

# 2005 - 2051 LATHROP AVE

Racine, WI 53405

**Anderson**  
Commercial Group

FOR LEASE | UP TO +/- 13,255 SF RETAIL SPACE AVAILABLE



## OFFERING SUMMARY

### Available Spaces:

2005 Lathrop Ave:	+/- 9,796 SF
2033 Lathrop Ave:	+/- 1,850 SF
2035 Lathrop Ave:	+/- 1,850 SF
2049 Lathrop Ave:	+/- 3,724 SF
2051 Lathrop Ave:	+/- 13,255
Year Built:	1958
Number of Parking Spaces:	+/- 298
Zoning:	B2
Tax / APN #:	276 000023786000
Current Taxes:	\$36,439.28
Lease Rate:	\$8.00 - 12.00 SF/yr (NNN)

### COLIN HOUGH

Senior Vice President  
414.858.5202  
chough@acgwi.com

## PROPERTY HIGHLIGHTS

- High visibility with +/- 8,000 cars/day on Lathrop Ave and +/- 13,600 cars/day on 21st St per WI DOT
- Located directly on public transportation line
- Includes loading dock and/or drive in door
- Full basement



# 2005 - 2051 LATHROP AVE

Racine, WI 53405



## RENT ROLL | UP TO +/- 13,255 SF RETAIL SPACE FOR LEASE

SUITE	TENANT NAME	SIZE SF
2005 Lathrop Ave #B-1	Vacant	9,796 SF
2005 Lathrop Ave #1	LED Signs	8,098 SF
2011 Lathrop Ave #1	Javiers	3,996 SF
2011 Lathrop Ave #1	Apt 1	783 SF
2011 Lathrop Ave #2	Apt 2	783 SF
2011 Lathrop Ave #3	Apt 3	783 SF
2011 Lathrop Ave #4	Apt 4	783 SF
2011 Lathrop Ave #5	Apt 5	783 SF
2011 Lathrop Ave #6	Apt 6	783 SF
2015 Lathrop Ave #1	LED Signs	670 SF
2027 Lathrop Ave #2	Velvet Touch	4,100 SF
2033 Lathrop Ave #2	Vacant	1,850 SF
2035 Lathrop Ave #2	Vacant	1,850 SF
2037 Lathrop Ave #2	Break & Run	3,430 SF
2043 Lathrop Ave #2	Dollar Y Mas	4,450 SF
2045 Lathrop Ave #2	Medical Service Co.	2,465 SF
2049 Lathrop Ave #2	Vacant	3,724 SF
2051 Lathrop Ave #2	Vacant	13,255 SF
3716 21st St	Magic Scissors	1,305 SF
3720 21st St	U-Haul	427 SF
3724 21st St	Racine Marian	1,004 SF
TOTALS		65,118 SF

### COLIN HOUGH

Senior Vice President  
414.858.5202  
chough@acgwi.com



# 2005 - 2051 LATHROP AVE

Racine, WI 53405

**Anderson**  
Commercial Group

ADDITIONAL PHOTOS | UP TO +/- 13,255 SF RETAIL SPACE FOR LEASE



## COLIN HOUGH

Senior Vice President

414.858.5202

chough@acgwi.com

# 2005 - 2051 LATHROP AVE

Racine, WI 53405

**Anderson**  
Commercial Group

ADDITIONAL PHOTOS | UP TO +/- 13,255 SF RETAIL SPACE FOR LEASE



## COLIN HOUGH

Senior Vice President

414.858.5202

chough@acgwi.com



# 2005 - 2051 LATHROP AVE

Racine, WI 53405

**Anderson**  
Commercial Group

LOCATION MAP | UP TO +/- 13,255 SF RETAIL SPACE FOR LEASE



**COLIN HOUGH**

Senior Vice President

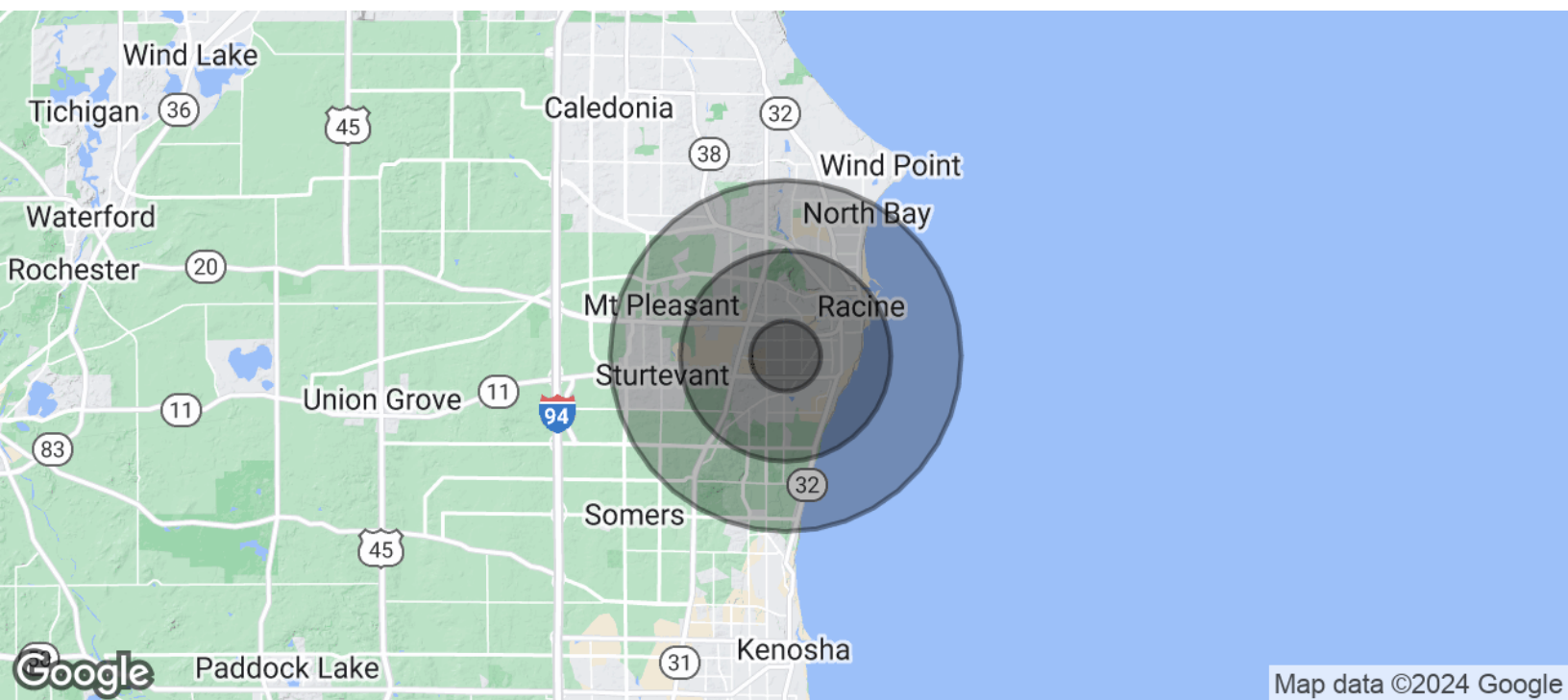
414.858.5202

chough@acgwi.com

# 2005 - 2051 LATHROP AVE

Racine, WI 53405

DEMOGRAPHICS MAP & REPORT | UP TO +/- 13,255 SF RETAIL SPACE FOR LEASE



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,499	77,562	120,021
Average Age	36.8	37.2	38.4
Average Age (Male)	35.7	35.5	36.7
Average Age (Female)	39.2	39.6	40.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,393	33,492	51,006
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$57,870	\$58,915	\$64,659
Average House Value	\$114,653	\$127,398	\$154,090

\* Demographic data derived from 2020 ACS - US Census

## COLIN HOUGH

Senior Vice President  
414.858.5202  
chough@acgwi.com

## 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