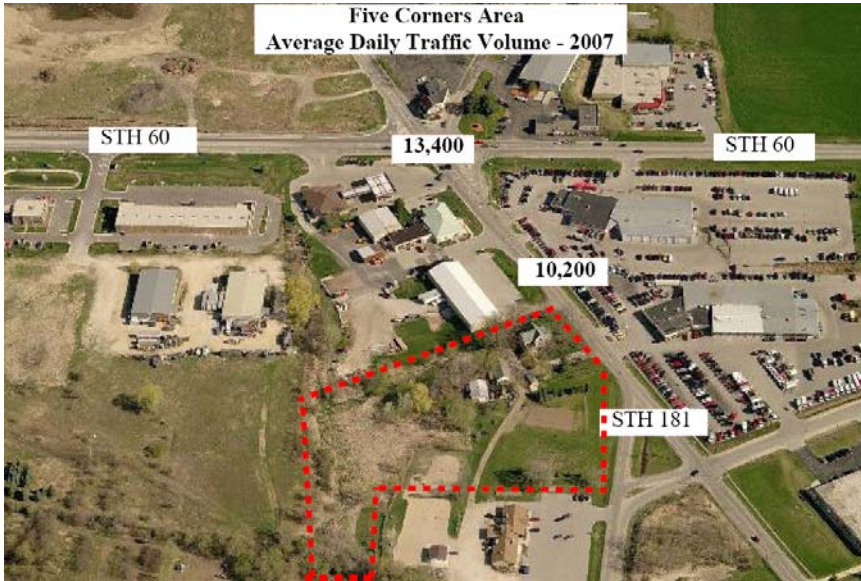


COMMERCIAL PROPERTY AVAILABLE FOR PURCHASE



LOCATION: 1267 Washington Ave.
ZONING: Business District (B-2 & B-3)
SIZE: 5.45 acres (parcel size negotiable)

CONTACT:
Eric Ryer, Asst. Admin./Clerk
(262) 377-4509
eryer@town.cedarburg.wi.us

Property Summary

Located in the Town of Cedarburg, this 5.45 acre parcel offers an ideal redevelopment opportunity adjacent to state highways with large average daily traffic volumes. This divisible property is properly zoned for commercial/office or retail business.

Town of Cedarburg Characteristics

Demographics

	Town of Cedarburg	Primary Trade Area (53012 Zip Code)
Population:	5,789	17,708
Median Household Income* :	\$75,909	\$63,582

Traffic Count

Average 13,400 vehicles per daily (Five Corners intersection)

Amenities

- High visibility from Five Corners intersection
- 485 feet of frontage on Washington Avenue/STH 181
- Part of the Five Corners Master Plan Area
- Adjacent to proposed sports complex

Surrounding Businesses

Subway, Galimoto's Twelve21 Restaurant, Wayne's Drive-In, Newman Chevrolet, Five Corners Dodge, Five Corners Truck & Auto, Cedar Crest Specialties, ATACO Steel Products, Cedar Creek Motor Sports, Cedarburg Town Hall & Recycling Yard, Doig Corporation, Great China Chinese Restaurant, Ada Beauty Salon, Roadhouse Bar & Grill, AA Electric, and Kohls Floor Coverings.

Development Incentives

The Town offers a wide variety of possible incentives to assist new development. Contact Asst. Admin./Clerk Eric Ryer for details (262-377-4509 or eryer@town.cedarburg.wi.us) .

* Town median household income represents 2000 US Census/HUD estimate; 2000 US Census for 53012 zip code