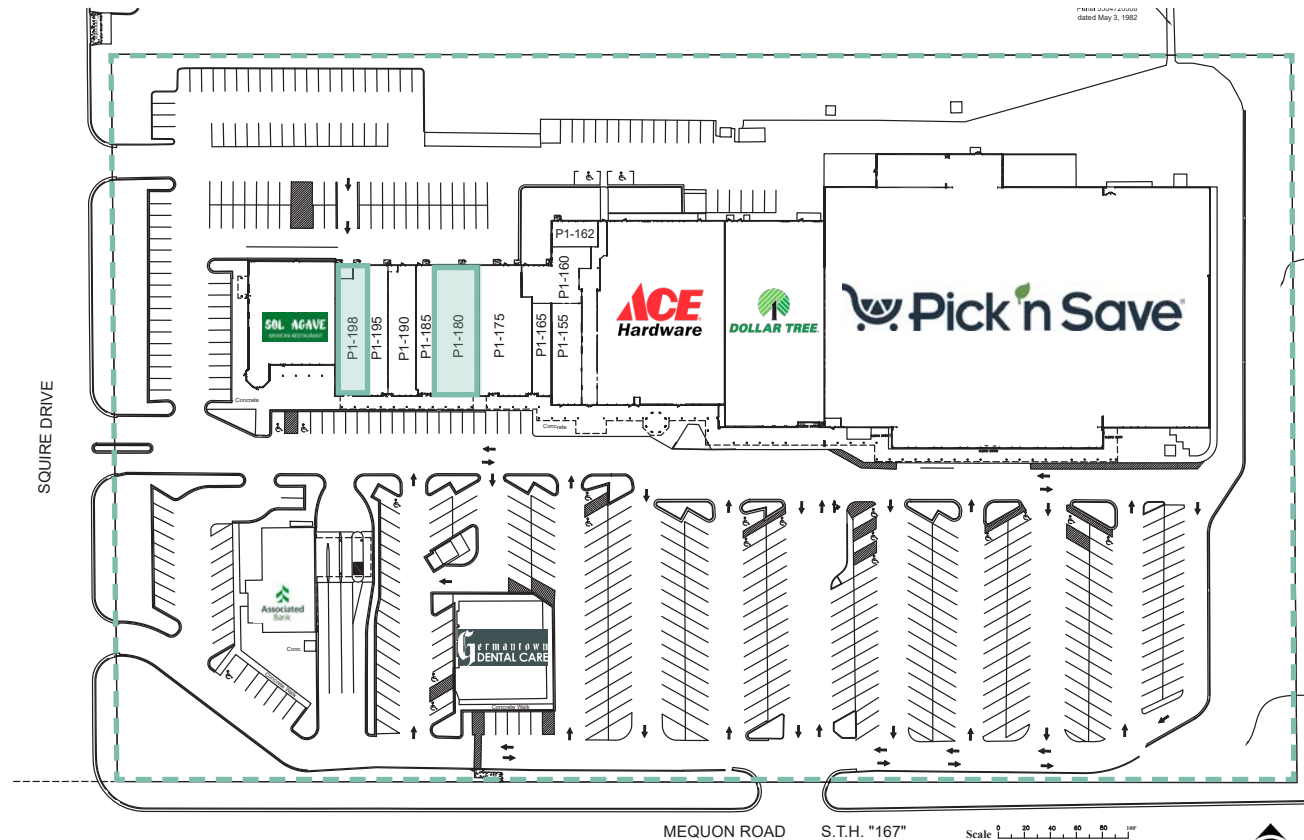
NNN Expense

\$5.70 PSF

Center GLA

106,650 SF

Phase 1 - Site Plan & Tenant List



Suite	Tenant	SF
P1-Bank	Associated Bank	3,750
P1-165	Sun Island Spa	1,159
P1-175	Tobacco Outlet Plus	3,956
P1-180	AVAILABLE	3,433
P1-185	Germantown Nails	1,400
P1-190	Allied Digital Photo	2,100
P1-195	UPS Store	1,500
P1-198	AVAILABLE	2,400
P1-199	Sol Agave	5,702
P1-105	Dollar Tree	11,515
P1-145-150	Ace Hardware	13,200
P1-160	Dr. Keith Radermache	1,324
P1-100	Pick 'n Save	58,342



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Germantown Marketplace

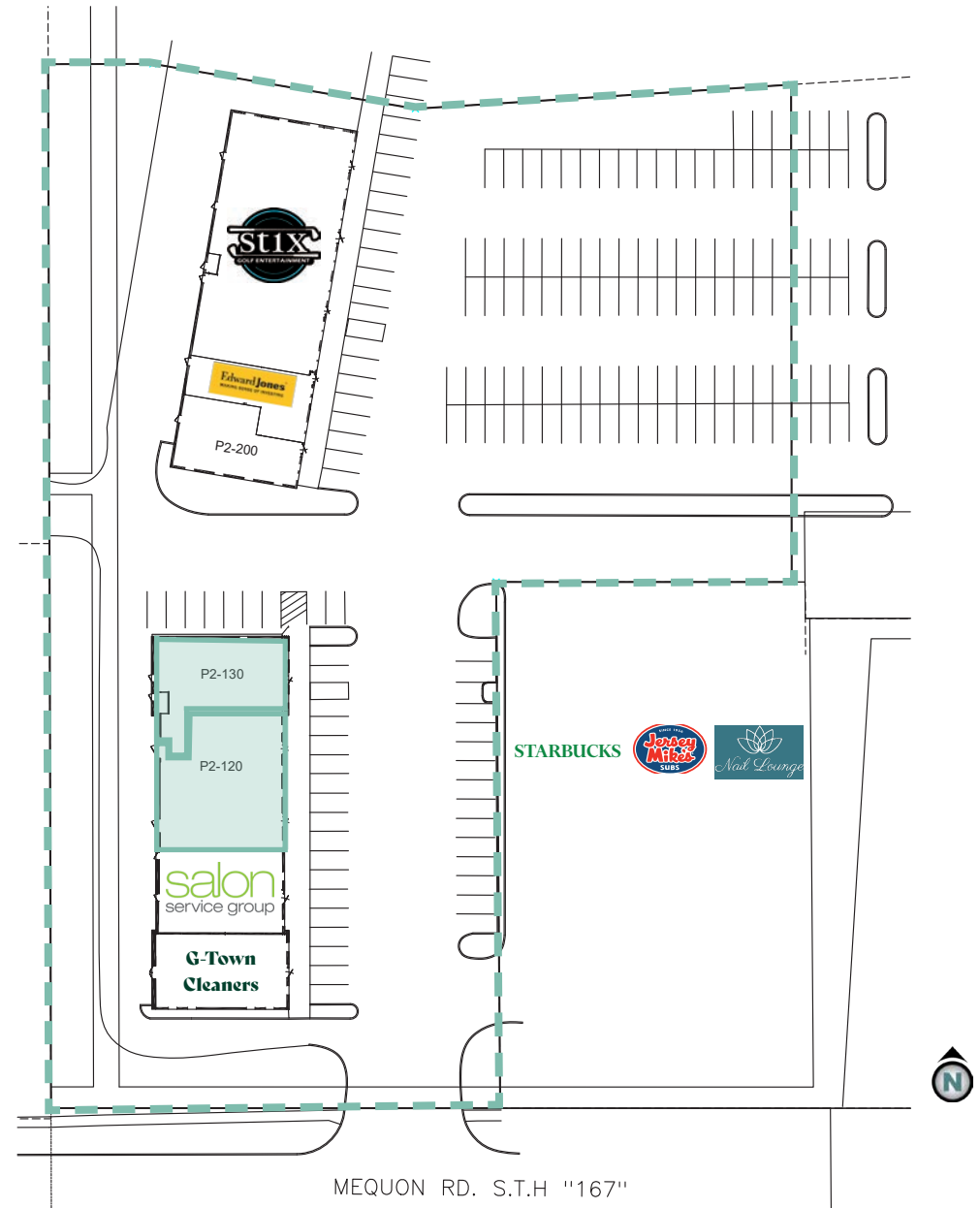
Mequon Road & Squire Road | Germantown, WI 53022

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Phase 2 - Site Plan & Tenant List

Suite	Tenant	SF
P2-100	G-Town Cleaners	2,170
P2-110-115	Salon Service Group	2,280
P2-120	AVAILABLE (Former Restaurant Space)	3,661*
P2-130	AVAILABLE	2,491*
P2-220-215	Stix Golf Entertainment	6,799
P1-180	Edward Jones	3,400
P1-200	Vital Tone Chiropractic	1,795

*Suites may be combined for **6,152 SF** Contiguous.



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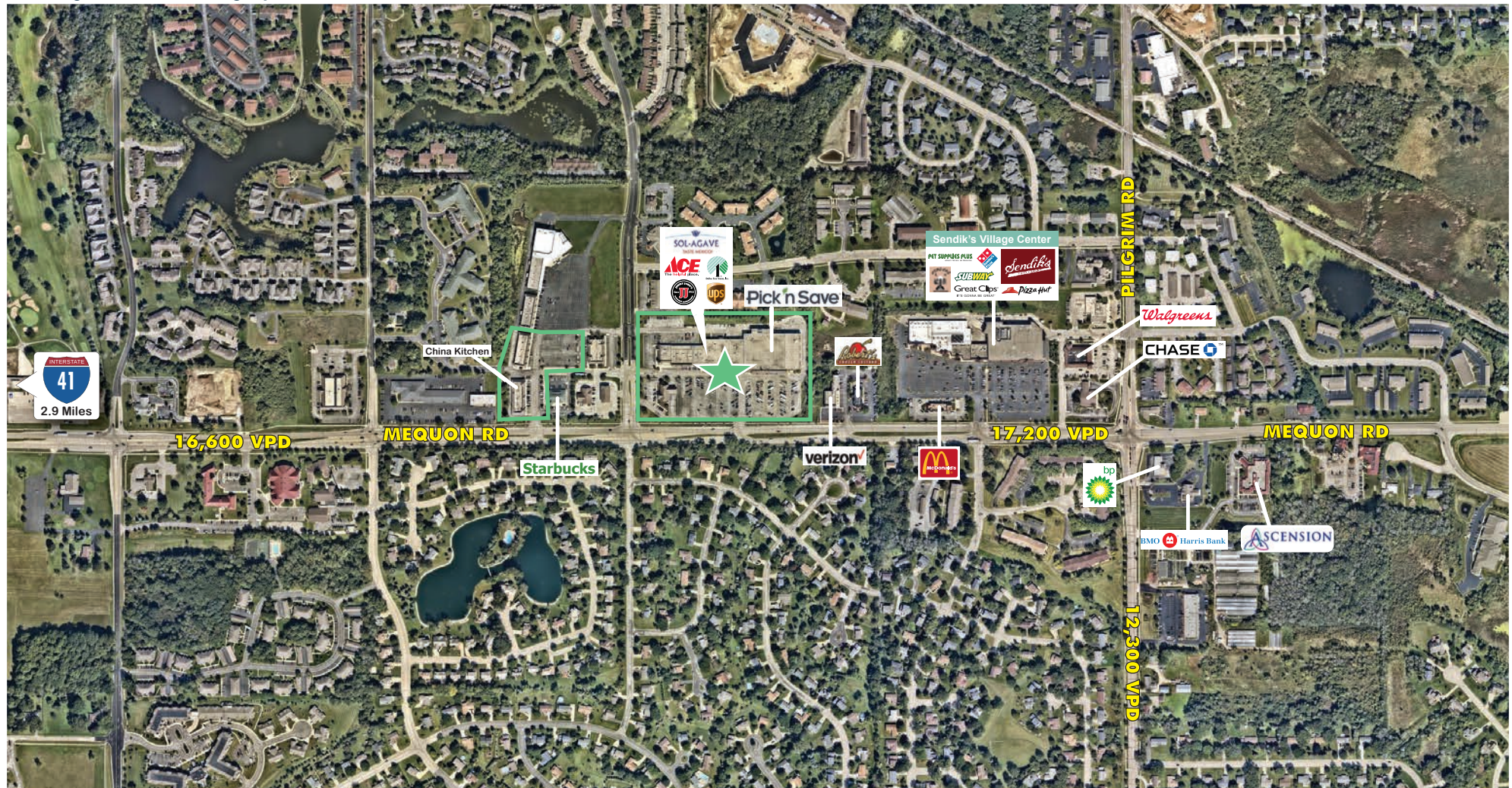
This detailed architectural floor plan illustrates a kitchen and utility area. The kitchen features a central island with a sink and a stove, a refrigerator, and a freezer. The utility room includes a washer/dryer area. The bathroom is equipped with a toilet, sink, and shower. The bedroom contains a bed and a closet. The plan also shows a central hallway and a large living area. Dimensions are provided for all rooms and features.

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Mid Flight Aerial, Demographics & Traffic Count

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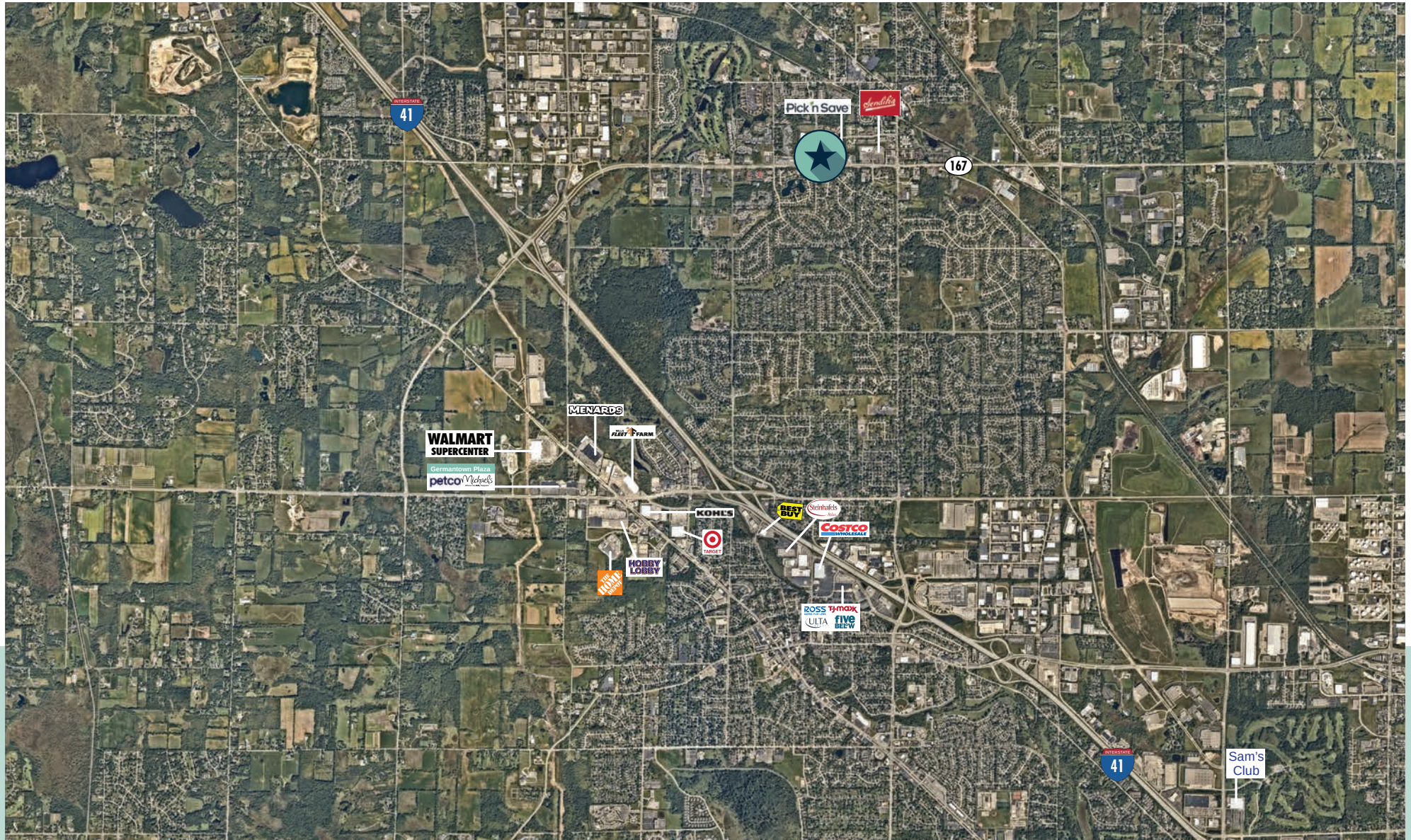


Demographics	1 Mile	3 Miles	5 Miles
Population	9,349	25,725	52,650
Avg HH Income	\$113,331	\$126,265	\$122,547
Daytime Population	8,245	34,081	65,597

Traffic Counts	VPD
Mequon Rd	17,200

High Flight Aerial

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www.cbre.com/wisconsin



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 & 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(l) 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.

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.<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.

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