

# MARKET PLACE AT PABST FARMS



**MID-AMERICA**<sup>®</sup>  
Real Estate-Wisconsin, LLC

**AVAILABLE NOW**

Hwy 67 & Pabst Farms Circle / Oconomowoc, WI



**RETAIL OPPORTUNITY**

# MARKET PLACE AT PABST FARMS



## Address

Highway 67 & I-94  
Oconomowoc, WI 53066

## Operational Expenses

\$6.27 PSF

## Availability

Suite 130: 2,486 SF

Suite 340: 2,604 SF

Suite 400: 1,986 SF

Outlot: 1.26 Acres

## Property Details

- Market Place at Pabst Farms is the retail portion of Pabst Farms, a master-planned community that boasts over 1,500 acres of development
- The development features residential, retail, and commercial components
- It is strategically located at the core of the Oconomowoc trade area that runs along Highway 67 & I-94 (58,400 vpd)
- Mandel to build 302 multi-family units on 31 acres adjacent to Valley Road

## Demographics

	3 MILES	5 MILES	10 MILES
POPULATION	16,108	43,386	106,968
HOUSEHOLDS	6,316	16,864	41,048
AVG HOUSEHOLD INCOME	\$113,276	\$122,469	\$127,301
DAYTIME POPULATION	17,213	41,388	99,158



# MARKET PLACE AT PABST FARMS



124,567 square feet total

Metro Market 66,292 SF

**Retail B 19,446 SF**

- #100 Silver Nails 1,740 SF
- #110 Travel Leaders 1,825 SF
- #120 Martinizing Dry Cleaners 1,136 SF
- #130 AVAILABLE 2,486 SF**
- #140 Feng's Kitchen 1,338 SF
- #150 Merle Norman 1,428 SF
- #170 The Badger Burger Co. 3,533 SF
- #180 Dermatology Associates 2,816 SF
- #190 Forward Dental 3,200 SF

**Retail C 17,213 SF**

- #300 Starbucks 1,602 SF
- #310 & 320 Barnes Jewelers 3,421 SF
- #330 Elite Hearing 1,219 SF
- #340 AVAILABLE 2,604 SF**
- #350 Management Office 1,498 SF
- #360 Cycle Bar 2,620 SF
- #370 Mattress Firm 4,267 SF

**Retail D 6,345 SF**

- #400 AVAILABLE 1,986 SF**
- #410 Cousins Subs 1,838 SF
- #420 AT&T Wireless 2,671 SF

**OUTLOT 1.26 Acres**


# MARKET PLACE AT PABST FARMS



AERIAL

# MARKET PLACE AT PABST FARMS



 Distribution Center  
(Avg 750 employees)

**Fleet Farm**

Oconomowoc Corporate Center  
(130 acres)

 **Aurora Health Care**  
(110 beds; 800 employees)

Health & Wellness Campus at Pabst Farms  
(184 acres)



Commerce Centre at Pabst Farms  
(200 acres)

Spec Industrial Building - Anchor Tenant  
Fastenal Corp.


(228 rooms) 

**ROUNDY'S**  
Distribution Center



 **Market place**  
AT PABST FARMS

K-6 School

 (Avg 150 employees)

 **BMO Harris Bank**

Village Crossing Condominiums  
(144 Units)

 **Hilton Garden Inn**  
(100 rooms)

Phase II & III  
230 Lots

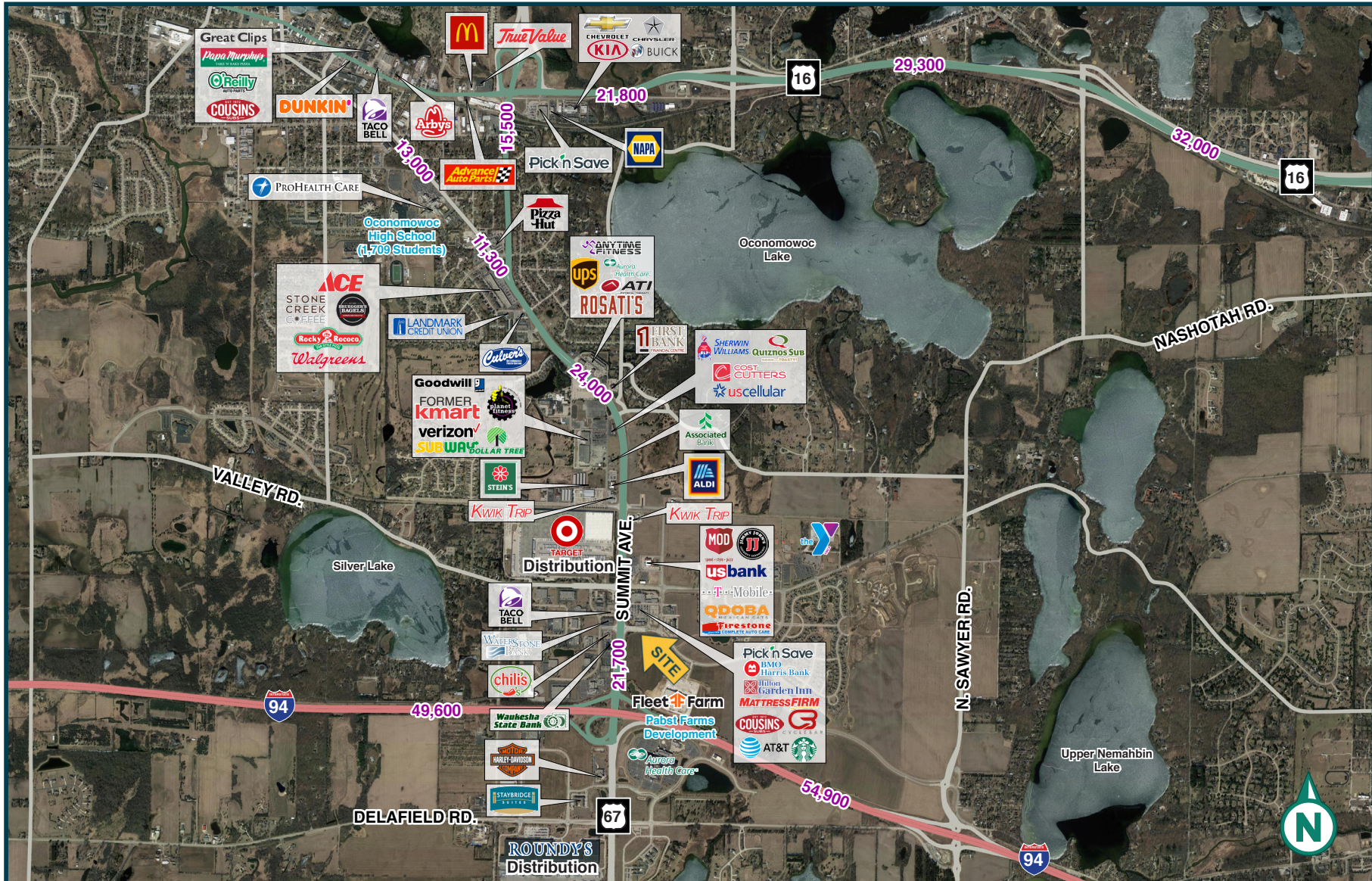
Pabst Farms Residential Development  
496 Homes

Pabst Farms Business & Technology Park  
(200 Acres)

Pabst Farms boundary in yellow

AREA BUSINESSES

# MARKET PLACE AT PABST FARMS



# MARKET PLACE AT PABST FARMS



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CONTACT

# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

## 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
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 that 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. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**NON-CONFIDENTIAL INFORMATION** (*the following information may be disclosed by the Firm and its Agents*): \_\_\_\_\_

\_\_\_\_\_  
(Insert information you authorize to be disclosed, such as financial qualification information.)

**CONFIDENTIAL 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.

