

# DELAFIELD, WI DEVELOPMENT OPPORTUNITY



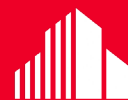
Vettelson Road

16

83

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HWY 83 & Hwy 16 | DELAFIELD, WI



CUSHMAN &  
WAKEFIELD

BOERKE



## SUMMARY - ALL PROPERTIES

16

16

16

Vettelson Rd

Vettelson Rd

Vettelson Rd

Village Square Dr

4615 Vettelson Road

4539 Vettelson Road

4607 Vettelson Road

3

1

2



North

## VETTELSON RD PROPERTIES

The Boerke Company is pleased to present for sale; available as a portfolio or as individual assets, three properties:

- 4539 Vettelson Rd, Delafield
- 4607 Vettelson Rd, Delafield
- 4615 Vettelson Rd, Delafield



**TOTAL COST**

**\$1,800,000**

ID	SITE	ACRES	SALE PRICE
1	4539 Vettelson Rd	1.56 AC	\$300,000
2	4607 Vettelson Rd	2.94 AC	\$625,000
3	4615 Vettelson Rd	1.65 AC	\$875,000
<b>PORTFOLIO TOTAL</b>		<b>6.16 AC</b>	<b>\$1,800,000</b>

## EXECUTIVE SUMMARY

Hard to find! Over 6 acres of development property in the heart of Lake Country at Hwy's 83 and 16 in Delafield, WI. Less than 1 minute from Hwy 16 and a few more to I-94 via Hwy 83. Delafield is just 30 minutes West of Milwaukee along I-94. Surrounding communities include Hartland, Oconomowoc, Pewaukee, Merton and Chenequa.

Award winning restaurants, comfortable lodging, unique specialty shopping along with an abundance of recreational opportunities makes Delafield the most popular destination to visit, invest in and live in Lake Country.

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**FULL PORTFOLIO DETAILS**



**BOERKE**



# DEMOGRAPHICS

## DAYTIME DEMOGRAPHICS



POPULATION  
2,096 / 1 Mile  
15,535 / 3 Miles  
34,123 / 5 Miles

## WORKERS WITHIN FIVE MILES



BLUE COLLAR  
6,541 /  
25.9%



WHITE COLLAR  
18,697 /  
74.1%

## TRAFFIC COUNTS



TRAFFIC COUNTS	
Vettelson Road	795 VPD
WI-16	17,832 VPD
WI-83	7,962 VPD

### POPULATION

ESTIMATED POPULATION (2019)  
MEDIAN AGE

### 1 MILE

1,451  
42.6

### 3 MILES

20,978  
40.5

### 5 MILES

49,122  
42.3

### HOUSEHOLDS

ESTIMATED HOUSEHOLDS (2019)  
ESTIMATED AVERAGE HOUSEHOLD INCOME

634  
\$146,999

8,151  
\$146,093

18,785  
\$154,496

### TOTAL ANNUAL CONSUMER EXPENDITURE

TOTAL RETAIL EXPENDITURE  
APPAREL EXPENDITURE  
ENTERTAINMENT EXPENDITURE  
FOOD & BEVERAGE EXPENDITURE

\$27.82 M  
\$2.13 M  
\$3.45 M  
\$8.56 M

\$355.15 M  
\$27.2 M  
\$44.08 M  
\$109.28 M

\$853.76 M  
\$65.3 M  
\$106.16 M  
\$262.28 M

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# MARKET INFORMATION

## MILWAUKEE INDUSTRIAL

ECONOMIC INDICATORS	Q3 18	Q3 19	12-Month Forecast
Milwaukee Employment*	803.0k	803.4k	■
Milwaukee Unemployment*	3.2%	3.2%	■
U.S. Unemployment	3.8%	3.7%	▲

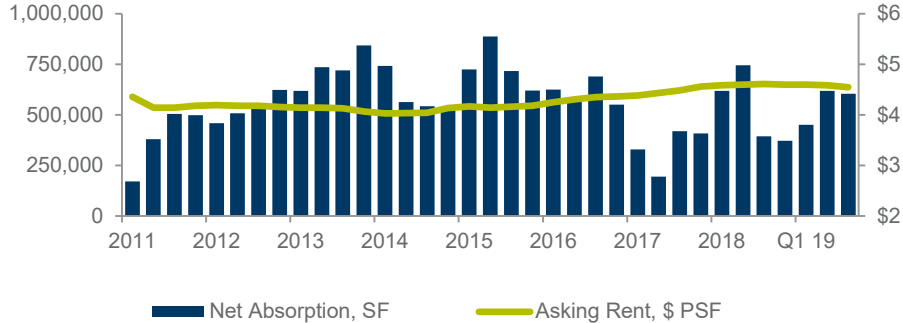
\*Q2 19 data based on the latest available date.

Source: BLS, Moody's Analytics, Cushman & Wakefield Research

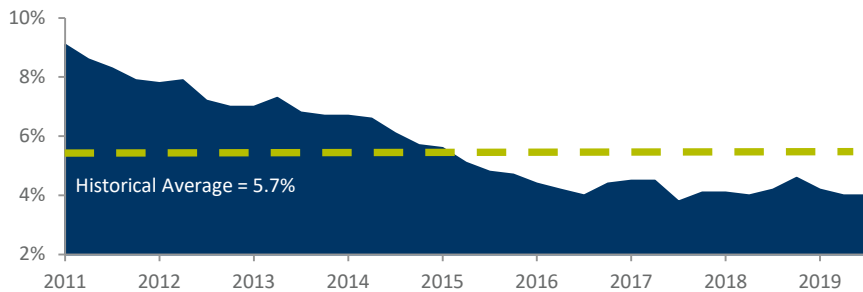
MARKET INDICATORS (Overall, All Property Types)	Q3 18	Q3 19	12-Month Forecast
Vacancy	4.2%	4.0%	■
YTD Net Absorption (sf)	1.6M	2.6M	■
Under Construction (sf)	2.1M	4.8M	■
Average Asking Rent*	\$4.63	\$4.48	■

\*Rental rates reflect net asking \$psf/year

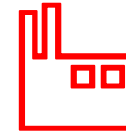
### Overall Net Absorption/Overall Asking Rent - 4-QTR Trailing Average



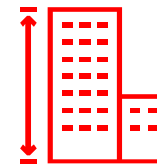
### Overall Vacancy



## WAUKESHA COUNTY INDUSTRIAL TOTALS



**INVENTORY SF**  
73,727,771 SF



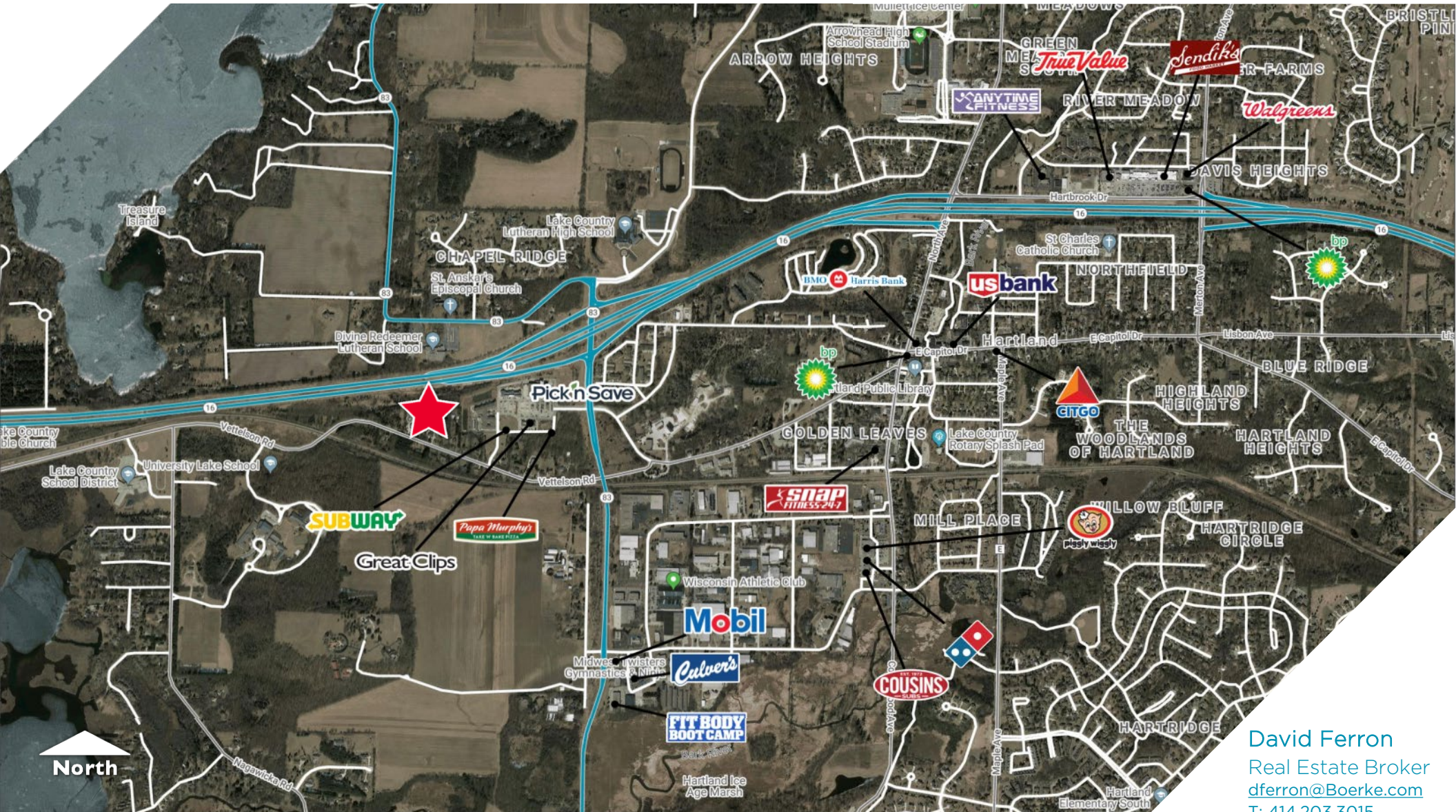
**VACANCY RATE**  
1.6 %

	OVERALL WEIGHTED AVG. NET RENT (MF)*	OVERALL WEIGHTED AVG. NET RENT (OS)*	OVERALL WEIGHTED AVG. NET RENT (WD)*
<b>WAUKESHA COUNTY</b>	\$5.18	\$6.02	\$5.70
<b>MILWAUKEE INDUSTRIAL MARKET TOTAL</b>	\$4.27	\$5.67	\$4.35

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# RETAILER MAP



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FULL PORTFOLIO DETAILS

1

4539 Vettelson Road  
**DELAFIELD, WI**



## PROPERTY INFORMATION

### OVERVIEW

**BUILDING SF:** 1,484 SF  
**YEAR BUILT:** 1971  
**LOT SIZE:** 1.56 Acres  
**ZONING:** B-1-A Business & Limited Residence



**PRICE**  
\$300,000

### ECONOMICS

**TAX KEY:** DELC0733993001  
**TAXES:** \$2,899.54 (2019)

### FEATURES

- Redevelopment Opportunity

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2

4607 Vettelson Road  
**DELAFIELD, WI**



## PROPERTY INFORMATION

### OVERVIEW

BUILDING SF:	2,496 SF
YEAR BUILT	1996
LOT SIZE:	2.94 Acres
DRIVE INS:	2
ZONING:	B-6 Commercial Holding



**PRICE**  
\$625,000

### ECONOMICS

TAX KEY:	DELC0733993003
TAXES:	\$6,224.75 (2019)

### FEATURES

- Excellent location along Hwy 16 at the Hwy 83 Interchange
- Very close to the Pick N' Save development, new multi-family development, restaurants, salons, and more!
- Redevelopment Opportunity
- Former retail landscape and nursery business
- Well & Septic
- ADA entrance
- Open office/retail area, offices, restrooms and heated/unheated storage

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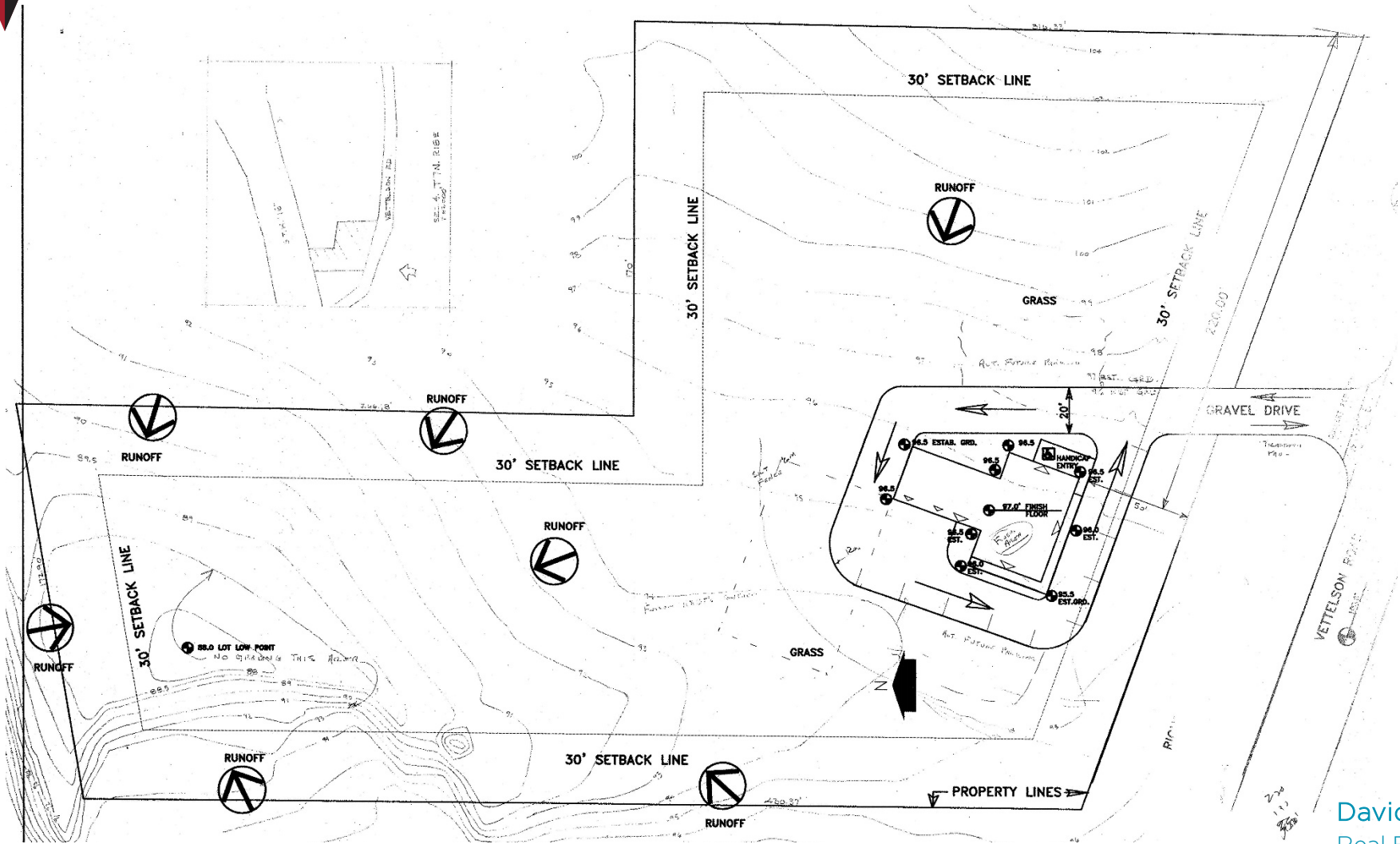
**HIGHLIGHTS - 4607** | VETTELSON RD, DELAFIELD



**BOERKE**

2

# 4607 Vettelson Road DELAFIELD, WI



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3

4615 Vettelson Road  
**DELAFIELD, WI**



## PROPERTY INFORMATION

### OVERVIEW

**BUILDING SF:** 6,544 SF  
**YEAR BUILT** 1989  
**LOT SIZE:** 1.65 Acres  
**ZONING:** B-6 Commercial Holding



**PRICE**  
**\$875,000**

### ECONOMICS

**TAX KEY:** DELC0733993002  
**TAXES:** \$8,475.95 (2018)

### FEATURES

- Excellent location along Hwy. 16, just west of the Hwy. 83 interchange.
- Property is close to the Pick N' Save development, new multi-family housing, restaurants, salons, and more
- Large fenced yard
- Outdoor storage available

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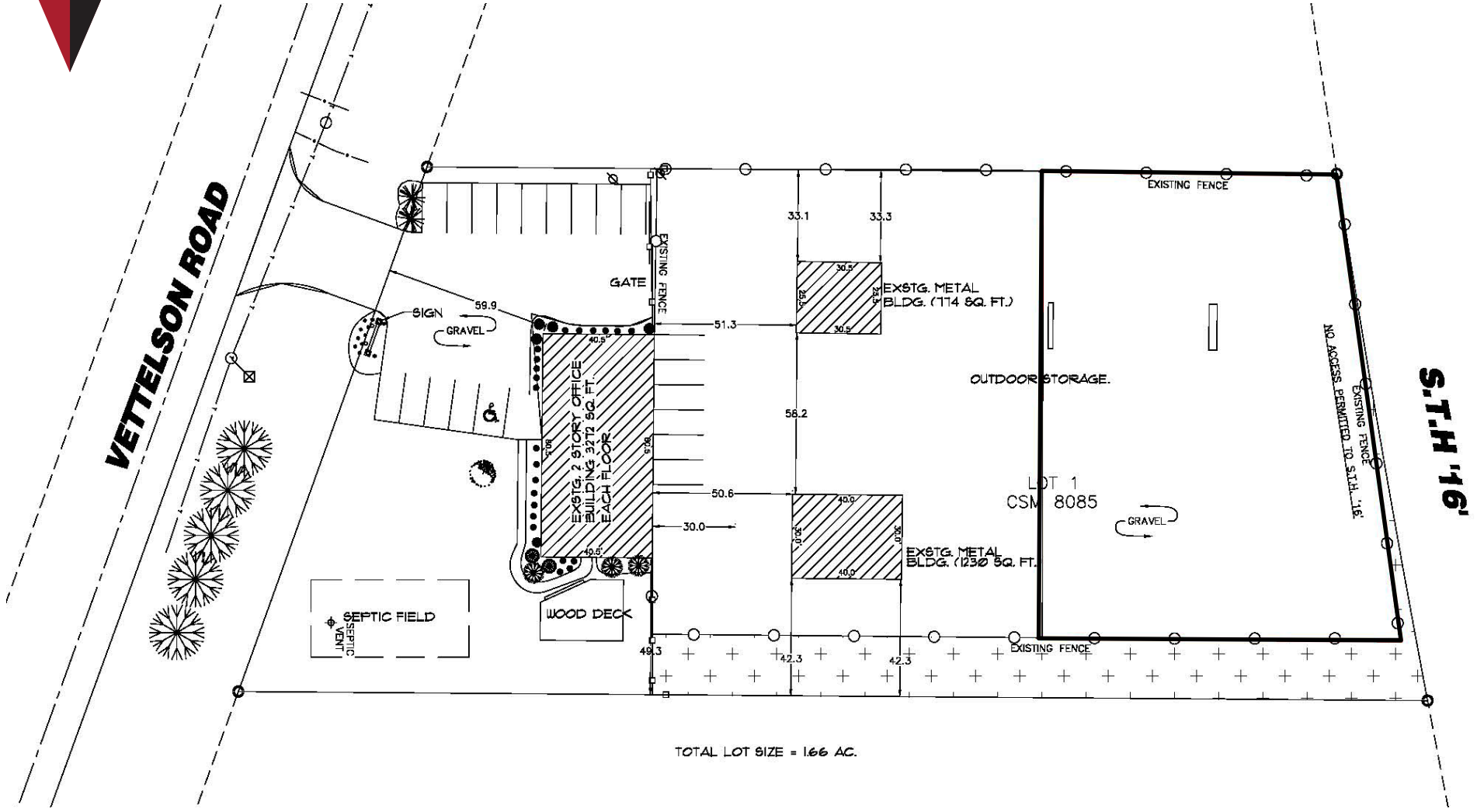
**HIGHLIGHTS - 4615 | VETTELSON RD, DELAFIELD**



**BOERKE**

3

4615 Vettelson Road  
DELAFIELD, WI

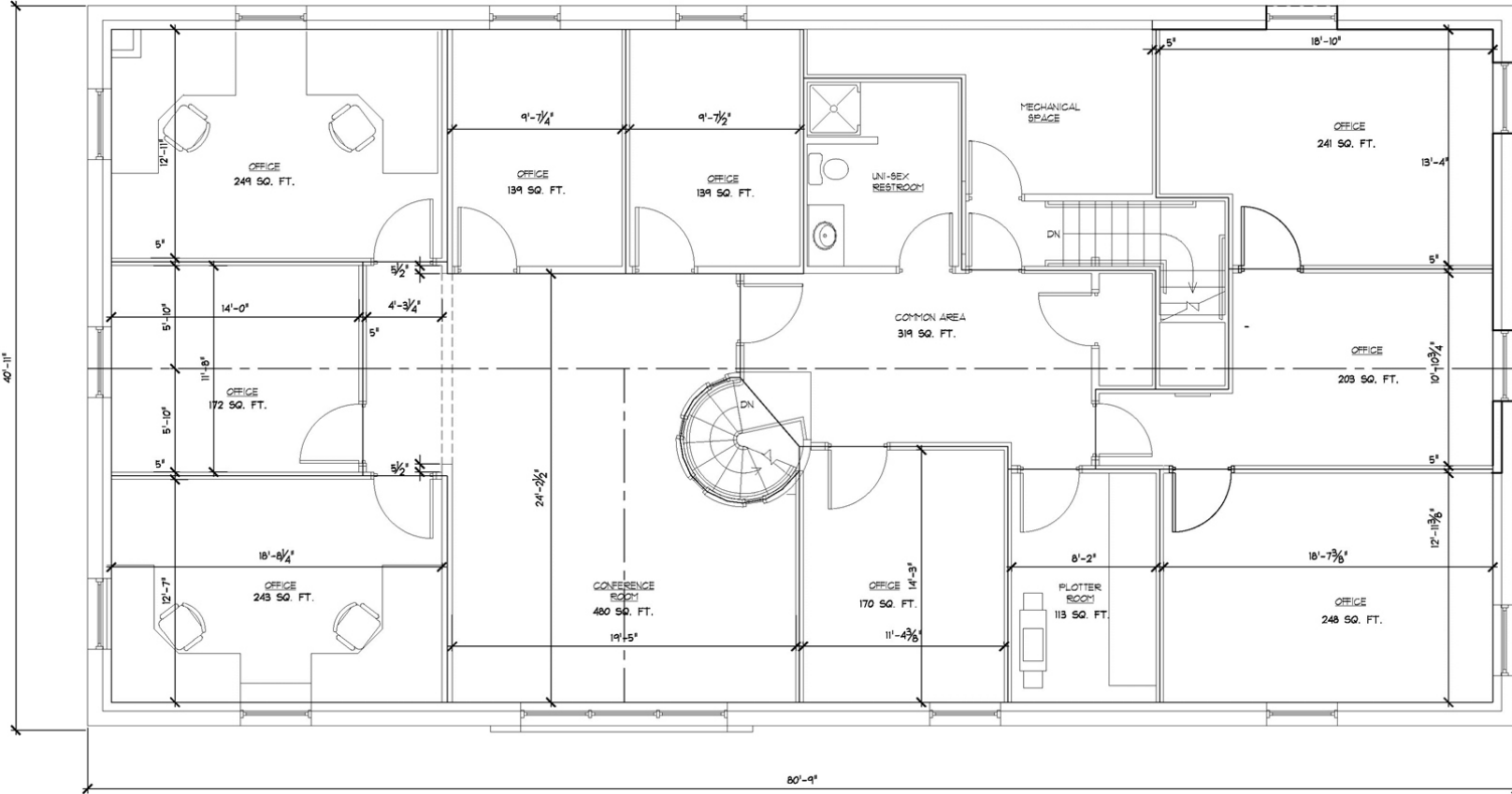
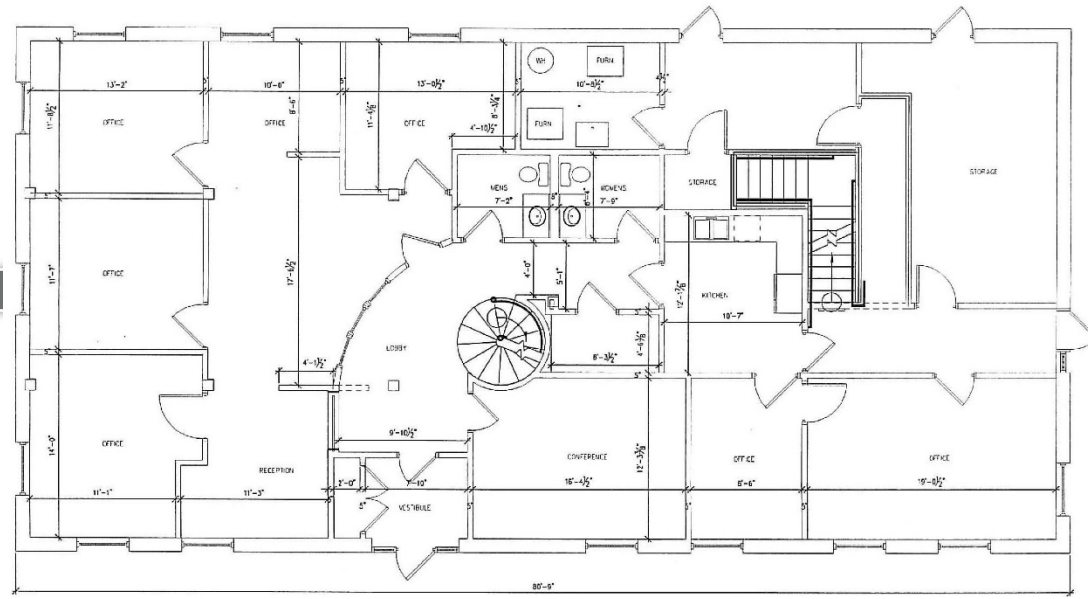


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FIRST FLOOR



SECOND FLOOR

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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL 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 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 the 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.