

# Audubon Court Shopping Center

SEC of Brown Deer Road &  
N Port Washington Road

333 W Brown Deer Road  
Fox Point, WI 53217





## Property Info

This well-established shopping center is located on the southeast corner of North Port Washington Road and Brown Deer Road at a signalized intersection. Tenants include Starbucks, Past Basket, Subway, Topper's Pizza, Maxfield's and many more strong, local businesses.

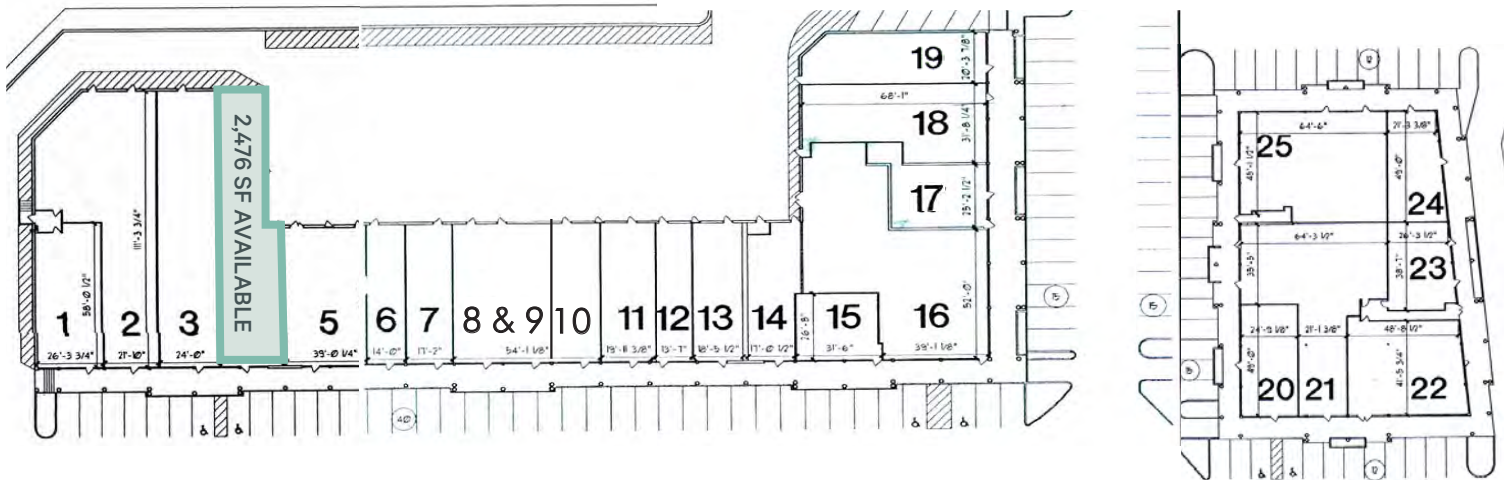
### Available Space

+ 2,476 SF  
\$15.00/SF NN

### Triple Net Expenses

CAM	\$4.91 PSF
Taxes	\$4.36 PSF
Insurance	\$0.20 PSF
<b>Total</b>	<b>\$9.47 PSF</b>

## Site Plan



Unit	Tenant
1	ATA Taekwondo
2	WI Conservatory of Music
3	Mobile - X
4	2,476 SF AVAILABLE
5	Ginza Japanese Restaurant
6	Myocyte
7	Miracle Ear
8 & 9	Bayside Floral Design
10	Debbie Richt Design
11	Bryson Reid Forever Classic
12	Bayside Travel
13	Shirts, Skirts, Shoes & Stuff
14	Ly Ly Nails
15	Atypic Gallery
16	Maxfield's Pancake House
17 - 19	Fox Point Dental Care
20	Starbucks
21	Past Basket
22	Nothing Bundt Cakes
23	Subway
24	Topper's Pizza
25	The Lift Pilates

### Parking Information

Regular Stalls	145
Handicap Stalls	6
<b>Total Stalls</b>	<b>151</b>

### Traffic Counts

Brown Deer Road	9,900 VPD
N Port Washington Road	8,800 VPD
Interstate 43	82,400 VPD

## Estimated Demographics

2022 Estimated Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	6,724	14,250	30,052	96,998
Average Household Income	\$156,332	\$178,794	\$156,881	\$119,402
Employees	3,595	5,387	18,305	70,294

## Contact Us

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# State of Wisconsin Broker Disclosure

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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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 & 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(I) 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 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.

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 to 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. <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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.*

