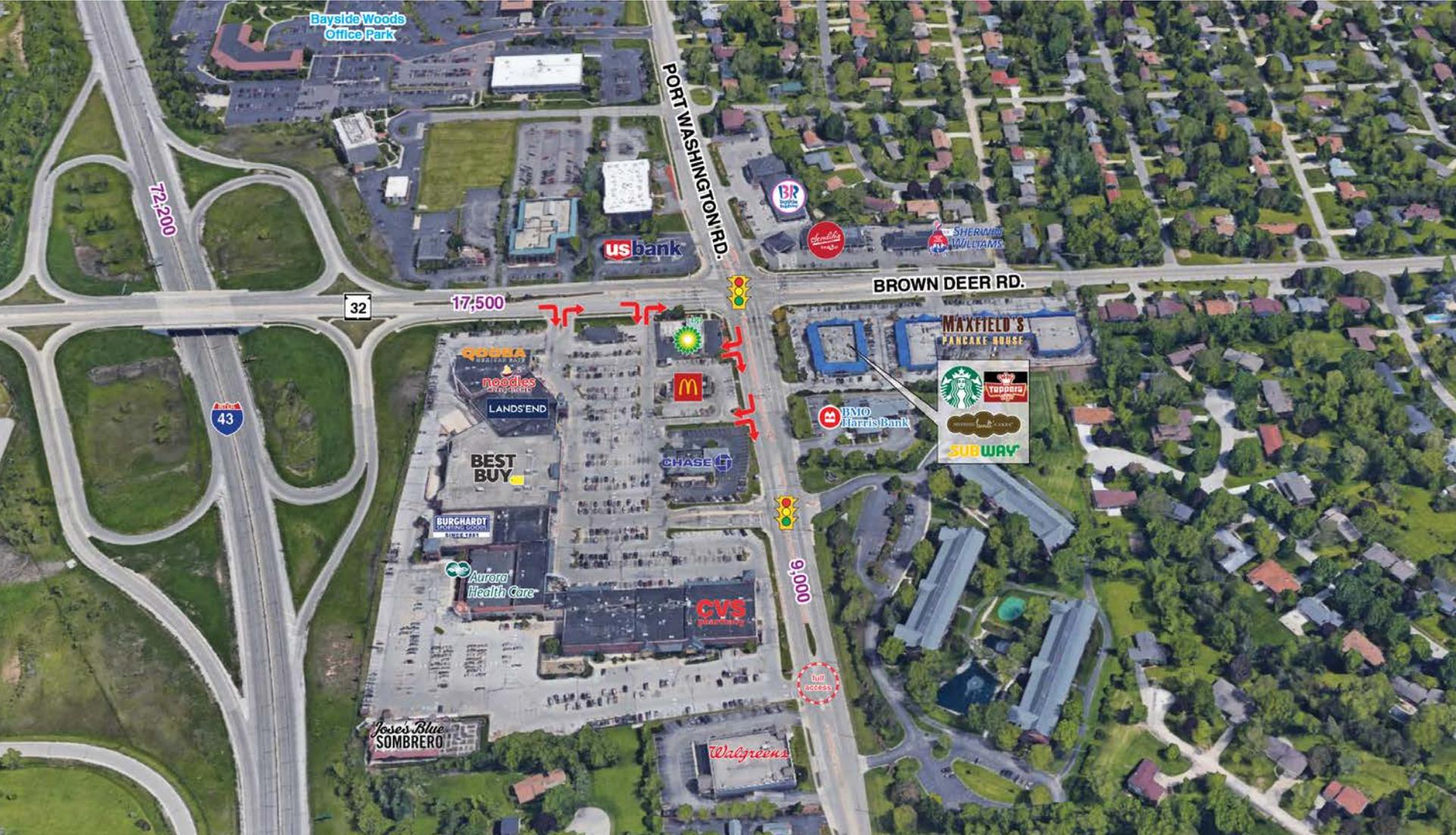


RIVERPOINT VILLAGE



FOR LEASE

Brown Deer Rd & Port Washington Rd / Milwaukee, WI



RETAIL OPPORTUNITY

RIVERPOINT VILLAGE



Location

8629 N. Port Washington Road
Milwaukee, WI 53217

Availability

1,500 sf - 16,944 sf
Total GLA: 229,708

NNN Expenses

CAM: \$2.32
Taxes: \$2.94
Insurance: \$0.23

Total: \$5.49 psf

Features

- Community shopping center serving the communities of River Hills, Fox Point, Bayside, and Glendale
- Parking ratio is 5:1,000
- 6 points of access
- Strong performing Best Buy, notable community retailer Burghardt Sporting Goods, and numerous internet-proof retailers and service providers

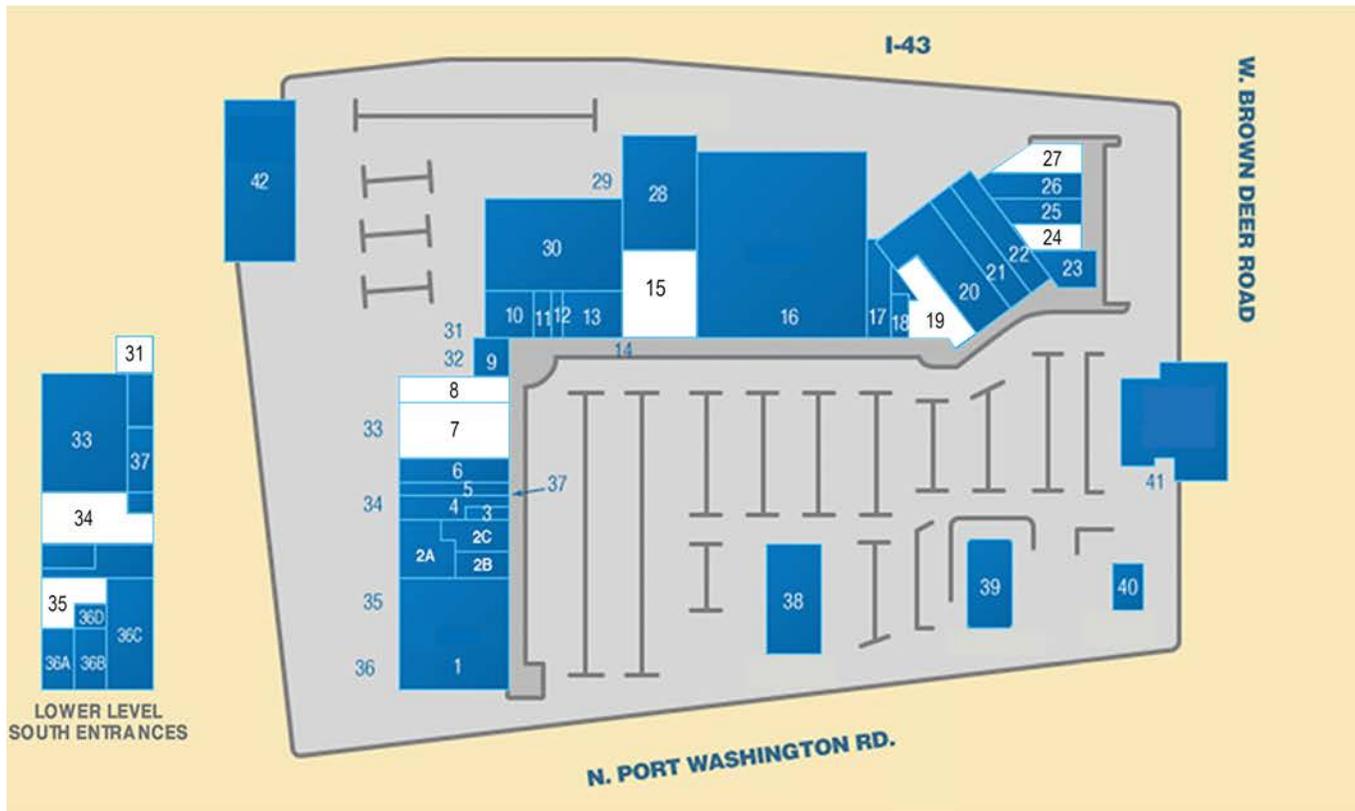
Co-Tenants



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	5,972	30,666	98,754
HOUSEHOLDS	2,666	13,123	40,578
MED HOUSEHOLD INCOME	\$104,300	\$94,385	\$64,200
DAYTIME POPULATION	6,917	32,883	112,804

RIVERPOINT VILLAGE



SPACE	TENANT	SF
1	CVS Pharmacy	14,814
2	My Yo My Frozen Yogurt	1,449
3	Diamond Nails	750
4	Baja Tan	1,436
5	Bentley's Pet Stuff	1,611
6	Peking Chef	2,133
7	AVAILABLE	7,062
8	VACANT	3,500
9	Benji's Deli	1,600
10	GiGi's Playhouse	2,498
11	Sally Beauty Supply	1,362
12	Great Clips	750
13	Premier Vision	2,840
15	VACANT	16,944
16	Best Buy	39,172
17	Andare Sports	2,300
18	GNC	1,004
19	AVAILABLE	3,600
20	Land's End	7,818
21	Noodles & Company	3,925
22	Ideal Image	2,275
23	Qdoba	2,200
24	VACANT	1,684
25A	Dr. David Michael Lubar	1,360
25B	Lakeside Oil	5,442
25C	Midland Management	3,100
25D	Valentine's Salon	1,684
26	Kang's Tae Kwon Do	2,700
27	VACANT	2,074
28	Burghardt Sporting Goods	10,000
30	Aurora Health Care	22,309
31	VACANT	1,500
33	Nurturing Nook Child Care	10,333
34	VACANT	7,385
35	VACANT	4,900
37	Infinity Telecom	1,527
38	Chase Bank	4,629
39	McDonald's	3,015
40	Open Pantry	862
41	Great Midwest Bank	3,000
42	Jose's Blue Sombrero	6,500
2A	Milwaukee Ballet School & Academy	3,257
36C	Riverpoint Salons & Spa	5,769

RIVERPOINT VILLAGE



RIVERPOINT VILLAGE

Fred
Stallé

Mid-America Real Estate -
Wisconsin, LLC
T: 414.390.1415
F: 414.273.4605
FStalle@MidAmericaGrp.com



600 N. Plankinton Avenue
Suite 301
Milwaukee, WI 53203
414.273.4600
MidAmericaGrp.com



RIVERPOINT VILLAGE



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.