



# Retail Space AVAILABLE !

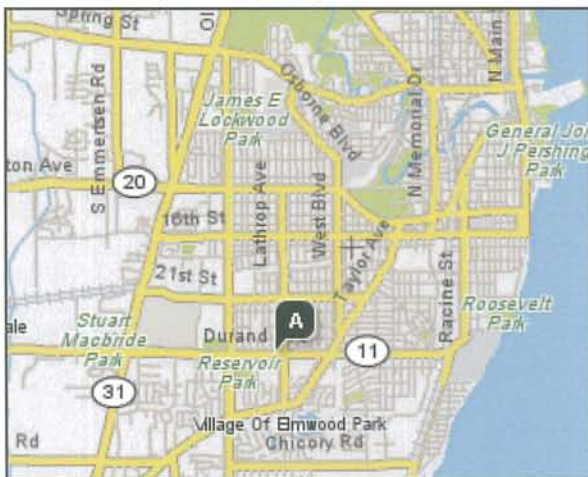
Badger Plaza  
4011 Durand Avenue  
Racine, WI

- **NOW LEASING:** Suites of 26,000 sf, 6,500 sf, and 2,815 sf .
- Center anchored by a high volume Piggly Wiggly supermarket
- Located on 2 dynamic retail corridors in Racine
- Traffic Counts:
  - Durand Ave. (WI-11): 25,000 cars/ day
  - Lathrop Ave.: 24,000 cars/ day
- Solid Tenant mix, easy access, and excellent roadside visibility



Demographics (2008 Estimates)

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	14,190	69,579	120,649
Average HH Income	\$59,294	\$56,267	\$58,013



- Located in a densely populated area
  - Blocks from Regency Mall
  - Minimal retail competition for Several miles Southbound
- Recently Renovated
- New Tenants include AJ Wright, CitiTrends, Oreilly Autoparts, and Little Caesar's Pizza.
- Two 6,500 sf suites can be combined for 13,000 sf stand-alone building.

DISCLAIMER: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

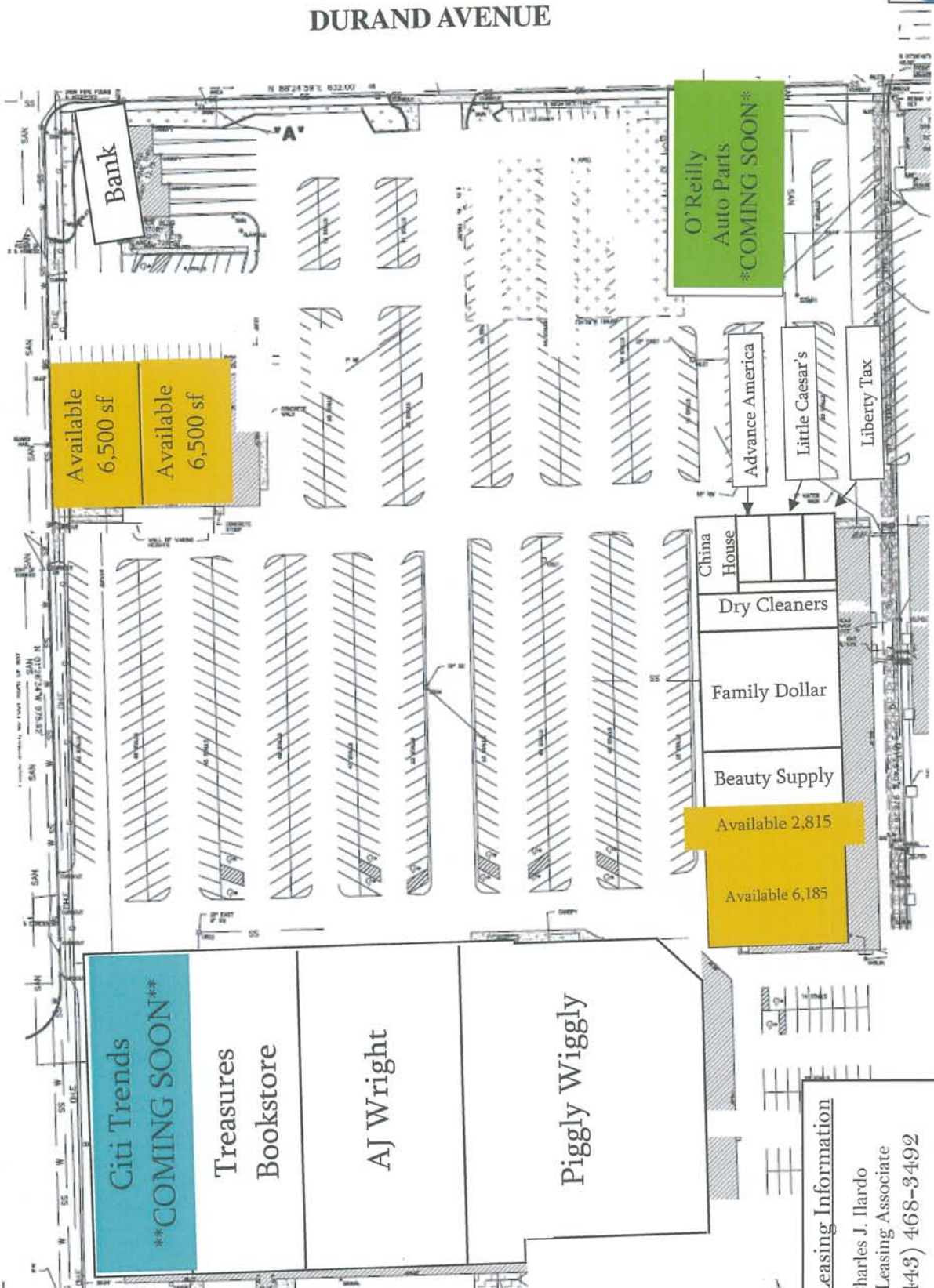


For Leasing Information:  
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KENTUCKY STREET

Badger Plaza  
Racine, Wisconsin



Citi Trends  
\*\*COMING SOON\*\*

Treasures  
Bookstore

AJ Wright

Piggly Wiggly

Available 2,815  
Available 6,185

Beauty Supply  
Family Dollar  
Dry Cleaners  
China House

Advance America  
Little Caesar's  
Liberty Tax

O'Reilly  
Auto Parts  
\*COMING SOON\*

Available 6,500 sf  
Available 6,500 sf

Bank

DURAND AVENUE



**For Leasing Information**  
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