

1818 Milton Avenue

Excellent Opportunities Available in Janesville, WI



DEMOGRAPHICS

Population

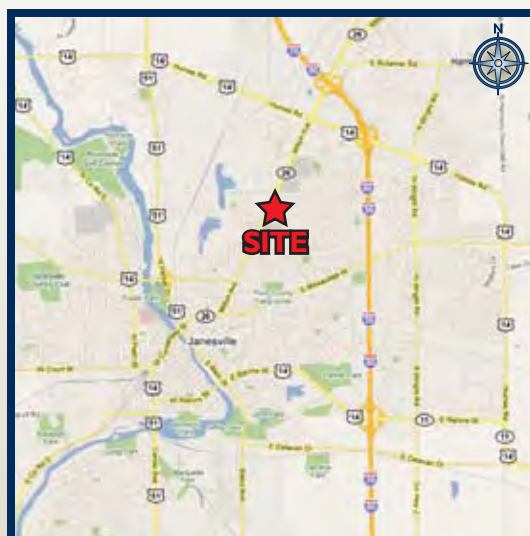
1 Mile	7,764
3 Mile	48,260
5 Mile	67,891

Average HH Income

1 Mile	\$53,503
3 Mile	\$63,390
5 Mile	\$64,737

2 Spaces Available:

- $\pm 21,000$ SF of existing space (divisible) for LEASE
- ± 1.6 acres of land for SALE or GROUND LEASE
- Located minutes from the Janesville Mall Shopping Center
- Area co-tenants include Black Bridge Bowl, Office Max, Jo-Ann Fabrics & Crafts, Payless ShoeSource, Walgreens, CVS/pharmacy, Toyota/Scion dealership, AutoZone, Firestone Auto Care, Napa Auto Parts, Subway, McDonald's Taco Bell, Wendy's, Dunkin Donuts, and Pizza Hut



Rob Rowe

312.254.0717

rowe@sierraus.com

Cyndee Conway

312.254.0719

cconway@sierraus.com

640 North LaSalle Boulevard

Suite 410

Chicago, IL 60654

312.422.7745 (fax)

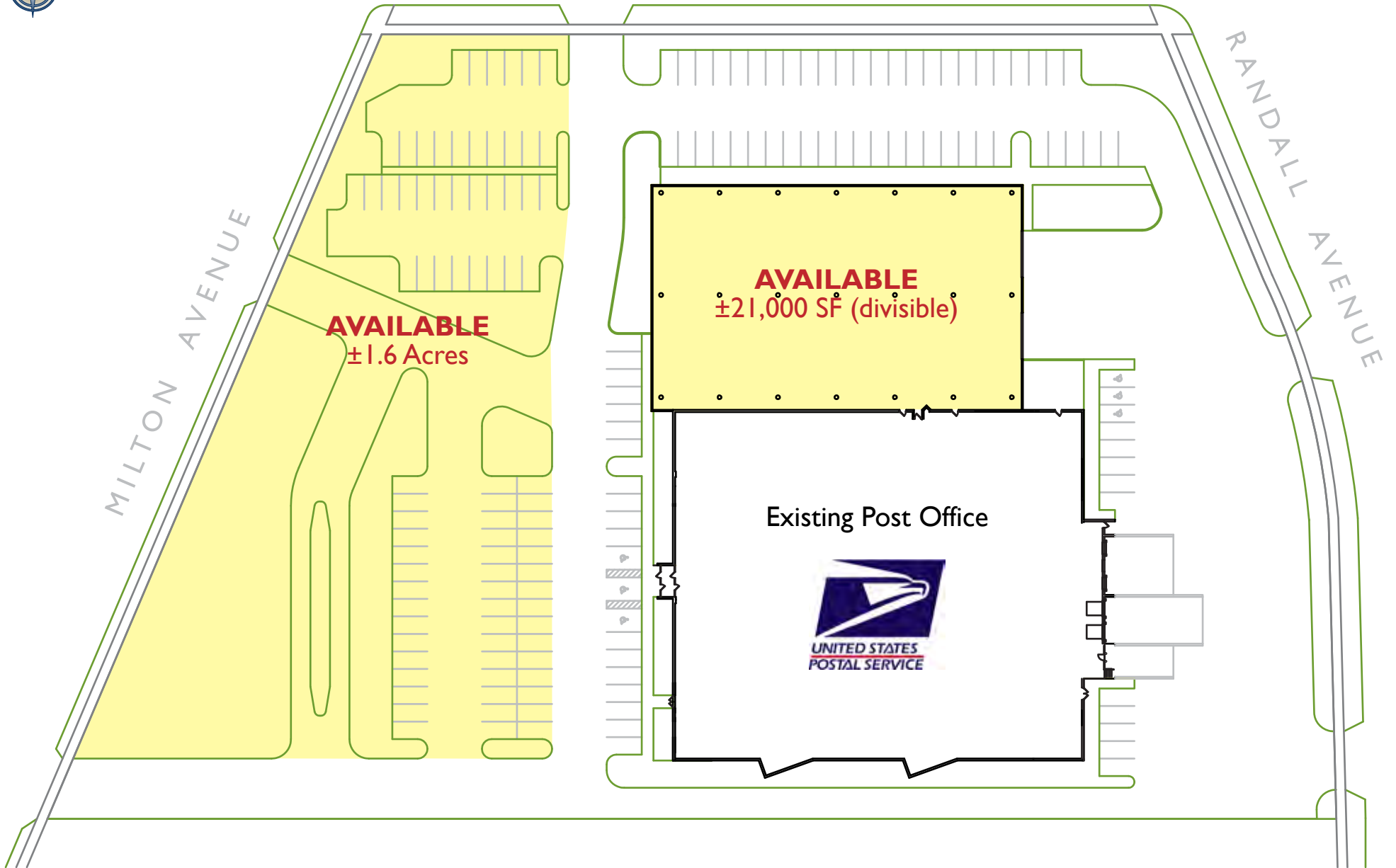
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Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management





RANDOLPH ROAD



1818 Milton Avenue - Janesville, WI
site plan





1818 Milton Avenue - Janesville, WI
bird's eye view of sites and adjacent property

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.70538/-89.00578

1818 Milton Ave		1 Mile	3 Miles	5 Miles
Janesville, WI				
POPULATION	2010 Estimated Population	7,764	48,260	67,891
	2015 Projected Population	7,794	48,506	69,682
	2000 Census Population	7,688	46,190	63,991
	1990 Census Population	7,501	41,413	56,718
	Historical Annual Growth 1990 to 2010	0.2%	0.8%	1.0%
	Projected Annual Growth 2010 to 2015	0.1%	0.1%	0.5%
HOUSEHOLDS	2010 Est. Households	3,528	20,104	27,459
	2015 Proj. Households	3,578	20,390	28,419
	2000 Census Households	3,392	18,781	25,266
	1990 Census Households	3,099	16,292	21,736
	Historical Annual Growth 1990 to 2010	0.7%	1.2%	1.3%
	Projected Annual Growth 2010 to 2015	0.3%	0.3%	0.7%
AGE	2010 Est. Population 0 to 9 Years	11.7%	13.7%	13.7%
	2010 Est. Population 10 to 19 Years	10.4%	12.6%	12.8%
	2010 Est. Population 20 to 29 Years	13.9%	14.2%	13.4%
	2010 Est. Population 30 to 44 Years	17.8%	19.9%	20.2%
	2010 Est. Population 45 to 59 Years	19.8%	20.6%	21.0%
	2010 Est. Population 60 to 74 Years	16.4%	12.4%	12.6%
	2010 Est. Population 75 Years Plus	10.0%	6.5%	6.3%
	2010 Est. Median Age	41.1	36.5	36.9
MARITAL STATUS & SEX	2010 Est. Male Population	47.9%	49.2%	49.6%
	2010 Est. Female Population	52.1%	50.8%	50.4%
	2010 Est. Never Married	22.7%	24.5%	23.6%
	2010 Est. Now Married	55.1%	54.1%	54.8%
	2010 Est. Separated or Divorced	13.2%	15.3%	15.6%
	2010 Est. Widowed	9.0%	6.2%	5.9%
INCOME	2010 Est. HH Income \$200,000 or More	0.2%	1.5%	1.5%
	2010 Est. HH Income \$150,000 to \$199,999	1.3%	2.6%	2.5%
	2010 Est. HH Income \$100,000 to \$149,999	10.0%	13.3%	13.5%
	2010 Est. HH Income \$75,000 to \$99,999	13.6%	15.3%	16.6%
	2010 Est. HH Income \$50,000 to \$74,999	20.7%	17.6%	18.8%
	2010 Est. HH Income \$35,000 to \$49,999	18.1%	15.6%	15.3%
	2010 Est. HH Income \$25,000 to \$34,999	13.7%	12.3%	11.9%
	2010 Est. HH Income \$15,000 to \$24,999	12.2%	10.8%	10.1%
	2010 Est. HH Income \$0 to \$14,999	10.1%	10.9%	9.8%
	2010 Est. Average Household Income	\$53,503	\$63,390	\$64,737
	2010 Est. Median HH Income	\$46,843	\$54,003	\$56,060
2010 Est. Per Capita Income	\$24,481	\$26,745	\$26,619	
	2010 Est. Number of Businesses	497	2,310	2,925
	2010 Est. Total Number of Employees	6,935	35,040	47,320

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1818 Milton Ave		1 Mile	3 Miles	5 Miles
Janesville, WI				
RACE	2010 Est. White Population	96.9%	95.9%	96.1%
	2010 Est. Black Population	0.9%	1.4%	1.4%
	2010 Est. Asian & Pacific Islander	1.1%	1.4%	1.3%
	2010 Est. American Indian & Alaska Native	0.2%	0.3%	0.3%
	2010 Est. Other Races Population	0.9%	1.0%	1.0%
HISPANIC	2010 Est. Hispanic Population	339	2,306	3,104
	2010 Est. Hispanic Population Percent	4.4%	4.8%	4.6%
	2015 Proj. Hispanic Population Percent	5.4%	5.9%	5.7%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	5,553	32,257	45,607
	2010 Est. Elementary (0 to 8)	2.6%	2.2%	2.4%
	2010 Est. Some High School (9 to 11)	6.2%	7.1%	7.5%
	2010 Est. High School Graduate (12)	40.3%	35.8%	37.0%
	2010 Est. Some College (13 to 16)	20.5%	20.2%	20.1%
	2010 Est. Associate Degree Only	9.9%	9.7%	9.8%
	2010 Est. Bachelor Degree Only	13.0%	16.2%	15.0%
	2010 Est. Graduate Degree	7.6%	8.8%	8.3%
HOUSING	2010 Est. Total Housing Units	3,732	21,685	29,562
	2010 Est. Owner Occupied Percent	64.8%	62.3%	66.5%
	2010 Est. Renter Occupied Percent	29.7%	30.4%	26.4%
	2010 Est. Vacant Housing Percent	5.5%	7.3%	7.1%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.4%	1.6%	1.8%
	2000 Homes Built 1995 to 1998	4.6%	7.0%	7.7%
	2000 Homes Built 1990 to 1994	4.6%	8.1%	8.5%
	2000 Homes Built 1980 to 1989	6.4%	10.0%	10.3%
	2000 Homes Built 1970 to 1979	20.1%	17.7%	19.2%
	2000 Homes Built 1960 to 1969	23.2%	14.7%	15.2%
	2000 Homes Built 1950 to 1959	20.2%	10.1%	10.7%
	2000 Homes Built Before 1949	19.5%	30.8%	26.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	-
	2000 Home Value \$500,000 to \$999,999	-	0.1%	0.2%
	2000 Home Value \$400,000 to \$499,999	-	0.2%	0.1%
	2000 Home Value \$300,000 to \$399,999	-	0.7%	0.8%
	2000 Home Value \$200,000 to \$299,999	0.6%	4.4%	5.2%
	2000 Home Value \$150,000 to \$199,999	2.2%	9.9%	10.5%
	2000 Home Value \$100,000 to \$149,999	39.2%	38.1%	36.0%
	2000 Home Value \$50,000 to \$99,999	56.8%	44.6%	45.3%
	2000 Home Value \$25,000 to \$49,999	1.2%	1.8%	1.7%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.1%
	2000 Median Home Value	\$97,671	\$108,792	\$110,399
	2000 Median Rent	\$492	\$458	\$459

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LABOR FORCE	2010 Est. Labor: Population Age 16+	6,376	37,940	53,295
	2010 Est. Civilian Employed	60.2%	62.9%	62.8%
	2010 Est. Civilian Unemployed	4.6%	5.4%	5.4%
	2010 Est. in Armed Forces	0.4%	0.2%	0.1%
	2010 Est. not in Labor Force	34.7%	31.5%	31.7%
	2010 Labor Force: Males	47.1%	48.8%	49.2%
	2010 Labor Force: Females	52.9%	51.2%	50.8%
OCCUPATION	2000 Occupation: Population Age 16+	3,950	23,662	32,577
	2000 Mgmt, Business, & Financial Operations	10.0%	11.2%	10.8%
	2000 Professional & Related	16.3%	17.1%	16.4%
	2000 Service	13.1%	13.1%	13.4%
	2000 Sales and Office	24.9%	25.3%	24.9%
	2000 Farming, Fishing, and Forestry	0.1%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	9.1%	8.8%	9.0%
	2000 Production, Transport, & Material Moving	26.4%	24.4%	25.3%
	2000 Percent White Collar Workers	51.2%	53.5%	52.1%
2000 Percent Blue Collar Workers	48.8%	46.5%	47.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	84.2%	85.0%	85.2%
	2000 Drive to Work in Carpool	9.9%	8.9%	8.9%
	2000 Travel to Work by Public Transportation	1.1%	1.1%	0.9%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	2.0%	2.3%	2.2%
	2000 Other Means	0.6%	0.6%	0.5%
	2000 Work at Home	2.2%	2.1%	2.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	53.9%	52.5%	49.7%
	2000 Travel to Work in 15 to 29 Minutes	25.0%	28.6%	31.6%
	2000 Travel to Work in 30 to 59 Minutes	16.8%	14.8%	14.5%
	2000 Travel to Work in 60 Minutes or More	4.3%	4.1%	4.2%
	2000 Average Travel Time to Work	18.4	17.8	18.1
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$161 M	\$1.03 B	\$1.43 B
	2010 Est. Apparel	\$7.61 M	\$48.9 M	\$67.7 M
	2010 Est. Contributions & Gifts	\$9.56 M	\$63.2 M	\$87.6 M
	2010 Est. Education & Reading	\$4.00 M	\$27.2 M	\$37.5 M
	2010 Est. Entertainment	\$8.95 M	\$57.3 M	\$79.7 M
	2010 Est. Food, Beverages & Tobacco	\$26.3 M	\$165 M	\$229 M
	2010 Est. Furnishings & Equipment	\$6.96 M	\$45.2 M	\$63.0 M
	2010 Est. Health Care & Insurance	\$11.9 M	\$74.3 M	\$103 M
	2010 Est. Household Operations & Shelter & Utilities	\$48.0 M	\$307 M	\$425 M
	2010 Est. Miscellaneous Expenses	\$2.79 M	\$17.3 M	\$23.9 M
	2010 Est. Personal Care	\$2.35 M	\$15.0 M	\$20.8 M
	2010 Est. Transportation	\$33.0 M	\$208 M	\$290 M

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