

# Neighborhood Center Featuring Co-Tenants CVS/ Pharmacy, Family Dollar, TCF Bank, and More

Frontline Real Estate Partners

8022-8046 22ND AVENUE | KENOSHA, WI 53143



## OFFERING SUMMARY

Available SF:	1,500 - 28,400SF
Lease Rate:	\$8.00 - \$15.00 PSF NNN
NNN's	\$4.00 PSF
Building Size:	68,520 SF
Lot Size:	5.71 Acres
Year Built:	1977
Zoning:	B-1
Cross Streets:	22nd Ave & 80th St
Travel Count:	20,000 VPD

## PROPERTY OVERVIEW

Up to 28,400 SF available at a prime neighborhood shopping center located at the 22nd Ave & 80th St signalized intersection in Kenosha, Wisconsin. Excellent opportunity to join co-tenants CVS/Pharmacy, Family Dollar, Piggly Wiggly, TCF Bank, and more. The smaller available units are in vanilla box condition making them ideal for an array of retail and office users. The outlot is available and provides an excellent opportunity for a restaurant user with drive thru capability. The former Piggly Wiggly space will be available for lease in October. The center features excellent frontage on 80th Street (336') and 22nd Avenue (459'), a 350 space parking lot, and two (2) dual sided pylon signs providing visibility and exposure to over 20,000 VPD. Neighboring retailers include Walgreens, Festival Foods, Dollar Tree, Dollar General, Chase Bank, O'Reilly Auto Parts, McDonald's, Burger King, Taco Bell and Culver's, among others.

## PROPERTY HIGHLIGHTS

- Excellent opportunity to join co-tenants CVS/Pharmacy, Family Dollar, TCF Bank, and more
- Center features excellent frontage along 80th and 22nd Avenue, a 350 space parking lot and pylon signage providing visibility and exposure to over 20,000 VPD.
- Neighboring retailers include Walgreens, Festival Foods, Dollar Tree, Dollar General, Chase Bank, O'Reilly Auto Parts, McDonald's, Burger King, Taco Bell and Culver's, among others.

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477 Elm Place  
Highland Park, IL 60035  
[frontlinerepartners.com](http://frontlinerepartners.com)

**MATTHEW TARSHIS** Executive Vice President  
[mtarshis@frontlinerepartners.com](mailto:mtarshis@frontlinerepartners.com) (P) 847.780.8063 (C) 847.542.9058  
**ANDREW RUBIN** Senior Vice President  
[arubin@frontlinerepartners.com](mailto:arubin@frontlinerepartners.com) (P) 224.628.4005 (C) 224.628.4005  
**ANDREW PICCHIETTI** Associate  
[apicchietti@frontlinerepartners.com](mailto:apicchietti@frontlinerepartners.com) (P) 847.602.2005 (C) 847.602.2005

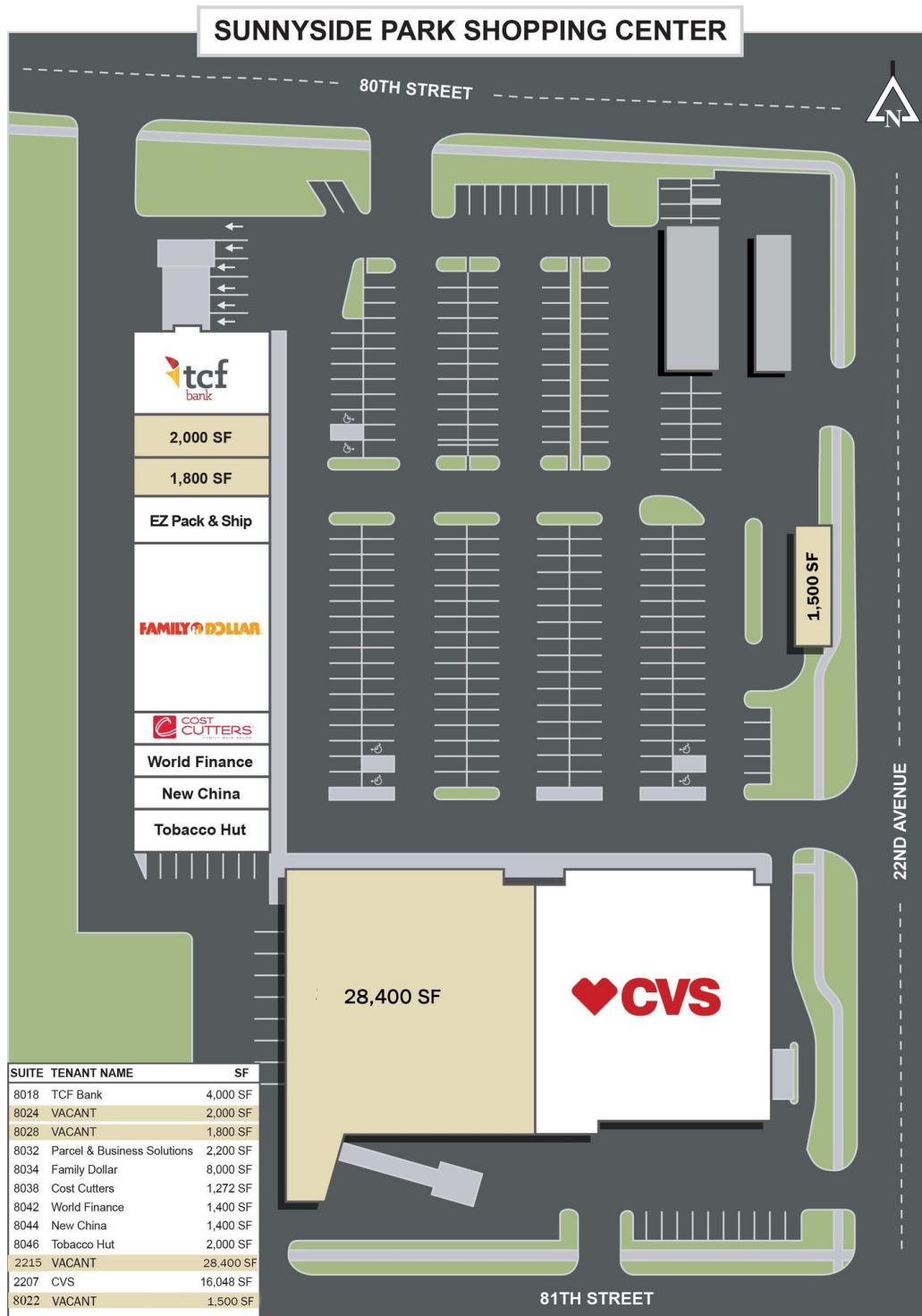
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ADDITIONAL PHOTOS



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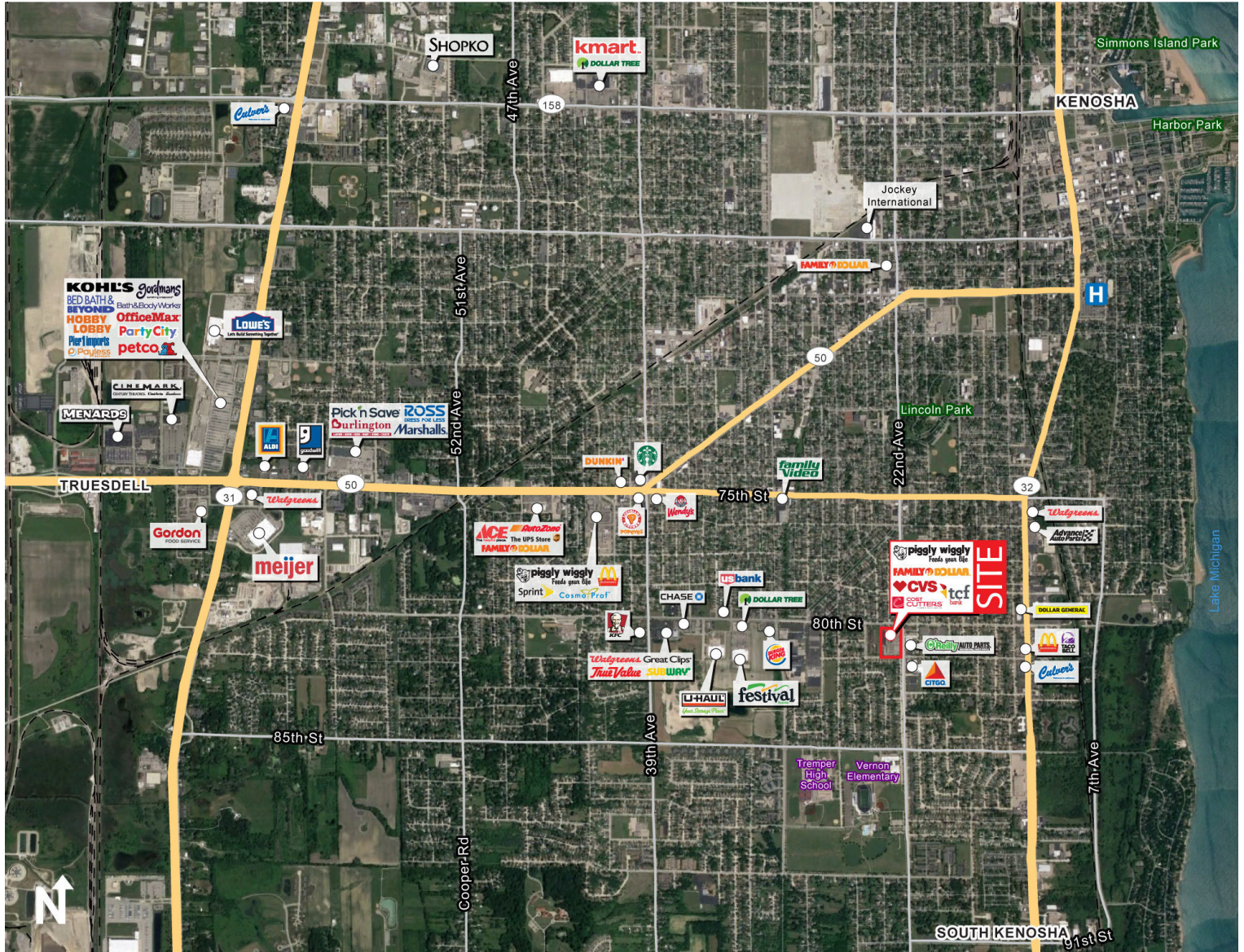
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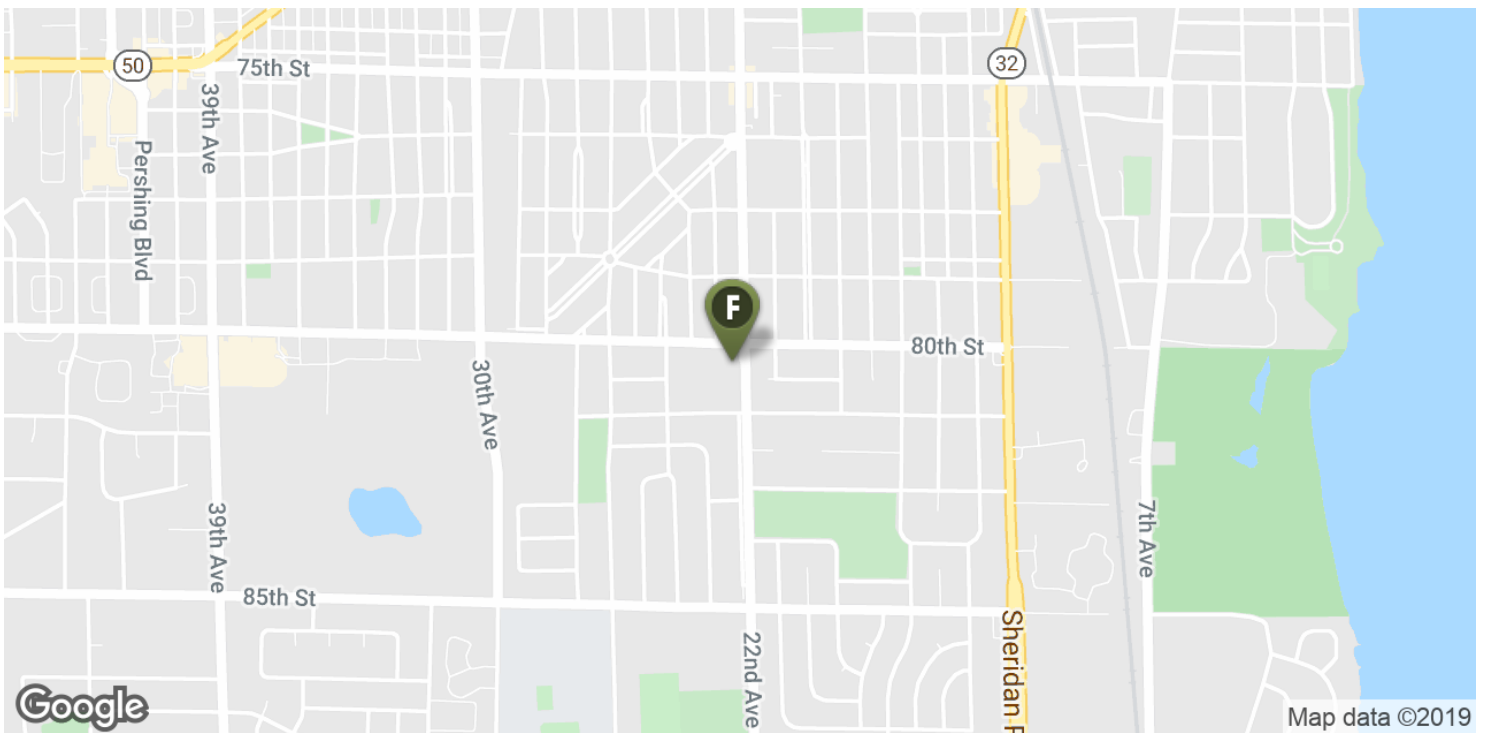
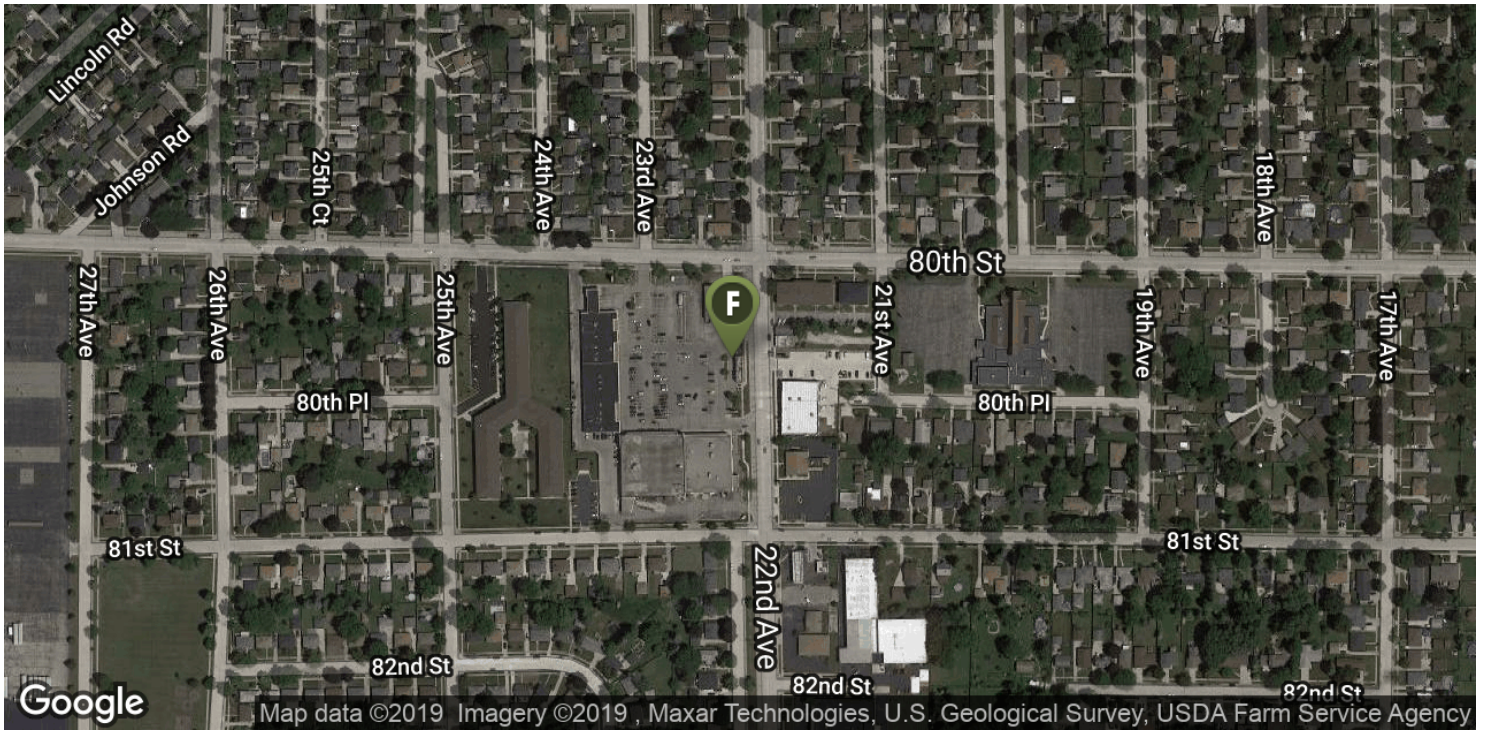
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LOCATION MAPS



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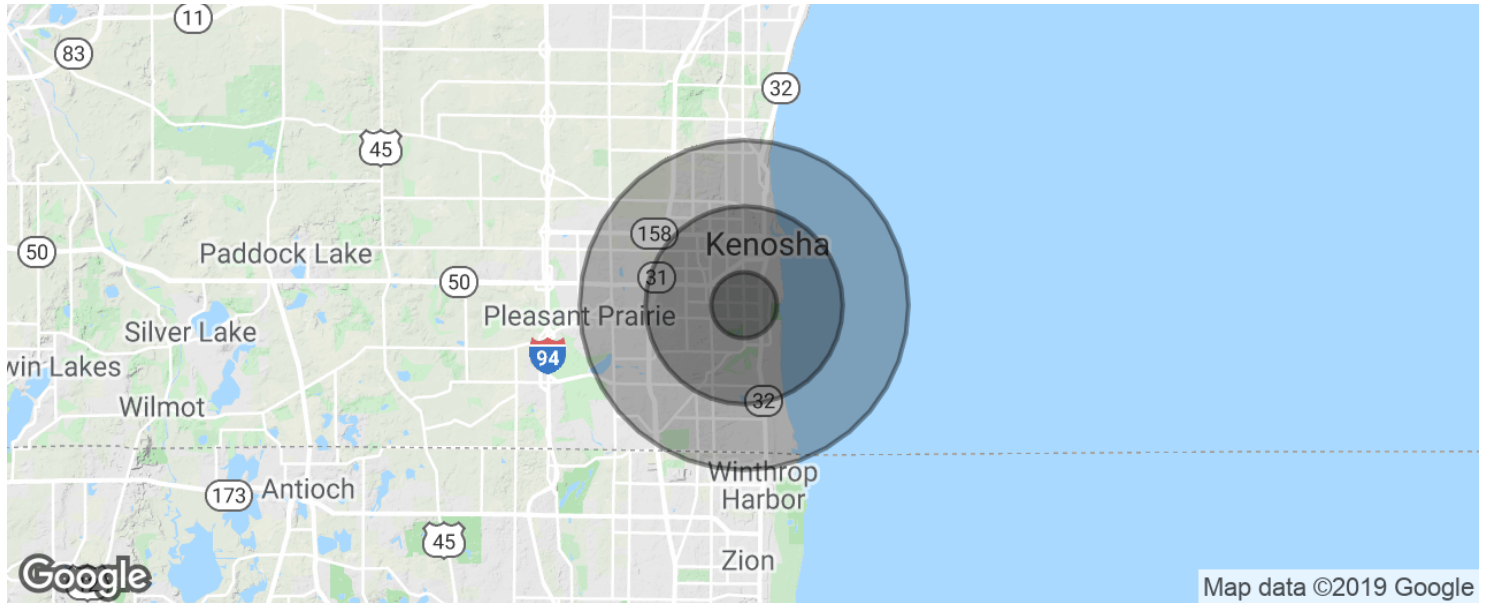
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### DEMOGRAPHICS MAP & REPORT



Map data ©2019 Google

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,952	83,858	134,348
Median age	37.8	34.8	35.0
Median age (Male)	35.3	33.7	33.9
Median age (Female)	40.1	36.0	36.2

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,311	31,750	51,081
# of persons per HH	2.5	2.6	2.6
Average HH income	\$56,964	\$58,757	\$62,447
Average house value	\$130,789	\$174,894	\$192,535

\* Demographic data derived from 2010 US Census

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