

# The Development

Property Location—Intersection of Hwy 36 and County Rd D  
Village of Rochester

Address: 151-231 S. Millgate Drive, Burlington, WI 53105  
County: Racine

Description:  
This prime commercial site, conveniently located to service the Rochester, Burlington, and Waterford market areas, is being developed by Millgate Development LLC with Commercial Construction Consultants LLC as its prime contractor.

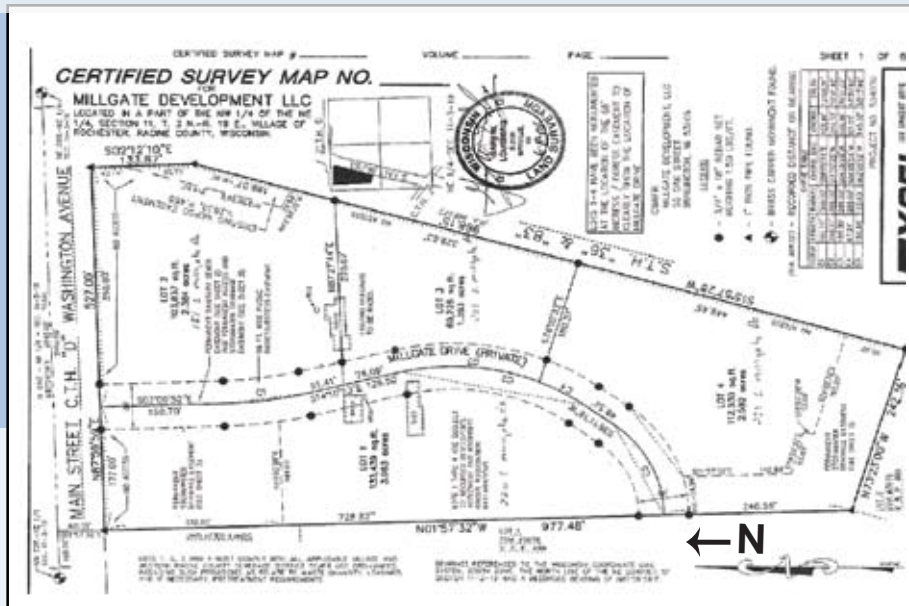
This development will be the first commercial site encountered by commuters to the Milwaukee area upon exiting the new Burlington by-pass and will therefore provide a heavily traveled, ideal location for banking, restaurant/coffee shop, gas station/convenience store, and many types of retail shops or offices.

Property Features:  
Current Zoning: B-4 (Highway Business)  
Acreage or Lot size: Lot 1—3.063 acres  
Lot 2—2.384 acres  
Lot 3—1.383 acres  
Lot 4—2.592 acres\*\*

\*\*Note: Lot 4 Sold - New ProHealth Care Clinic

Utilities Available: All Public Utilities

Daily Traffic Counts\*  
State Route 36/83 13,100  
County D 4,900  
\*Source 2005 AADT



Hwy. 36 South Bound



CR D East Bound

# The Market

This site is located on the northeast edge of Rochester, WI, an incorporated community located in the southeast part of the state. The growth in the market as well as the secondary market which includes Burlington & Waterford has been driven mostly by white collar families moving to the area for employment and better housing values.

The 2004 median income in this primary market is 10% above county average, 20% above MSA and 25% above national average. The economy of Rochester/Burlington/Waterford area, as well as the whole of Racine County, is stable, broad based, and very growth oriented.

Demographics		
Population		Average HH Income
3 Miles	10,933	\$66,437
5 Miles	26,806	\$60,381
10 Miles	61,482	\$63,873
15 Miles	157,738	\$63,822

Distance from Millgate Center to:	
Burlington K-Mart & Kwik Trip Gas	4.5 Miles
Wal-Mart & Burlington Crossing	3.5 Miles
Hwy W—Lynch & Menards	2.5 Miles
New By Pass around Burlington	1.5 Miles

## Future Projection

- 25% Increase in traffic over the next 5 years
- 1,500 new upper middle income housing units within a five mile radius

