

# FOR SALE

**1523 FOND DU LAC AVE**

1523 Fond Du Lac Ave Kewaskum, WI 53040



## PROPERTY DESCRIPTION

Excellent Retail/Office opportunity on busy Fond Du Lac Ave. Great for a single owner-user, or could be a multi-tenant building. Multiple entrances, individual offices, reception area, conference room, 2 bathrooms, and storage (along with 2 storage sheds). Plenty of interior and exterior updates. The business is still operating and brokers/prospective buyers are not allowed on the premises unless accompanied by the listing broker.

## PROPERTY HIGHLIGHTS

- Updated Interior and Exterior
- High Traffic Counts
- Ample Parking

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$279,900  |
| Lot Size:      | 0.36 Acres |
| Building Size: | 1,436 SF   |
| Parking Spots: | 19         |
| Zoning:        | B-3        |
| APN:           | V4 003200A |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 392      | 2,350    | 4,221    |
| Total Population  | 929      | 5,326    | 9,827    |
| Average HH Income | \$83,037 | \$86,782 | \$95,892 |

**Will Klumb**  
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# PICTURES

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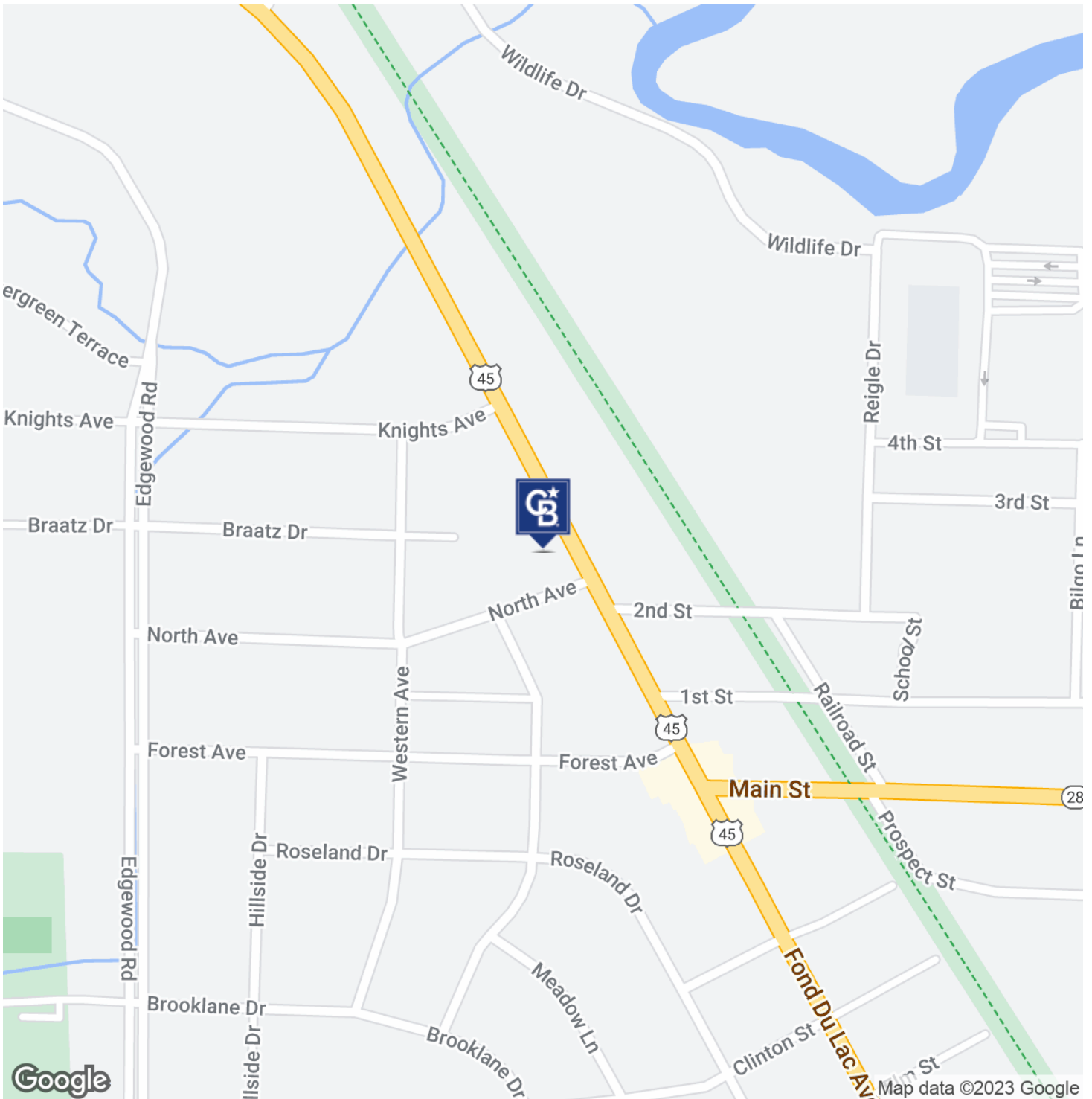


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# MAP

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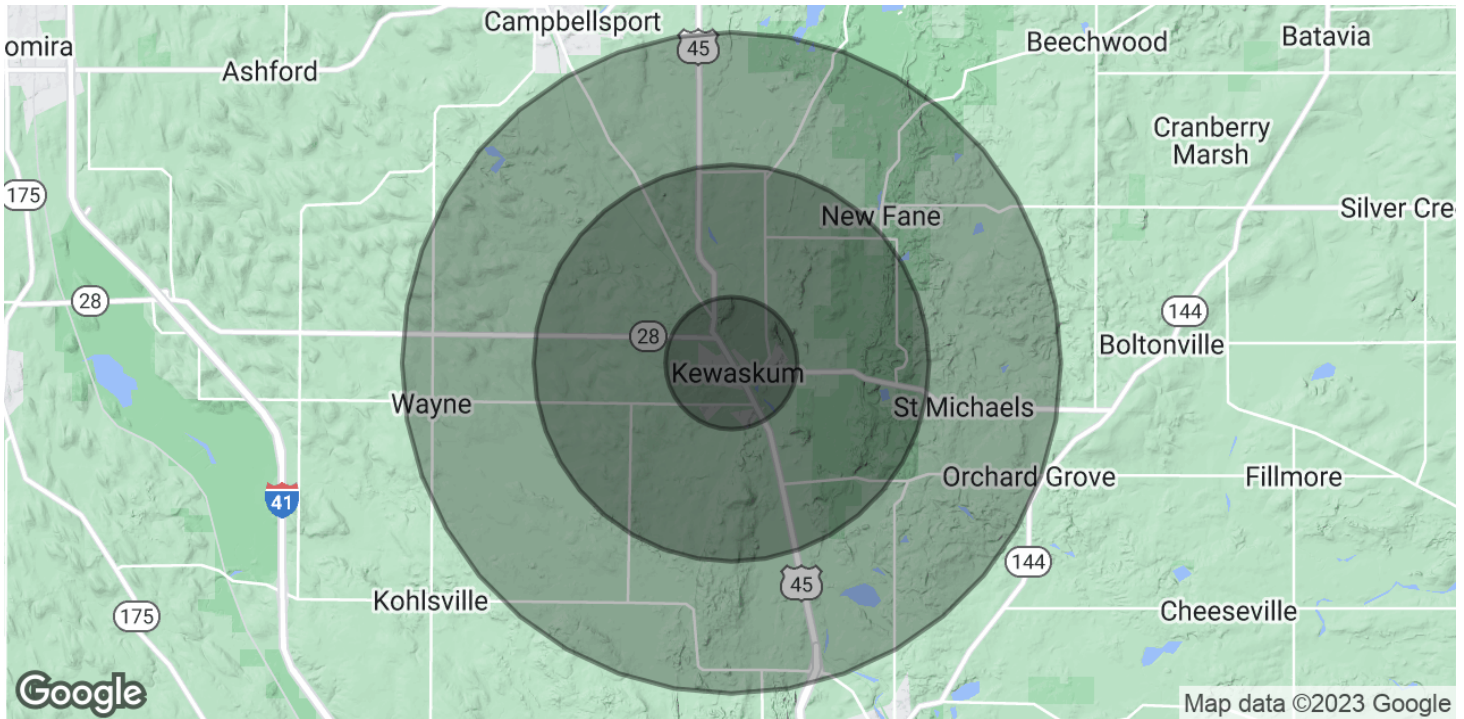
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# DEMOGRAPHICS

**1523 FOND DU LAC AVE**

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 929    | 5,326   | 9,827   |
| Average Age          | 37.6   | 41.5    | 44.5    |
| Average Age (Male)   | 39.2   | 42.9    | 45.3    |
| Average Age (Female) | 37.9   | 41.8    | 44.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 392       | 2,350     | 4,221     |
| # of Persons per HH | 2.4       | 2.3       | 2.3       |
| Average HH Income   | \$83,037  | \$86,782  | \$95,892  |
| Average House Value | \$195,022 | \$218,354 | \$258,134 |

\* Demographic data derived from 2020 ACS - US Census

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