LEASE AVAILABLE

CRESTWOOD COMMONS

SEC OF HWY 100 & MITCHELL STREET, WEST ALLIS, WI 53214

FOUNDERS 3
REAL ESTATE SERVICES

Specifications

AVAILABLE SPACE	11,000 SF; 15,311 SF (divisible)
Center Size	58,000 SF
Lease Rate	Contact Broker
Lease Term	5 Years Minimum
Availability	Contact Broker
Addt'l Charges	Est. to be $7.48 PSF
Co-Tenants	Culvers, Hobbytown USA

Traffic Counts

Hwy 100	27,000 cpd

Demographics

	1 Mile	3 Miles	5 Miles
Pop.	11,246	107,098	286,731
Daytime Pop.	8,887	72,700	168,981
Median HH Inc.	$72,168	$78,514	$82,367

Contact

Jay Blom
Retail Broker
414.249.2228
jblom@founders3.com

Tom Treder, CCIM
Principal
414.249.2207
ttreder@founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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SITE PLAN **AVAILABLE SPACE** 11,000 SF; 15,311 SF (divisible)

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AERIAL

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FOUNDERS 3 REAL ESTATE SERVICES

WEST ALLIS, WI

The city of West Allis is located roughly 5 miles west of Downtown Milwaukee. It is home to an estimated population of 58,847 as of 2025. The median age in West Allis is 40.2 and it is home to over 2,350 businesses. It is at the heart of the Milwaukee County, and its central location makes it a great destination to both live and work. It is part of the Milwaukee Metropolitan Statistical Area with an approximate population of 1.57 million. The city of West Allis covers an area of 11.40 square miles. The city is connected to the rest of Milwaukee County and neighboring Waukesha County by Interstates 94 and 41/894, Oak Leaf Trail, Hank Aaron State Trail, and numerous MCTS routes.

From its origins, West Allis has maintained a proud working-class ethic that persists to this day. From large regional employers like Quad/Graphics and the Aurora West Allis Medical Center, to the international headquarters of Toshiba/ReGENco, to a myriad of local neighborhood businesses, West Allis' economic portfolio has it all. West Allis is located at the center of the metro-Milwaukee area with easy access from the north, east, south, and west. West Allis is location-efficient for employees, deliveries, customers, and visitors. The workforce of the local and regional surroundings of West Allis is talented, abundant, and affordable. The City is home to valuable workforce training resources that can help your company meet its present and future needs. West Allis has quality high schools and is the home of one of the regional campuses of the Milwaukee Area Technical College (MATC).

WISCONSIN STATE FAIR

West Allis is home to the Wisconsin State Fair which averages over 1,000,000 guests annually. The state fair grounds sits 2 miles east of the subject property. The grounds are home to numerous other annual events such as the Milwaukee boat show, Home Improvement Shows, Bike Expos and others.

Why West Allis?

- West Allis is centrally located between downtown Milwaukee's urban center and destination Lake Country region.
- West Allis is one of the region's most diverse suburbs, with a wide variety of exciting new business from food and beer, to fitness and vintage clothing and everything in between.
- West Allis is devoted to helping small businesses. Their economic development team takes personalized interest and approach when working with businesses. They are there every step of the way to help find your dream location, navigate necessary approvals and help grow your business. They also have financial tools to help. They offer grants, loans and other financing options to help businesses grow!

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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.