

RiverPoint Village Shopping Center

SEC of I-43 & Brown Deer Road

8617-8700 N Port Washington Rd
Fox Point, WI 53217



Features

RiverPoint Village is a first-class shopping center centrally located at the Brown Deer Road interchange of I-43 to service the entire affluent North Shore of Milwaukee. There is a diverse mix of over 20 best-in-class retailers and restaurants at RiverPoint Village including anchor tenants Best Buy, CVS Pharmacy, and Burghardt Sporting Goods.

Available Space

- + Anchor Space
 - 17,700 SF + Basement Space
 - Approx 80' frontage
 - Loading dock and compactor
- + Main Level Retail/Restaurant Space
 - 1,600 SF - 3,600 SF
- + South Retail Spaces
 - 7,385 SF (Divisible)
- + Freestanding Restaurant
 - 6,500 SF + large Patio



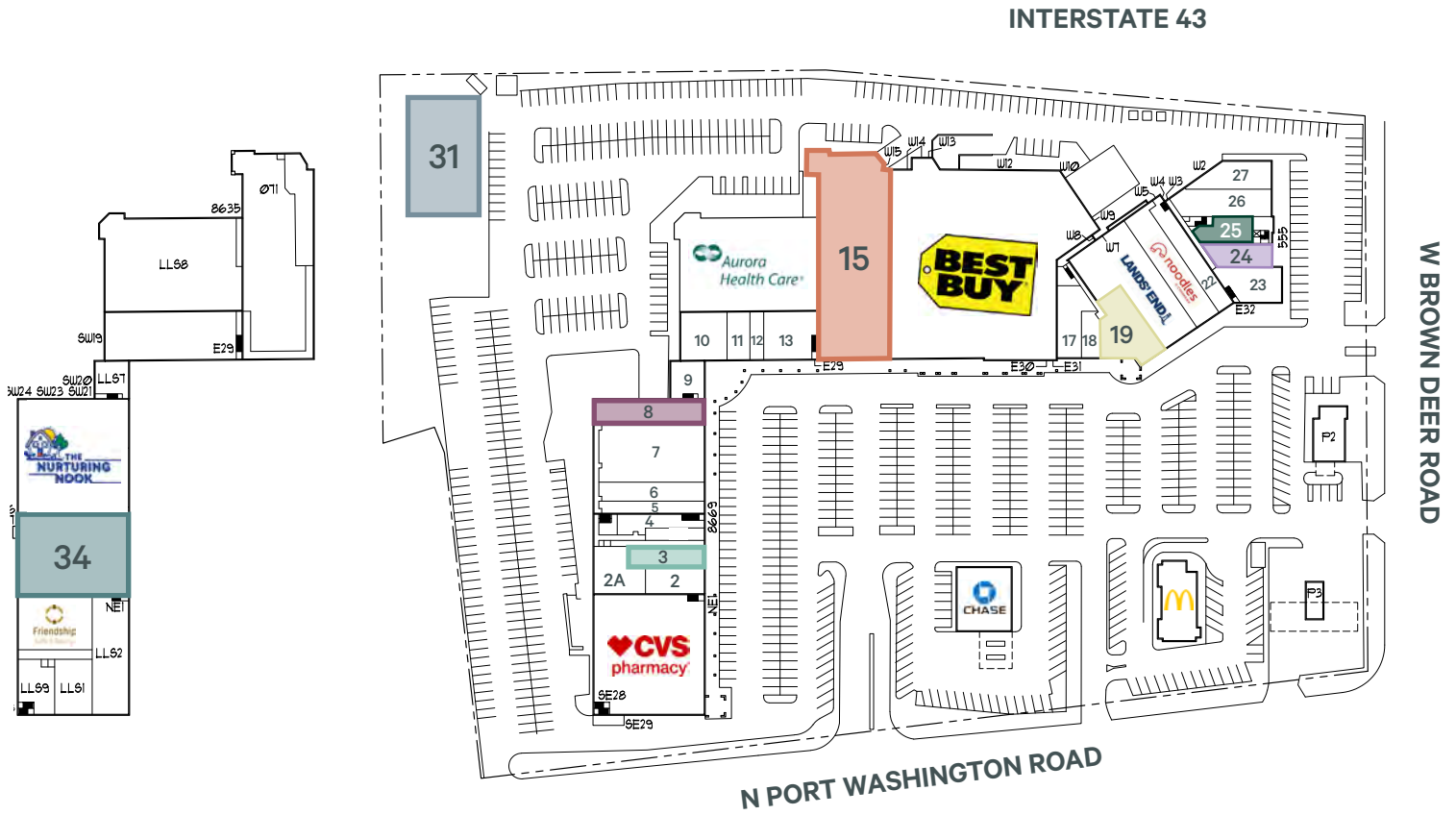
Triple Net Expenses

CAM	\$2.46 PSF
Taxes	\$3.00 PSF
Insurance	\$0.29 PSF
Total	\$5.74 PSF

Traffic Counts

Brown Deer Road	17,000 VPD
N Port Washington Road	8,800 VPD
Interstate 43	82,400 VPD





Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF
1	CVS Pharmacy	14,814	11	Sally Beauty	1,362	22	Ideal Image	2,275
2	My Yo My Frozen Yogurt	1,449	12	Great Clips	750	23	Qdoba Mexican Grill	2,200
2A	Milwaukee Ballet	3,257	13	Premier Vision	2,840	24	1,600 SF AVAILABLE	
3	1,611 SF AVAILABLE		14	Aurora Health Care	22,309	25	1,684 SF AVAILABLE	
4	Diamond Nails	750	15	17,700 SF + Basement AVAILABLE		26	Kang's Black Belt Academy	2,700
5	Baja Tanning	1,436	16	Best Buy	39,172	27	Lou Malnati's Pizzeria	2,074
6	Peking Chef	2,133	17	Andare Sports	2,300	28	Burghardt Sporting Goods	15,566
7	Integra Personal Training	7,062	18	GNC	1,004	31	6,500 SF AVAILABLE	
8	3,500 SF AVAILABLE		19	3,600 SF AVAILABLE		33	Nurturing Nook Child Care	10,333
9	Benji's Deli	1,600	20	Lands End Outlet	7,818	34	7,385 SF AVAILABLE	
10	Gigi's Playhouse	2,498	21	Noodles & Company	3,925			

Estimated Demographics

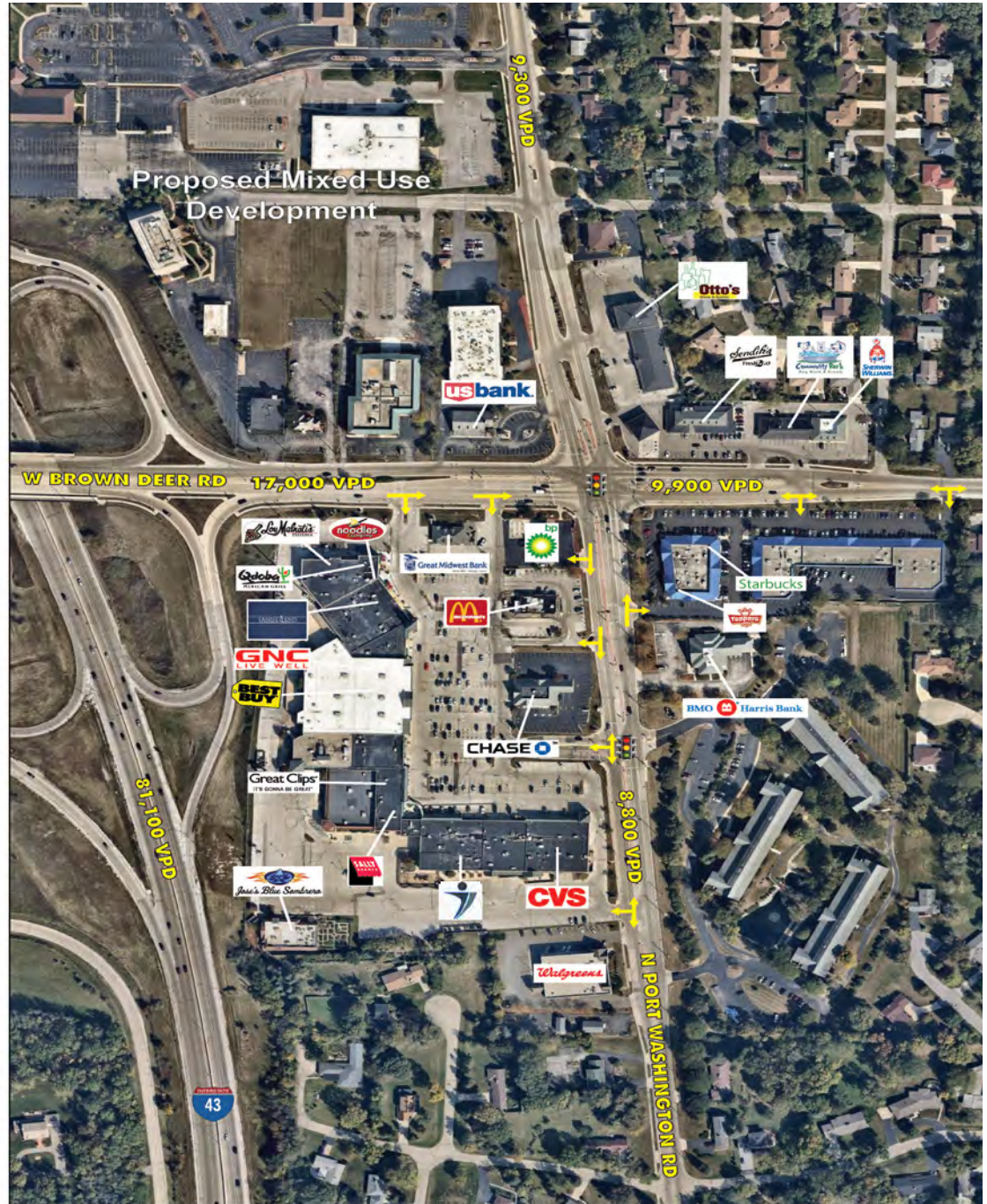
2022 Estimated Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	6,724	14,250	30,052	96,998
Average Household Income	\$156,332	\$178,794	\$156,881	\$119,402
Employees	3,595	5,387	18,305	70,294

Contact Us

Ben Weiland
 Vice President
 +1 414 274 1650
 benjamin.weiland@cbre.com

Sam Gleischman
 Associate
 +1 414 274 1615
 samuel.gleischman@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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.

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.

