

HIGH VOLUME LOCATION-T.I.'S PAID BY TENANT

FULLY LEASED SINGLE TENANT- PLANET FITNESS FOR SALE

7630 Pershing Blvd
Kenosha, WI 53142



HIGH VISIBILITY · AMPLE PARKING · CONTROLLED INTERSECTION

Prepared By:

PAULANNE PHILLIPS

Broker
414.425.3112
paulanne@eccommercial.net



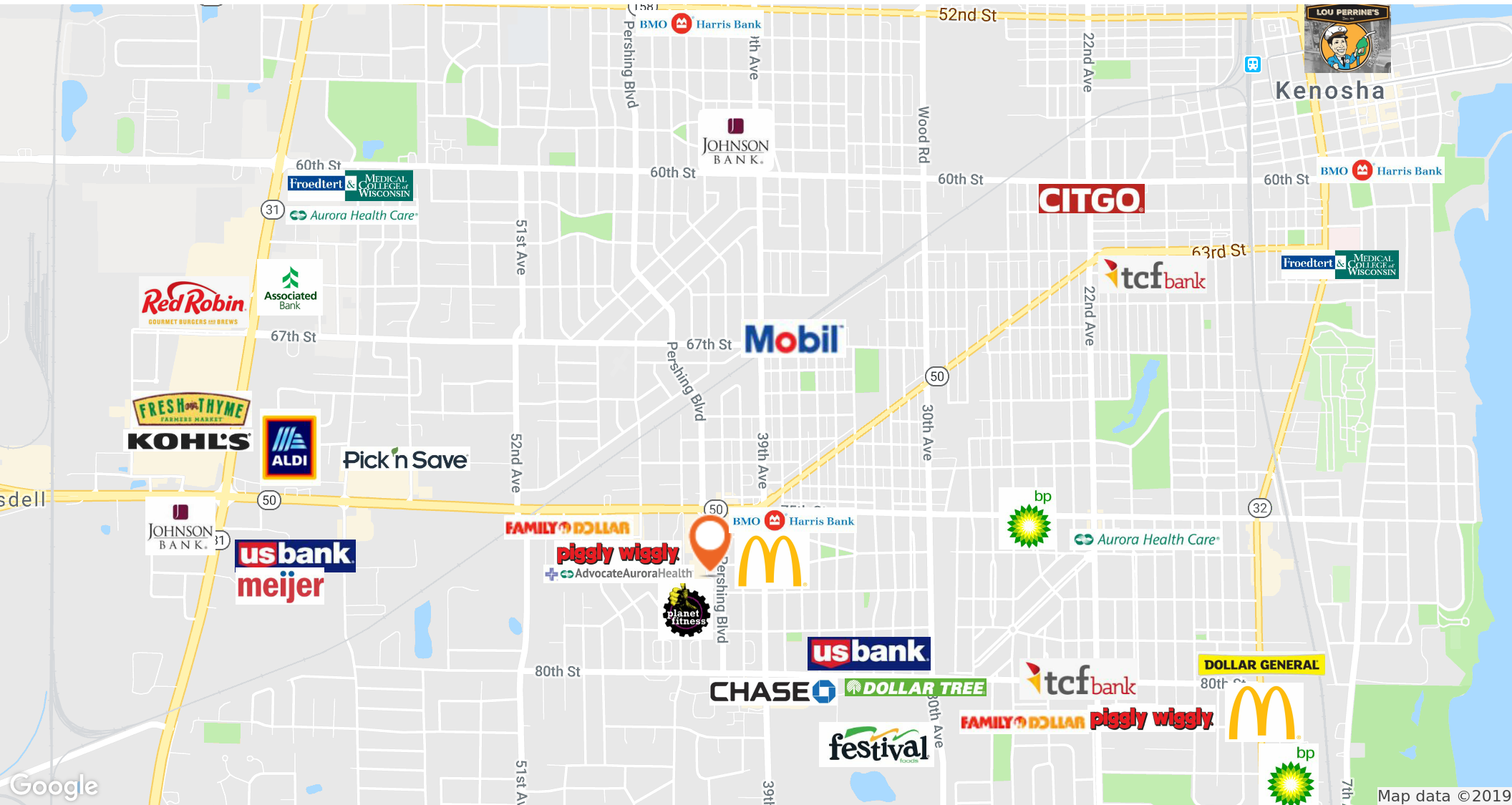
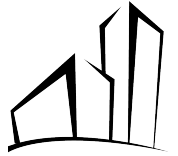
EC COMMERCIAL REAL ESTATE

8575 West Forest Home Ave, Ste 160
Greenfield, WI 53228
414.425.3112 | eccommercial.net

HIGH VOLUME LOCATION-T.I.'S PAID BY TENANT

FULLY LEASED SINGLE TENANT- PLANET FITNESS FOR SALE

7630 Pershing Blvd, Kenosha, WI 53142



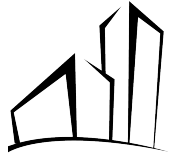
PAULANNE PHILLIPS

414.425.3112

paulanne@eccommercial.net



FULLY LEASED SINGLE TENANT- PLANET FITNESS FOR SALE



7630 Pershing Blvd, Kenosha, WI 53142

PROPERTY DESCRIPTION

Great investment opportunity to own +/- 25,000 sf of brand new custom designed space with tenant paid tenant improvements leased to Planet Fitness, one of the fastest growing national brands!

10+ Years remain with a rent increase at year six, 2-five year renewal options with rent increases.

Planet Fitness is part of the +/- 93,000 sf redevelopment of the former Sears and Auto Center, adjoining +/- 88,000 sf of multi-tenant retail space that includes anchor tenants: Piggly Wiggly, Aurora Health Care, McDonalds, Little Caesars, Sprint, Sally Beauty & Minuteman Press.

Pershing Plaza Shopping Center, 7516-7630 Pershing Blvd, Kenosha was constructed in 1965 with renovations in 2010 for Piggly Wiggly and Aurora Health Care, in 2018 Planet Fitness became part of the development and provided all of their own interior improvements.

Remaining retail space is undergoing an new exterior facade which will continue to attract new businesses to the retail center. +/- 15,000 sf Plasma Center opening in 2020.

LOCATION DESCRIPTION

*High Traffic/frontage from 75th Street (Hwy 50)

*Corner of signalized Intersection with monument signage

*Located in Dense residential neighborhood

*Ample Parking with Cross Easement for parking

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,181	36,270	53,402
Total Population	12,779	95,788	141,018
Average HH Income	\$67,084	\$60,485	\$63,557



OFFERING SUMMARY

\$2,179,000

7% CAP RATE

Property Type:	Retail
Property Subtype:	Strip Center
APN:	03-122-11-104-009
Building Size:	25,736 SF
Lot Size:	2.57 Acres
Year Built:	1965
Year Last Renovated:	2019
Number of Floors:	1
Construction Status:	Existing
Free Standing:	No

PAULANNE PHILLIPS

414.425.3112

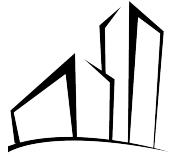
paulanne@eccommercial.net



HIGH VOLUME LOCATION-T.I.'S PAID BY TENANT

FULLY LEASED SINGLE TENANT- PLANET FITNESS FOR SALE

7630 Pershing Blvd, Kenosha, WI 53142



PAULANNE PHILLIPS

414.425.3112

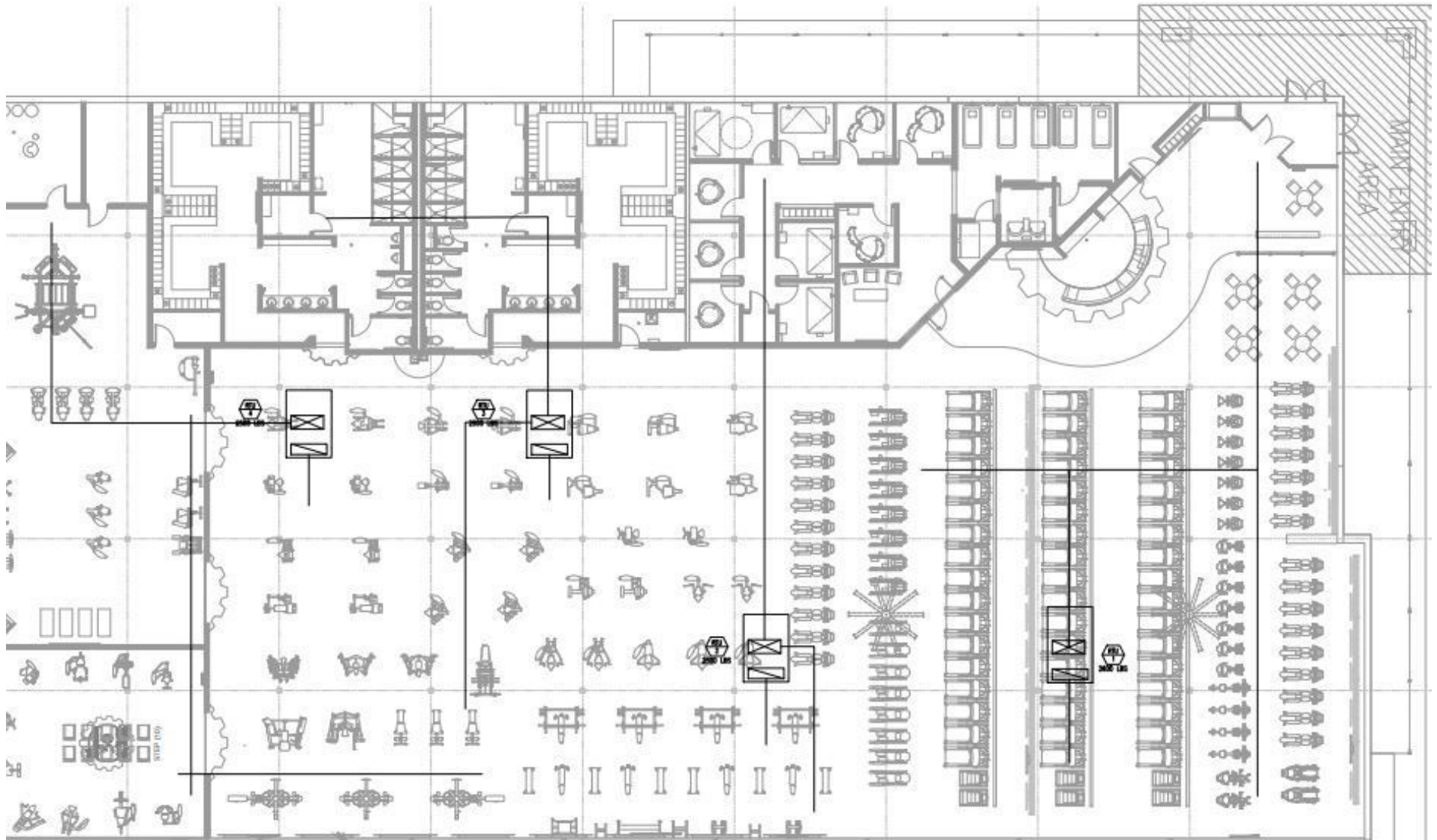
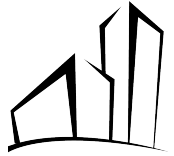
paulanne@eccommercial.net



HIGH VOLUME LOCATION-T.I.'S PAID BY TENANT

FULLY LEASED SINGLE TENANT- PLANET FITNESS FOR SALE

7630 Pershing Blvd, Kenosha, WI 53142



PAULANNE PHILLIPS

414.425.3112

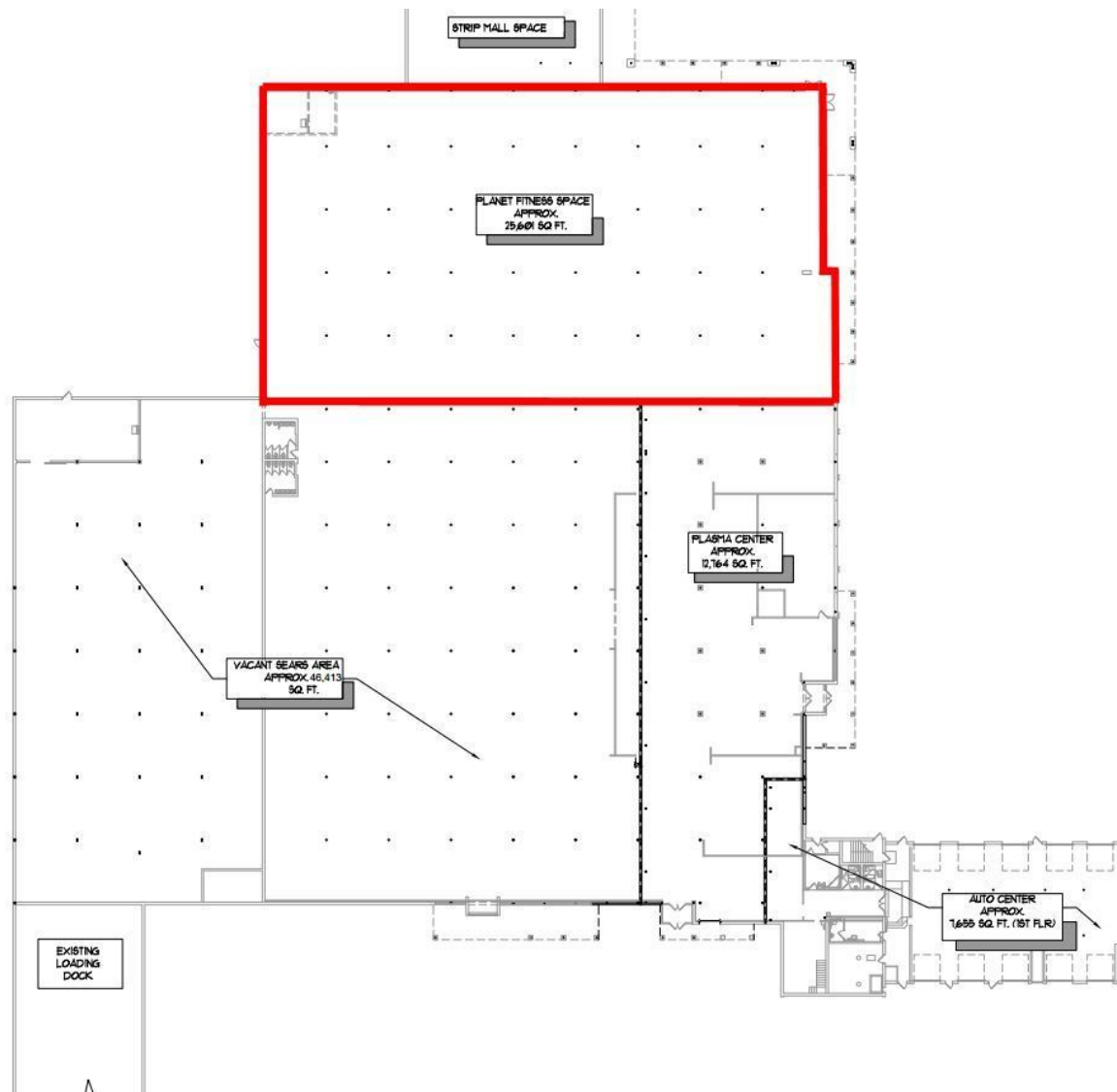
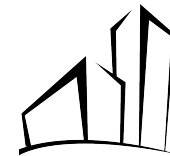
paulanne@eccommercial.net



HIGH VOLUME LOCATION-T.I.'S PAID BY TENANT

FULLY LEASED SINGLE TENANT- PLANET FITNESS FOR SALE

7630 Pershing Blvd, Kenosha, WI 53142



PAULANNE PHILLIPS

414.425.3112

paulanne@eccommercial.net

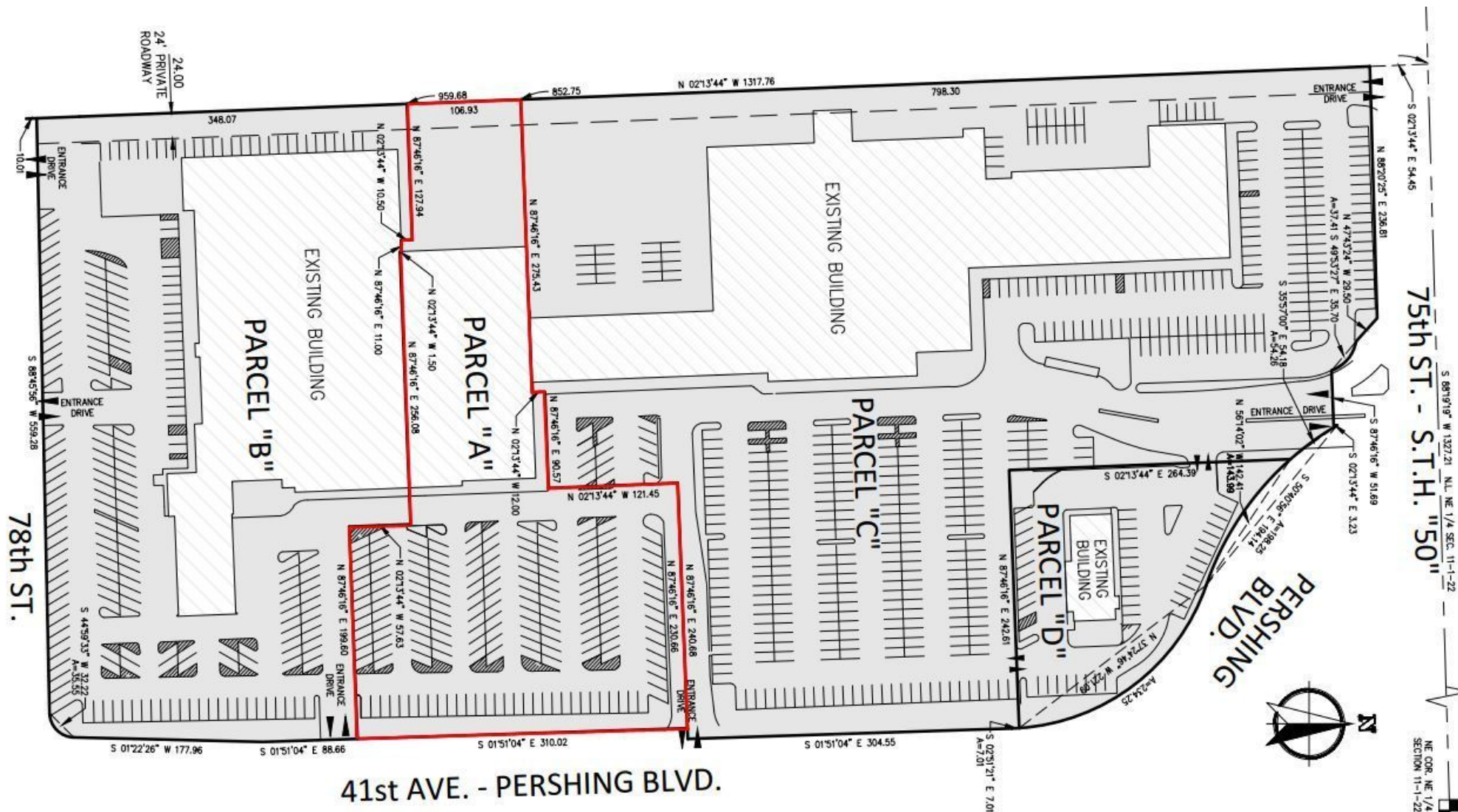
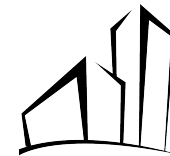


EC COMMERCIAL
REAL ESTATE

HIGH VOLUME LOCATION-T.I.'S PAID BY TENANT

FULLY LEASED SINGLE TENANT- PLANET FITNESS FOR SALE

7630 Pershing Blvd, Kenosha, WI 53142



PAULANNE PHILLIPS

414.425.3112

paulanne@eccommercial.net



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad