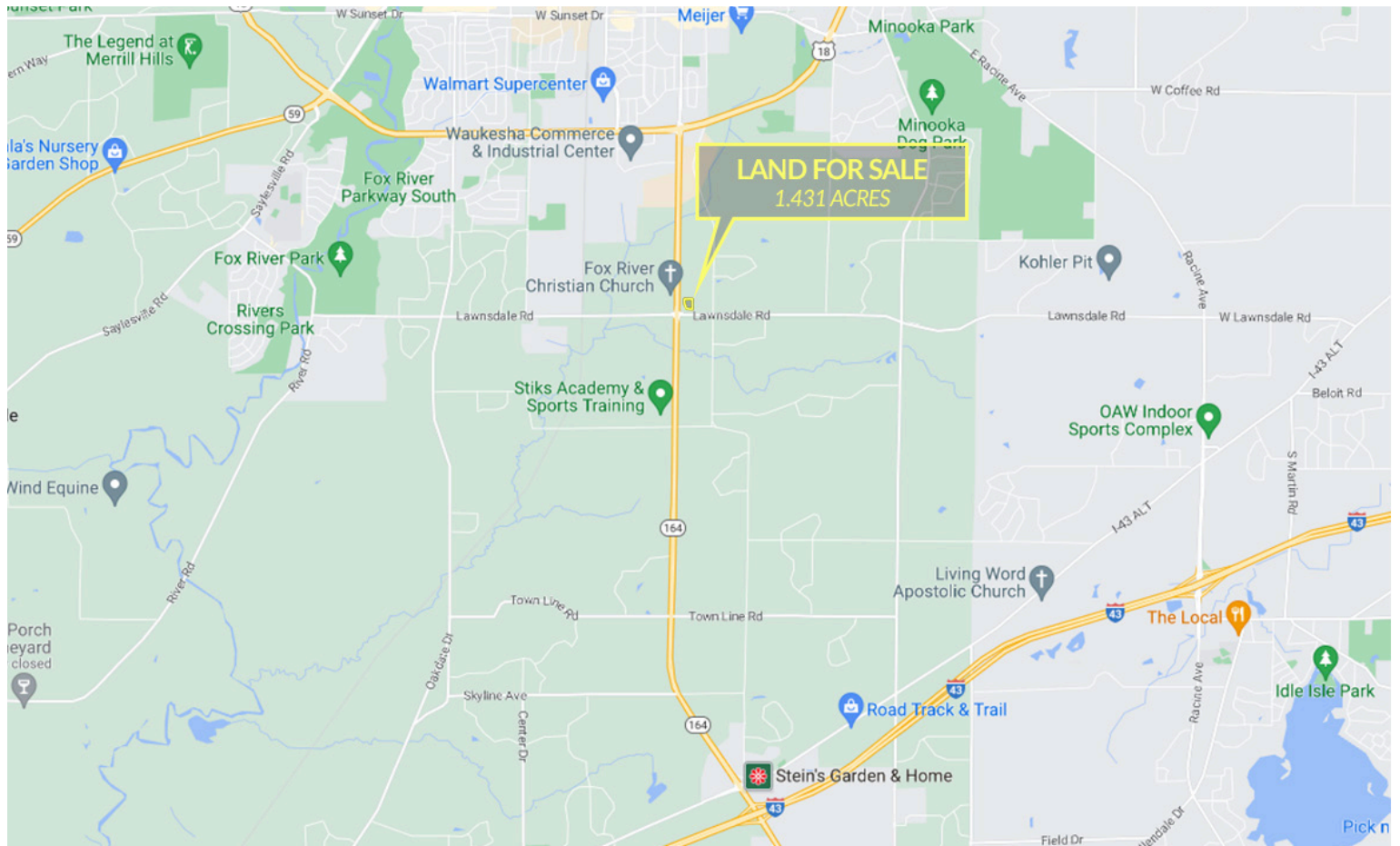


FOR SALE - APPROXIMATELY 1.431 ACRES

NE CORNER OF HWY 164 AND LAWNSDALE RD, VILLAGE OF WAUKESHA, WIS.



PROPERTY OVERVIEW

- Approximately 1.431 Acres
- Zoned B-2; Local Business District
- Private Well and Septic
- Corner Lot at Controlled Intersection
- New Charter Grade School is Adjacent to Lot
- Minutes to I-43
- Please note that ingress and egress is right turn only

PRICING

\$575,000



For more information, contact listing brokers:

MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

AERIAL



NE CORNER OF HWY 164 AND LAWNSDALE RD, VILLAGE OF WAUKESHA, WIS.



For more information, contact listing brokers:

MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

SURVEY MAP

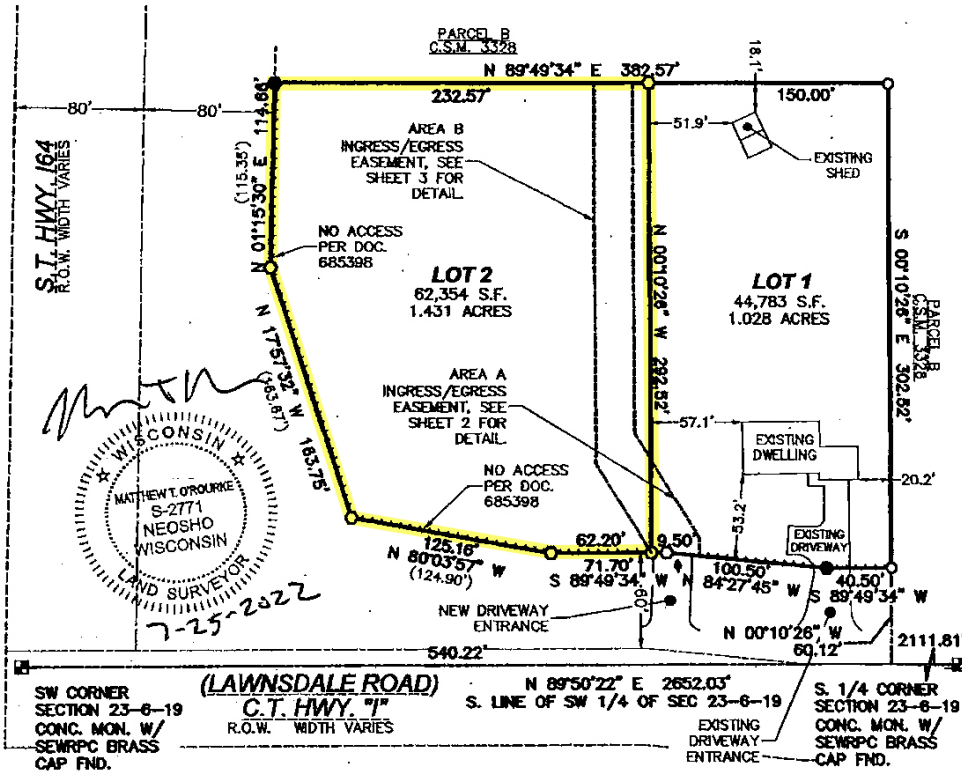
4687868

Book 127 Page 311-317



WAUKESHA CO. CERTIFIED SURVEY MAP NO. 12367

LOT 1 AND LOT 2 OF CSM 8463, BEING A REDIVISION OF PARCEL 1 OF C.S.M. 4939 PART OF THE SW 1/4 OF THE SW 1/4 SEC. 23, T6N, R19E, VILLAGE OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



NOTES:

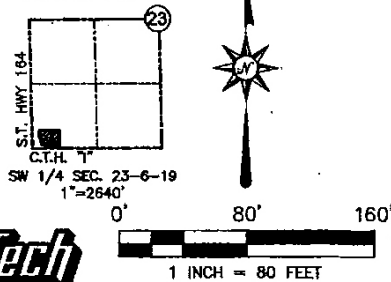
- THE EXISTING DRIVEWAY ENTRANCE WILL BE REMOVED AND VACATED UPON COMPLETION OF THE NEW DRIVEWAY ENTRANCE.
- THIS CERTIFIED SURVEY MAP REPLACES IN ITS ENTIRETY AND SUPERCEDES CERTIFIED SURVEY MAP NO. 8463, AS RECORDED OF FEBRUARY 4, 1998, IN THE OFFICE OF THE WAUKESHA COUNTY REGISTER OF DEEDS, IN VOLUME 74 OF CERTIFIED SURVEY MAPS ON PAGES 134-136 AS DOCUMENT NO. 2286033. THIS CERTIFIED SURVEY MAP DECLARES NULL AND VOID AND VACATES ANY AND ALL PRIOR RESTRICTIONS, RECORDED OR UNRECORDED, AFFECTING LOT 1 AND 2 ON THIS CERTIFIED SURVEY MAP, INCLUDING BUT NOT LIMITED TO, ANY AND ALL VEHICULAR ACCESS RESTRICTIONS TO AND FROM C.T.H. "I" (LAWNSDALE ROAD).
- SEE SHEET 2 FOR DRIVEWAY AND AREA A INGRESS/EGRESS EASEMENT DETAIL.
- SEE SHEET 3 FOR AREA B INGRESS/EGRESS EASEMENT DETAIL.
- LOT 1, HOUSE = 2051 S.F., SHED 196 S.F.

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SEC. 23-6-19 MEASURED AS N89°50'22"E.

LEGEND

- SECTION CORNER MONUMENT
- DOT MONUMENT
- FOUND 3/4 REBAR OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1,502 LBS/FT.
- ◆ APPROVED ACCESS POINT FOR LOTS 1 & 2

VICINITY MAP



PREPARED FOR:
MATT ZIRPOLI
Z. SALON SUITES, LLC.
FOX RIVER CIRCLE
WAUKESHA, WI. 53189



LAND SURVEYING • LAND PLANNING
1111 W. 2ND STREET
OOSHONGWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV 02/10/2022
REV 01/24/2021
REV 09/29/2021
DATED 09/17/2021
JOB# 20205
SHEET 1 OF 7

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'Rourke, S-2771



For more information, contact listing brokers:

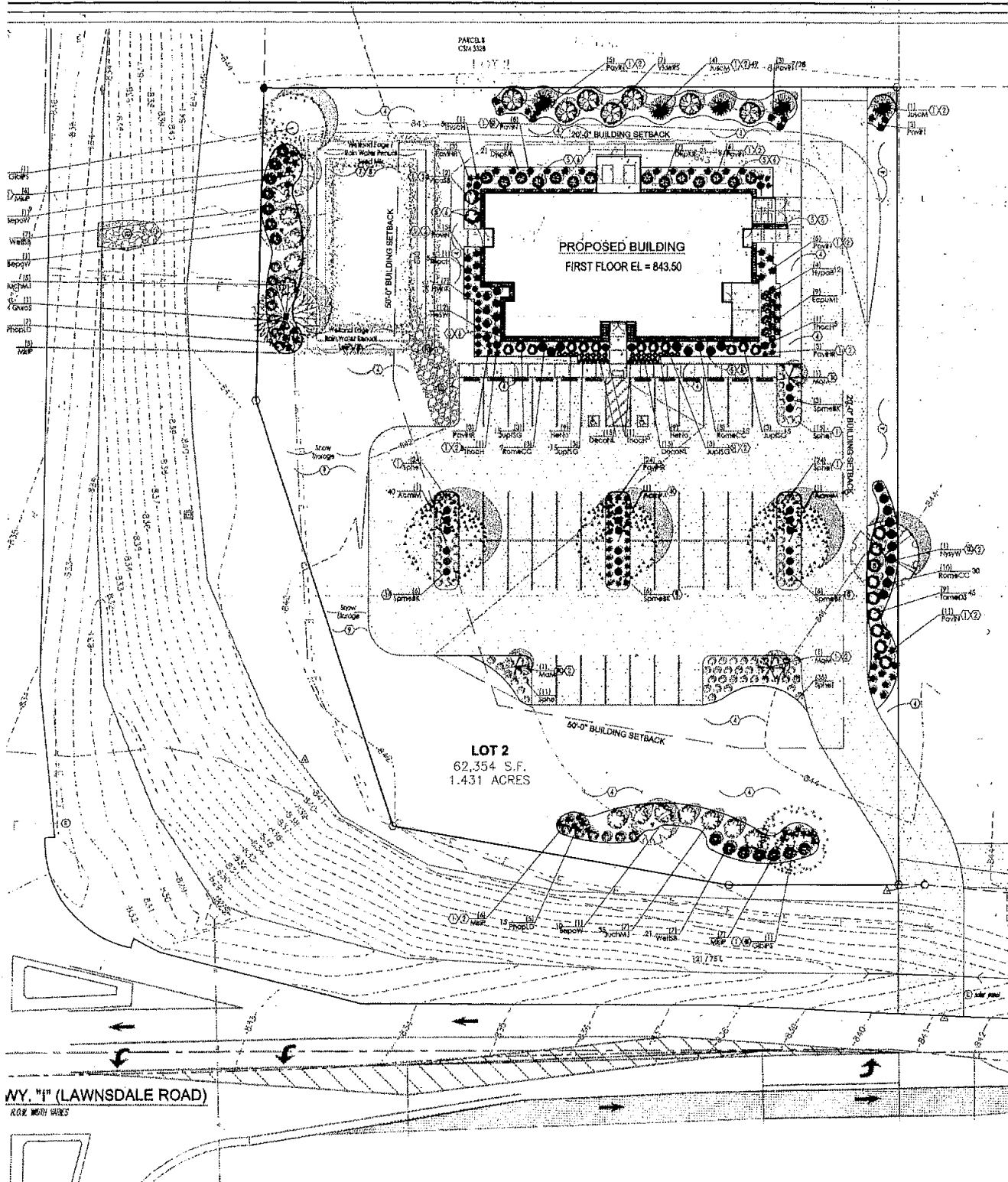
MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

NE CORNER OF HWY 164 AND LAWNSDALE RD, VILLAGE OF WAUKESHA, WIS.

SAMPLE SITE PLAN

NE CORNER OF HWY 164 AND LAWNSDALE RD, VILLAGE OF WAUKESHA, WIS.



For more information, contact listing brokers:
MATTHEW QUEST **KEVIN CRARY**
 mquest@capital-cre.com kcrary@capital-cre.com

TRAFFIC COUNTS



NE CORNER OF HWY 164 AND LAWNSDALE RD, VILLAGE OF WAUKESHA, WIS.



For more information, contact listing brokers:

MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

Demographic Detail Report

Lot 2 NE Corner lot Lawnsdale and 164

8463 Vol 74/134 Lawnsdale Rd, Waukesha, WI 53189

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	1,035	32,475	87,185
2022 Estimate	1,015	31,737	85,100
2010 Census	1,017	31,219	83,140
Growth 2022 - 2027	1.97%	2.33%	2.45%
Growth 2010 - 2022	-0.20%	1.66%	2.36%
2022 Population by Age			
	1,015	31,737	85,100
Age 0 - 4	51 5.02%	1,847 5.82%	4,892 5.75%
Age 5 - 9	53 5.22%	2,008 6.33%	5,244 6.16%
Age 10 - 14	57 5.62%	2,121 6.68%	5,398 6.34%
Age 15 - 19	63 6.21%	2,117 6.67%	5,294 6.22%
Age 20 - 24	61 6.01%	1,896 5.97%	4,788 5.63%
Age 25 - 29	56 5.52%	1,751 5.52%	4,645 5.46%
Age 30 - 34	54 5.32%	1,865 5.88%	5,186 6.09%
Age 35 - 39	55 5.42%	2,183 6.88%	6,148 7.22%
Age 40 - 44	55 5.42%	2,225 7.01%	6,170 7.25%
Age 45 - 49	58 5.71%	2,024 6.38%	5,480 6.44%
Age 50 - 54	67 6.60%	1,958 6.17%	5,242 6.16%
Age 55 - 59	81 7.98%	2,093 6.59%	5,600 6.58%
Age 60 - 64	86 8.47%	2,111 6.65%	5,667 6.66%
Age 65 - 69	76 7.49%	1,852 5.84%	4,985 5.86%
Age 70 - 74	61 6.01%	1,488 4.69%	4,032 4.74%
Age 75 - 79	40 3.94%	1,023 3.22%	2,819 3.31%
Age 80 - 84	23 2.27%	617 1.94%	1,746 2.05%
Age 85+	19 1.87%	559 1.76%	1,764 2.07%
Age 65+	219 21.58%	5,539 17.45%	15,346 18.03%
Median Age	45.30	40.20	40.80
Average Age	42.80	39.70	40.30

NE CORNER OF HWY 164 AND LAWNSDALE RD, VILLAGE OF WAUKESHA, WIS.



For more information, contact listing brokers:

MATTHEW QUEST
 mquest@capital-cre.com

KEVIN CRARY
 kcrary@capital-cre.com

Demographic Detail Report

Lot 2 NE Corner lot Lawnsdale and 164

8463 Vol 74/134 Lawnsdale Rd, Waukesha, WI 53189

Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	1,015		31,737		85,100	
White	949	93.50%	28,749	90.59%	77,464	91.03%
Black	13	1.28%	932	2.94%	2,364	2.78%
Am. Indian & Alaskan	5	0.49%	174	0.55%	438	0.51%
Asian	36	3.55%	1,139	3.59%	2,906	3.41%
Hawaiian & Pacific Island	0	0.00%	39	0.12%	92	0.11%
Other	12	1.18%	704	2.22%	1,835	2.16%
Population by Hispanic Origin	1,015		31,737		85,100	
Non-Hispanic Origin	963	94.88%	28,097	88.53%	74,659	87.73%
Hispanic Origin	52	5.12%	3,640	11.47%	10,441	12.27%
2022 Median Age, Male	44.10		39.30		40.10	
2022 Average Age, Male	42.20		38.90		39.50	
2022 Median Age, Female	46.30		41.00		41.50	
2022 Average Age, Female	43.40		40.50		41.10	
2022 Population by Occupation Classification	842		25,338		68,501	
Civilian Employed	591	70.19%	17,665	69.72%	46,095	67.29%
Civilian Unemployed	33	3.92%	873	3.45%	2,029	2.96%
Civilian Non-Labor Force	215	25.53%	6,775	26.74%	20,352	29.71%
Armed Forces	3	0.36%	25	0.10%	25	0.04%
Households by Marital Status						
Married	273		7,013		17,856	
Married No Children	159		3,937		10,372	
Married w/Children	114		3,076		7,484	
2022 Population by Education	779		23,405		63,992	
Some High School, No Diploma	36	4.62%	1,478	6.31%	4,280	6.69%
High School Grad (Incl Equivalency)	167	21.44%	4,877	20.84%	14,984	23.42%
Some College, No Degree	237	30.42%	6,614	28.26%	18,569	29.02%
Associate Degree	48	6.16%	1,655	7.07%	4,508	7.04%
Bachelor Degree	238	30.55%	6,116	26.13%	15,103	23.60%
Advanced Degree	53	6.80%	2,665	11.39%	6,548	10.23%



For more information, contact listing brokers:

MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

Demographic Detail Report

Lot 2 NE Corner lot Lawnsdale and 164

8463 Vol 74/134 Lawnsdale Rd, Waukesha, WI 53189

Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	1,098		32,888		85,381	
Real Estate & Finance	38	3.46%	1,269	3.86%	3,420	4.01%
Professional & Management	327	29.78%	9,272	28.19%	23,271	27.26%
Public Administration	12	1.09%	415	1.26%	1,057	1.24%
Education & Health	84	7.65%	4,029	12.25%	10,528	12.33%
Services	62	5.65%	2,066	6.28%	6,676	7.82%
Information	1	0.09%	273	0.83%	619	0.72%
Sales	151	13.75%	4,265	12.97%	10,515	12.32%
Transportation	2	0.18%	99	0.30%	527	0.62%
Retail	53	4.83%	1,993	6.06%	5,218	6.11%
Wholesale	37	3.37%	544	1.65%	1,305	1.53%
Manufacturing	150	13.66%	3,365	10.23%	8,293	9.71%
Production	79	7.19%	2,620	7.97%	6,726	7.88%
Construction	30	2.73%	991	3.01%	3,139	3.68%
Utilities	21	1.91%	855	2.60%	1,873	2.19%
Agriculture & Mining	4	0.36%	43	0.13%	154	0.18%
Farming, Fishing, Forestry	0	0.00%	12	0.04%	72	0.08%
Other Services	47	4.28%	777	2.36%	1,988	2.33%
2022 Worker Travel Time to Job	562		17,015		44,357	
<30 Minutes	363	64.59%	11,581	68.06%	30,465	68.68%
30-60 Minutes	156	27.76%	4,955	29.12%	12,272	27.67%
60+ Minutes	43	7.65%	479	2.82%	1,620	3.65%
2010 Households by HH Size	358		11,741		32,342	
1-Person Households	45	12.57%	2,494	21.24%	8,507	26.30%
2-Person Households	140	39.11%	4,228	36.01%	11,307	34.96%
3-Person Households	65	18.16%	2,054	17.49%	5,216	16.13%
4-Person Households	68	18.99%	1,852	15.77%	4,519	13.97%
5-Person Households	29	8.10%	745	6.35%	1,808	5.59%
6-Person Households	6	1.68%	255	2.17%	681	2.11%
7 or more Person Households	5	1.40%	113	0.96%	304	0.94%
2022 Average Household Size	2.80		2.60		2.50	
Households						
2027 Projection	367		12,253		34,065	
2022 Estimate	359		11,967		33,226	
2010 Census	358		11,741		32,341	
Growth 2022 - 2027	2.23%		2.39%		2.53%	
Growth 2010 - 2022	0.28%		1.92%		2.74%	



For more information, contact listing brokers:

MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

Demographic Detail Report

Lot 2 NE Corner lot Lawnsdale and 164

8463 Vol 74/134 Lawnsdale Rd, Waukesha, WI 53189

Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	358	11,970	33,225
<\$25,000	17 4.75%	1,433 11.97%	4,929 14.84%
\$25,000 - \$50,000	34 9.50%	1,584 13.23%	5,442 16.38%
\$50,000 - \$75,000	66 18.44%	2,224 18.58%	6,017 18.11%
\$75,000 - \$100,000	40 11.17%	1,700 14.20%	4,636 13.95%
\$100,000 - \$125,000	40 11.17%	1,493 12.47%	4,006 12.06%
\$125,000 - \$150,000	37 10.34%	1,160 9.69%	2,701 8.13%
\$150,000 - \$200,000	69 19.27%	1,484 12.40%	3,302 9.94%
\$200,000+	55 15.36%	892 7.45%	2,192 6.60%
2022 Avg Household Income	\$133,640	\$103,314	\$94,580
2022 Med Household Income	\$113,749	\$85,941	\$76,211
2022 Occupied Housing	359	11,967	33,226
Owner Occupied	317 88.30%	8,827 73.76%	22,687 68.28%
Renter Occupied	42 11.70%	3,140 26.24%	10,539 31.72%
2010 Housing Units	382	12,524	34,949
1 Unit	345 90.31%	9,152 73.08%	24,175 69.17%
2 - 4 Units	9 2.36%	1,619 12.93%	3,702 10.59%
5 - 19 Units	16 4.19%	1,174 9.37%	3,281 9.39%
20+ Units	12 3.14%	579 4.62%	3,791 10.85%
2022 Housing Value	317	8,828	22,686
<\$100,000	2 0.63%	356 4.03%	856 3.77%
\$100,000 - \$200,000	7 2.21%	1,870 21.18%	5,358 23.62%
\$200,000 - \$300,000	77 24.29%	3,319 37.60%	8,884 39.16%
\$300,000 - \$400,000	139 43.85%	2,225 25.20%	4,782 21.08%
\$400,000 - \$500,000	45 14.20%	591 6.69%	1,530 6.74%
\$500,000 - \$1,000,000	47 14.83%	467 5.29%	1,235 5.44%
\$1,000,000+	0 0.00%	0 0.00%	41 0.18%
2022 Median Home Value	\$352,158	\$265,923	\$257,732
2022 Housing Units by Yr Built	381	12,554	35,033
Built 2010+	13 3.41%	403 3.21%	1,311 3.74%
Built 2000 - 2010	86 22.57%	1,832 14.59%	3,633 10.37%
Built 1990 - 1999	163 42.78%	2,204 17.56%	5,572 15.91%
Built 1980 - 1989	29 7.61%	1,031 8.21%	3,632 10.37%
Built 1970 - 1979	58 15.22%	3,037 24.19%	7,166 20.45%
Built 1960 - 1969	19 4.99%	1,570 12.51%	4,086 11.66%
Built 1950 - 1959	5 1.31%	1,085 8.64%	3,777 10.78%
Built <1949	8 2.10%	1,392 11.09%	5,856 16.72%
2022 Median Year Built	1993	1976	1974



For more information, contact listing brokers:

MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

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 customer

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 sub agent 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 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 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.

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

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.