

DOWNTOWN ELM GROVE INVESTMENT

PROFESSIONAL BUILDING ON LARGE LOT
PRIMED FOR RENOVATION OR REDEVELOPMENT



Kurtz
Realty
inc.
EST. 1958

WES ALLEN CONSTRUCTION
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THE OFFERING

SALE PRICE: \$699,000

Founders 3 is pleased to present the opportunity to acquire the fee simple interest in 13545 Watertown Plank Road (“13545 Watertown Plank” or the “Property”), a multi-tenant professional building located in Elm Grove, WI. Originally built in 1960 and later added onto in 1970, the Property sits along the main thoroughfare of downtown Elm Grove’s commercial corridor. The Property consists of approximately 3,056 square feet (“SF”) across seven (7) suites and is situated on a 0.77-acre (“AC”) parcel.

Available for the first time in over thirty years, 13545 Watertown Plank presents a rare opportunity for users looking to relocate their business to a coveted downtown Elm Grove location with premier visibility, an abundance of parking and excellent access. Alternatively, the Property presents itself as a primed redevelopment opportunity given its considerable lot size, proximity to Elm Grove’s downtown district and commercial zoning.



INVESTMENT HIGHLIGHTS



RARE ELM GROVE USER OPPORTUNITY

- Situated along Watertown Plank Road, the main thoroughfare for downtown Elm Grove’s commercial corridor
- Substantial parking capabilities with forty (40) surface spaces between the front and rear of property as well as a detached two (2) car garage in rear



REDEVELOPMENT OPPORTUNITY

- High visibility location in the heart of downtown Elm Grove – 7,500 vehicles per day (“VPD”) along Watertown Plank Road
- Commercial zoning – B-2 (Office Business District)
- Considerable 0.77-acre lot size provides sufficient space for an addition or full redevelopment



AMENITY RICH LOCATION

- Walking distance to an abundance of retailers including restaurants, banks, shops, and personal service businesses
- Three (3) grocery stores located within one (1) mile of the Property - Sendik’s, Trader Joe’s & Target
- Adjacent to highly desirable Elm Grove residential neighborhood



EXCELLENT TRANSPORTATION ACCESS

- Six (6) minutes from Interstates 94 & 41, the area’s main thoroughfares
- Twenty (20) minutes from downtown Milwaukee

PROPERTY OVERVIEW

ADDRESS	13545 Watertown Plank Road
CITY, STATE	Elm Grove, WI
YEAR BUILT / ADDITION	1960 / 1970
TOTAL SF	3,056 SF
LAND ACRES	0.77 AC
PARKING	40 Surface Spaces
PARKING RATIO	13.1/1,000 SF
ZONING	B-2 Office Business District
TAX PARCEL #	EGV-1106-148



FLOOR PLAN & SITE PLAN OVERVIEW



ELM GROVE LOCATION OVERVIEW

Downtown Milwaukee
(20 mins)



INTERSTATE
41

Caroline
HEIGHTS

TOWN BANK
AWINTRUST COMMUNITY BANK

FAIRGROUNDS
COFFEE & TEA

Donoghue's

Great Harvest
Bread Co.

Watertown Plank
7,500 VPD

zisters

Sendika
FOOD MARKET

THE CHOCOLATE
FACTORY
ICE CREAMERY & GELATO

BMO

Elm Grove Rd
6,100 VPD

usbank

0.77
ACRES

ELM GROVE LOCATION OVERVIEW



20 MIN TO MILWAUKEE

60 MIN TO MADISON



BLUEMOUND ROAD



Elm Grove Rd
6,100 VPD



0.77
ACRES



ELM GROVE, WISCONSIN

A VILLAGE TEEMING WITH LOCAL PRIDE

Located on the eastern edge of Waukesha County, the Village of Elm Grove is widely considered a premier outer ring suburb where the natural beauty of sloping hills and forested properties creates a true urban-rural living experience only 15 minutes west of Milwaukee.

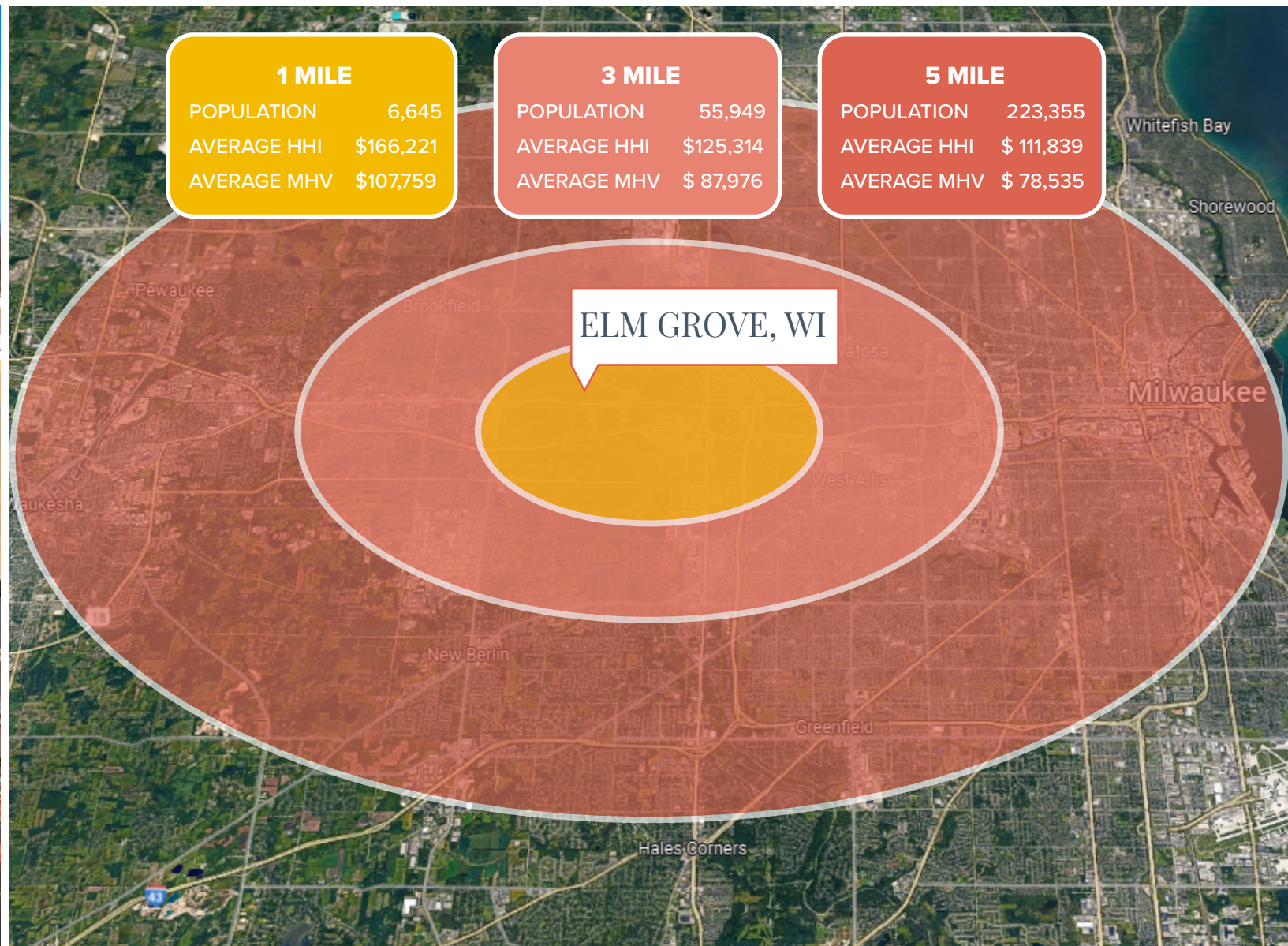
The community is home to more than 5,900 residents, many of whom commit their time and talent to serve on the all-volunteer Village government standing committees and participate in highly active community organizations. Strong community involvement and engagement is what contributes to the Village's unique character and charm.

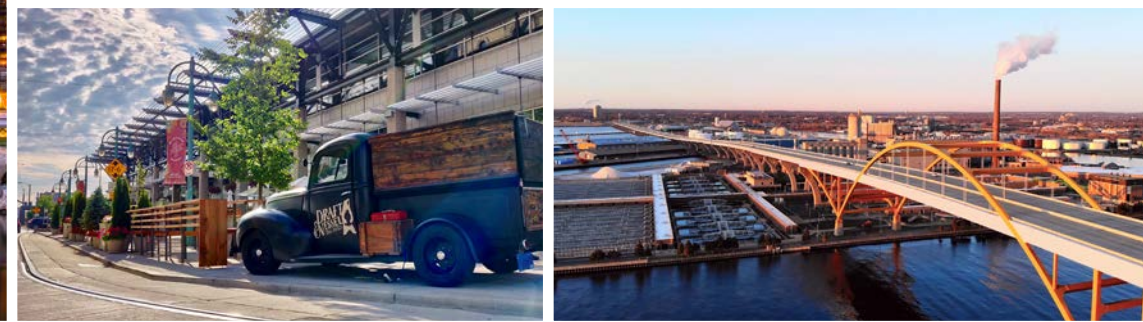
Named America's Best Suburb

by Business Insider in October 2014.

WAUKESHA COUNTY LARGEST EMPLOYERS

COMPANY	BUSINESS SECTOR	EMPLOYMENT
Kohl's	Department Store Chain	2,000 +
ProHealth Waukesha Memorial Hospital	Health Care	2,000 +
GE Healthcare	Medical Devices	2,000 +
Waukesha County	Municipal	1,500 - 1,999
Community Memorial Hospital	Health Care	1,500 - 1,999
Quad/Graphics Inc.	Commercial Printing	1,500 - 1,999
Waukesha Area Technical College	Education	1,000 - 1,499
Aurora Medical Center	Health Care	1,000 - 1,499
Harley-Davidson Motor Company	Motorcycles	1,000 - 1,499
UPS	Package Delivery	1,000 - 1,499





MILWAUKEE: COOLER BY THE LAKE

With just over 1.5 million residents in the Milwaukee Metro Area, it is the largest city in the state of Wisconsin, the fifth highest populated in the Midwest and the 31st in the United States. Located just north of Chicago on the western shore of Lake Michigan, Milwaukee is known for its historic architecture, diverse culture and Midwestern charm.

One of the primary drivers of new investment in southeastern Wisconsin is the improved business climate, which is attracting the attention of businesses nationwide. Several legislative changes including tax reductions, right-to-work policies and a more flexible regulatory structure have made Wisconsin an increasingly attractive place to locate a business. The region's reputation as an advanced manufacturing center; its proximity to the largest concentration of fresh water in the world; access to air, rail and water transportation; and a skilled labor force known for its work ethic have made the region a competitive place to do business.

ECONOMIC OVERVIEW

With \$107.1 billion of GDP in 2019, Milwaukee ranked 37th of all metro areas in the United States. Milwaukee continues to attract business with its rapid building boom of the past decade, which helped Milwaukee outpace cities like Chicago, Philadelphia and Houston in Inc.com's Surge Cities "50 Best Places in American for Starting a Business".

Providing a significant boost to the city's economy was the success of the Milwaukee Bucks, winners of the 2021 NBA Finals. The championship run drew tens of thousands of fans to the Deer District every night and increasingly filled bars, restaurants, and hotels along the way. Over 100,000 people flocked to the Deer District and Fiserv Forum for Game 6 of the championship and the ensuing victory parade drew in an additional 300,000 fans to celebrate the occasion, marking one of the largest worldwide social gatherings since the onset of the pandemic. While the playoff run was a welcome economic boost for the metro, events like these are ultimately temporary boosts. More importantly, the fact remains that Milwaukee's economic base remains strong and diverse, which has helped it outperform the national average during such unprecedented times.

Milwaukee's high concentration of education- and healthcare-related employment, due in part to local institutions such as Marquette University, the University of Wisconsin-Milwaukee, and the Milwaukee Regional Medical Center provide a strong foundation for the region. According to the latest ManpowerGroup Employment Outlook Survey, Milwaukee has a net employment outlook of +40%. This rate outpaces the regional and national rate of 29% and 25%, respectively, and places Milwaukee in the 85th percentile for employment outlook across the largest 100 metros.

\$107
BILLION
ANNUAL GDP

Number 4
MOST DENSELY POPULATED
METRO AREAS IN THE MIDWEST

Number 2
LARGEST US METRO FOR % OF
WORKFORCE IN MANUFACTURING

\$65,845
MEDIAN
HH INCOME

15
FORTUNE 1000
COMPANIES

52,000
BUSINESSES IN THE
MILWAUKEE METRO AREA

3.9%
UNEMPLOYMENT
RATE (2022)

Number 1
NATION FOR QUARTER-OVER-QUARTER
MANUFACTURING GROWTH

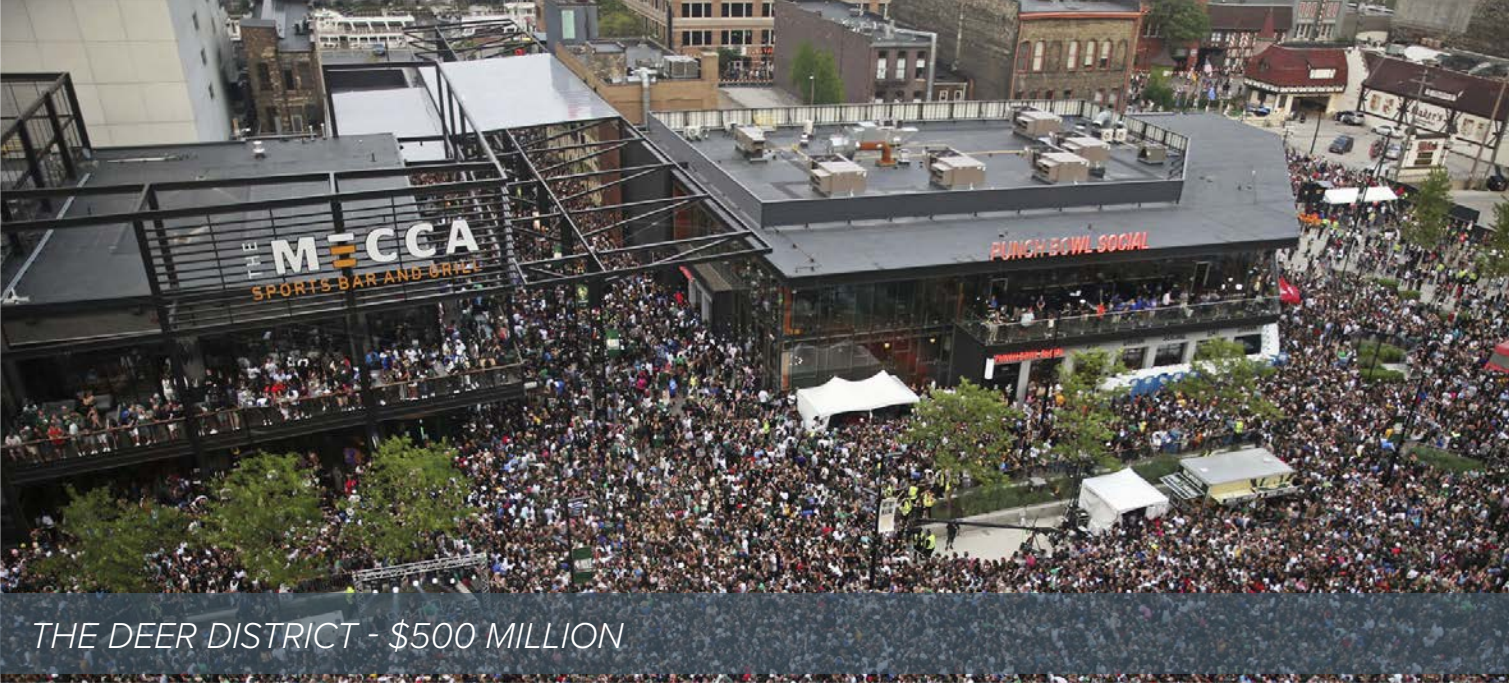
URBAN INVESTMENT: \$8.1 BILLION & COUNTING

Downtown Milwaukee is the economic hub of Southeastern Wisconsin and there has never been a better time to invest. Since 2010, over \$3.5 billion has been invested in completed private and public projects and more than \$2.5 billion is currently under construction or proposed to start soon, spurring significant momentum that has re-established downtown as the vibrant economic center of Wisconsin.

REGIONAL INVESTMENT: FLIGHT TO WISCONSIN

The area near the Wisconsin-Illinois border has already become a major distribution center due to its location near the Chicago metropolitan area, relative tax benefits, and Wisconsin's business-friendly economic climate. In addition to Amazon's massive distribution centers in the area, companies that have either relocated or headquartered in the area include Foxconn, Haribo, Nexus Pharmaceuticals, Uline, Direct Supply, Komatsu, and many more.

				
\$1 Billion	\$4.1 Billion	\$220 Million	\$250 Million	\$130 Million



THE DEER DISTRICT - \$500 MILLION



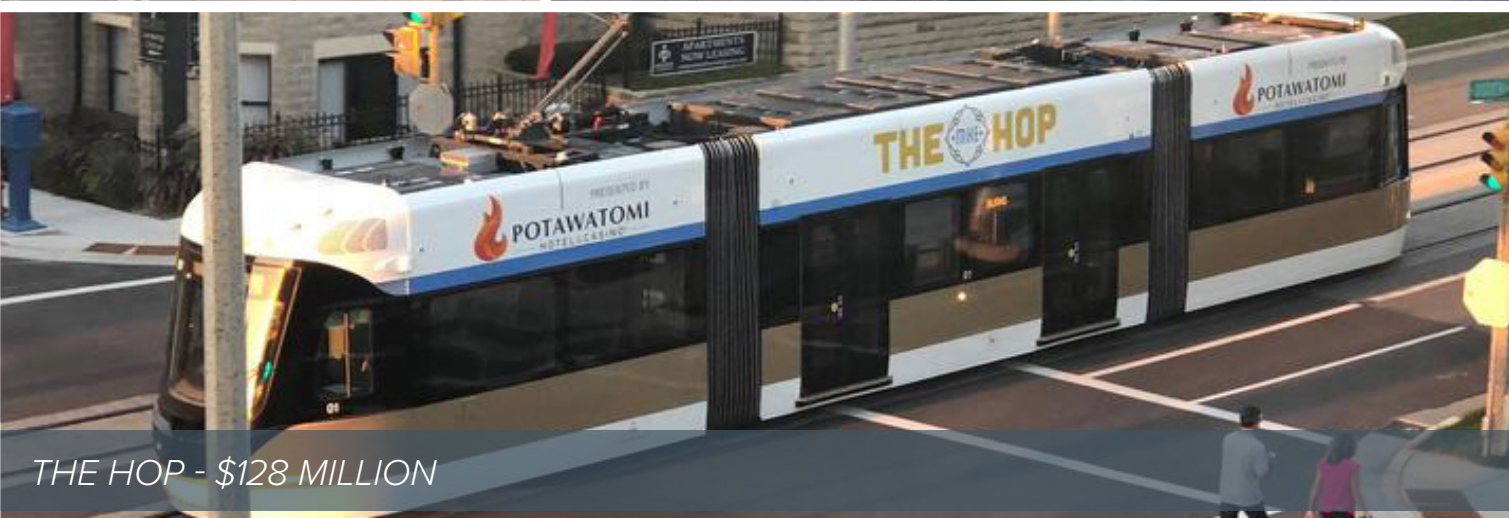
FISERV FORUM - \$537 MILLION



BMO TOWER - \$137 MILLION



NORTHWESTERN MUTUAL HQ TOWER - \$450 MILLION



THE HOP - \$128 MILLION



THE GOOD LAND

Milwaukee has built a reputation of being a hub of entertainment, especially during the summer months. Some of Milwaukee’s most popular events and attractions include:

City of Festivals: Milwaukee is host to Summerfest, the largest music festival in the world located at Henry Maier Festival Park along Lake Michigan. Additional celebrations and festivals include German Fest, Polish Fest, Bastille Days, and many more.

Milwaukee Art Museum: An icon of architectural design and innovation housing nearly 25,000 pieces of art.

Milwaukee Riverwalk: The Riverwalk spans nearly three miles through the heart of downtown and includes plentiful dining opportunities, river views, and various recreational activities.

Historic Third Ward Neighborhood: Milwaukee’s arts and fashion district. The most cosmopolitan neighborhood in the city, it’s the elite dining, shopping, boutique officing and entertainment destination.

“THE
COOLEST
CITY IN THE
MIDWEST”
VOGUE



THE ULTIMATE FAN DESTINATION

When it comes to sports, Milwaukee fans are as passionate as they come. Home to the Milwaukee Bucks, Brewers and Admirals, there’s always a game to watch. Moreover, local sports have been a catalyst for Milwaukee’s continued development and have created substantial economic impact within the region.

Cumulative net new impacts to the State associated with AmFam Field and 20 years of ongoing Ballpark and Team operations totaled approximately \$2.5 billion in total output, \$1.6 billion in direct spending, \$263 million in new taxes, 1,835 total annual jobs, and \$1.2 billion in personal earnings.

Milwaukee Bucks: Since completion of the \$500 million Fiserv Forum arena, the Bucks have been nothing short of stunning to watch. Coming off their 2021 NBA championship title, the Bucks’ star studded roster is set to bring excitement to Milwaukee for years to come.

Milwaukee Brewers: Baseball fans rejoice, the Brewers play in one of the nation’s most unique stadiums, AmFam Field, with its convertible roof feature. Rain or shine, the Brewers have been a staple of Milwaukee fandom....and don’t forget about the tailgate beforehand.