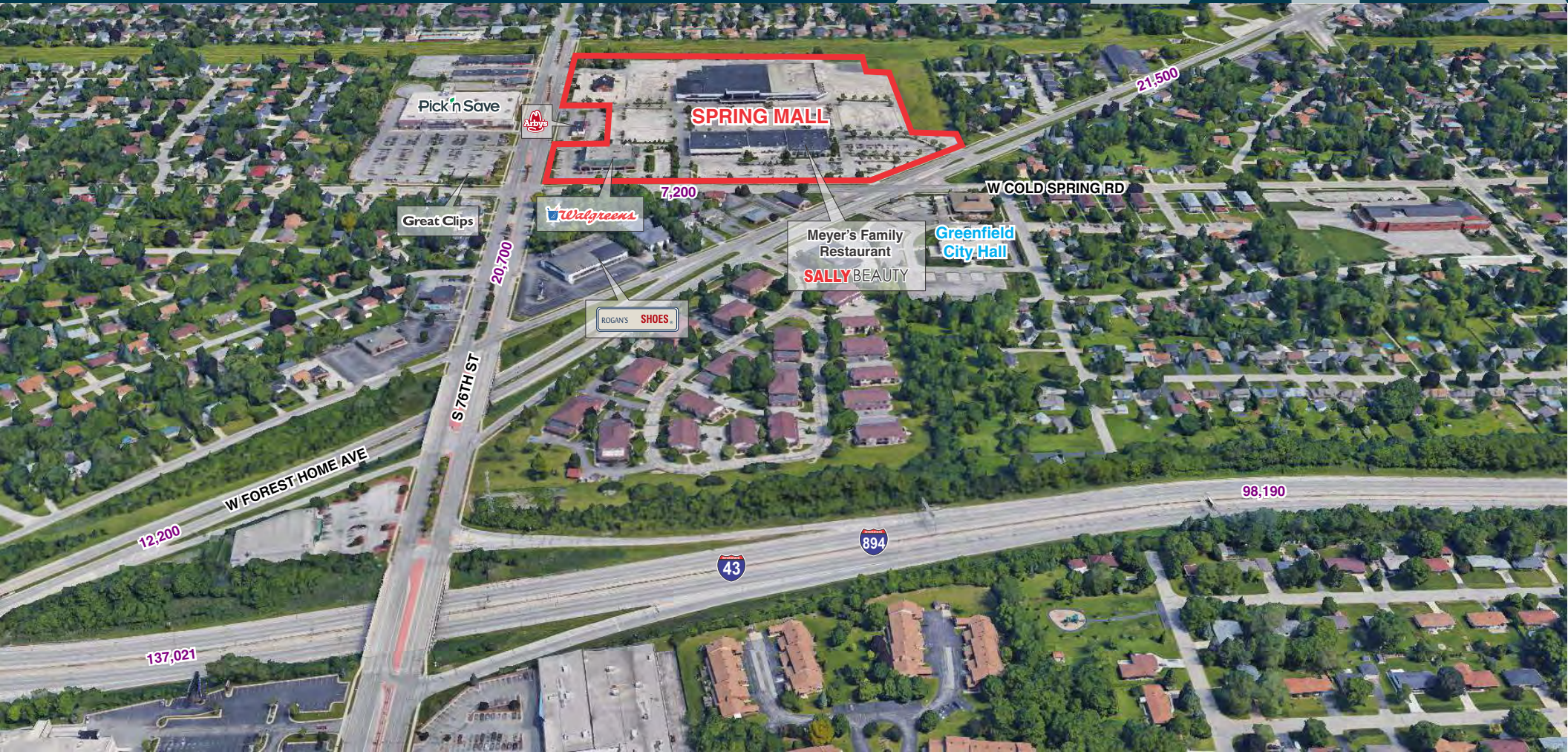


SPRING MALL

4200 S. 76th Street, Greenfield, WI



CONTACT

SCOTT SATULA

T: 414.273.4600

ssatula@midamericagr.com

DAN ROSENFELD

T: 414.273.4600

drosenfeld@midamericagr.com



MID-AMERICA[®]

Real Estate-Wisconsin, LLC

A MEMBER OF CHAINLINKS RETAIL ADVISORS

SPRING MALL

4200 S. 76th Street, Greenfield WI



ADDRESS South 76th Street & Cold Spring Road, Greenfield, WI

AVAILABLE SPACE up to 118,000 square feet

PROPERTY SIZE 25.92 acres

TOTAL GLA 188,861, made up of two buildings

SIGNAGE Multiple pylon signs & facade signage available

TRADE AREA DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
\$48,219 Est. Med. Income	\$51,763 Est. Med. Income	\$49,269 Est. Med. Income
10,698 Est. Daytime Pop.	72,701 Est. Daytime Pop.	214,438 Est. Daytime Pop.
16,516 Est. Population	120,865 Est. Population	325,296 Est. Population
7,620 Est. Households	54,210 Est. Households	132,614 Est. Households

LEASE RATE To be determined based upon Tenant's requirements

SALES PRICE This property may be purchased. Price and terms to be discussed with Broker.

ANCHORS  

ACCESS Multiple curb cuts along S. 76th Street, Forest Home Avenue, and Cold Spring Road

PARKING +/- 1,100 stalls

TRAFFIC COUNTS 21,500 vpd on W Forest Home Ave
20,700 vpd on S 76th St
7,200 vpd on W Cold Spring Rd

FEATURES

- Highly identifiable regional location
- Flexible lease rates and deal structures
- Other notable trade area shopping centers include
 - ~ Southridge Mall: 1.2 million SF
 - ~ 84South: 400,000 SF
 - ~ Greenfield Place: 226,000 SF

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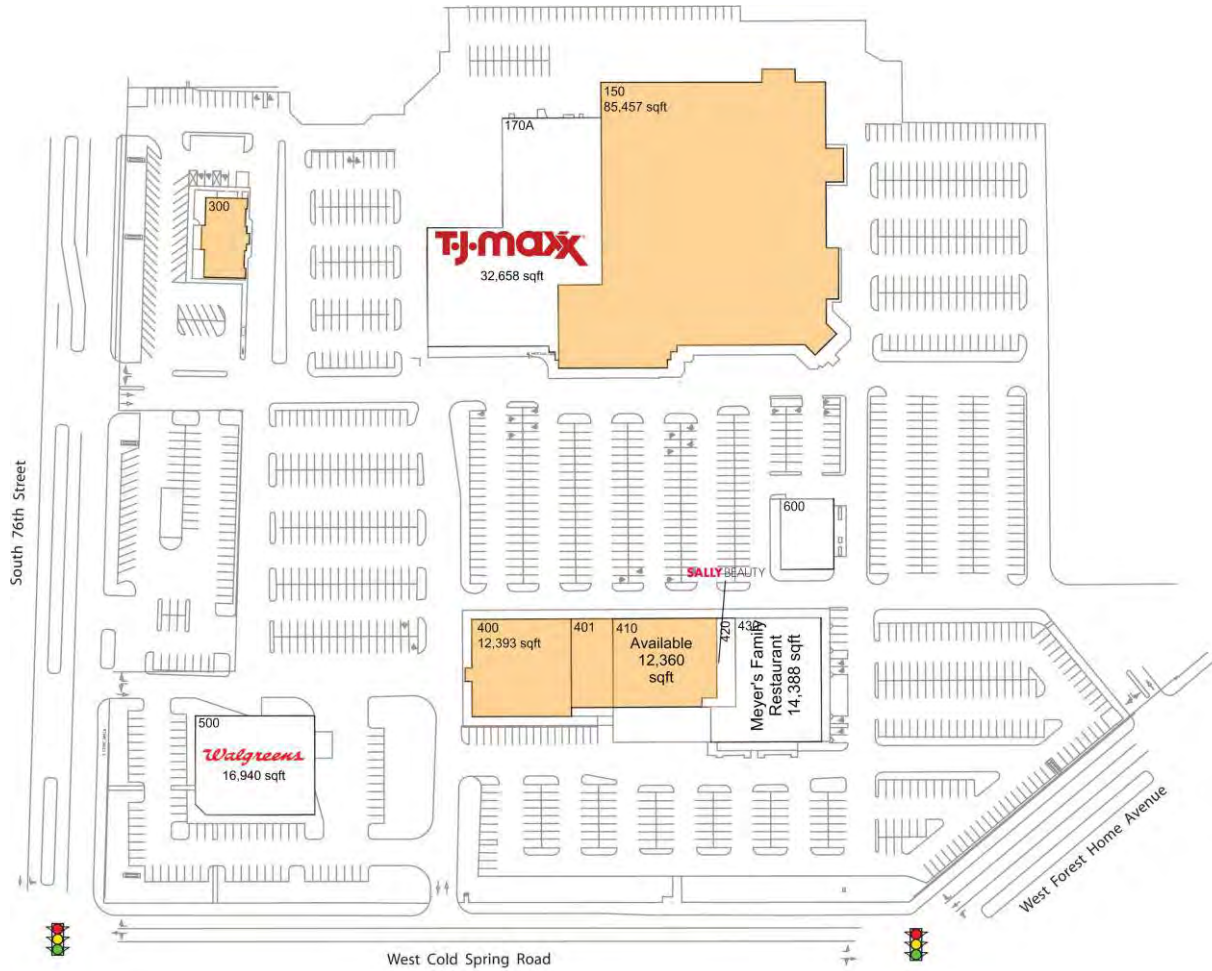
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UWK/G	TENANT	SQ. FT.
150	AVAILABLE	85,457
170A	TJ Maxx	32,658
190	AVAILABLE	3,626
300	AVAILABLE	4,260
400	AVAILABLE	12,393
401	AVAILABLE	4,633
410	AVAILABLE	12,360
420	Sally Beauty Supply	2,146
430	Meyer's Family Restaurant	14,388
500	Walgreens	16,940
600	Mechanical Building	4,800

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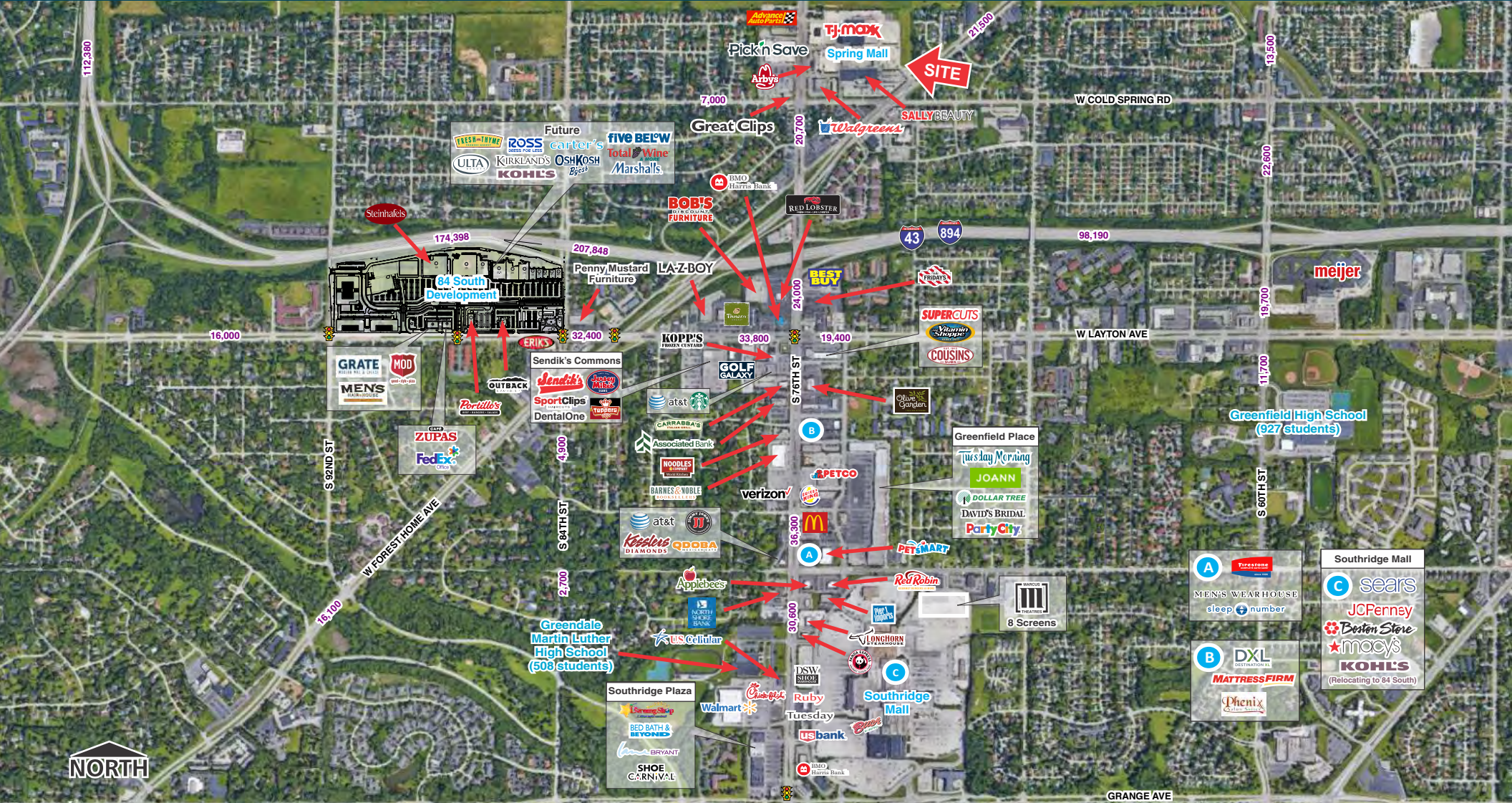
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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS

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

- The duty to provide 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

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

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.

