



20825 Swenson Dr.

WAUKESHA, WI 53186



OFFERING MEMORANDUM





# Building *Overview*



Updated common areas



Excellent window line



Near ample retail, dining & lodging



Signage opportunities



Built in 1990



4.0 / 1,000 SF parking ratio



Quick access to I-94 & Bluemound Road



Outdoor patio with putting green



Free espresso machine in building lobby



**PRICE:**  
\$4,965,000

## ADDRESS

20825 Swenson Dr.  
Waukesha, WI 53186

## APN

BKFT-1129-999-003

## NET OPERATING INCOME

\$287,584.56

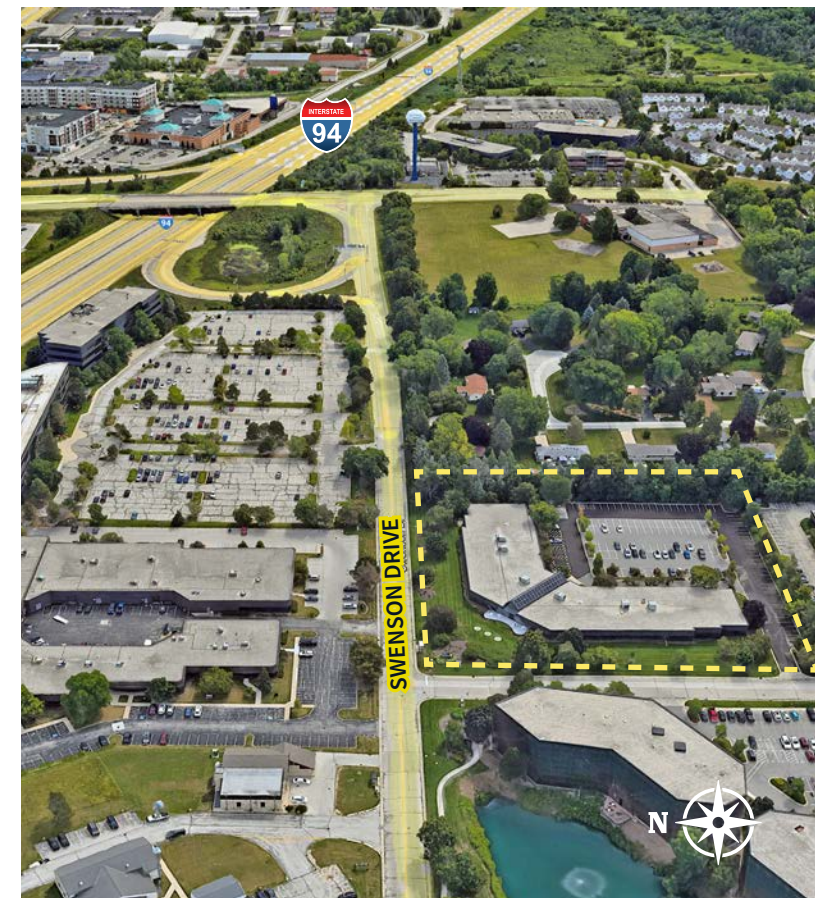
## BUILDING / LOT SIZE

41,305 SF / 3.68 Acres





# Site *Plan*





# Tenant *Overview*



***“We provide power equipment  
for the toughest applications.”***

**WAUKESHA**  
HEADQUARTERS

**1945**

**YEAR FOUNDED**

*Parent Company: Jiangsu Jianghuai Engine Co., LTD (Jiang Dong)*

**11-50**  
EMPLOYEES

**MANUFACTURING**  
INDUSTRY



***North America***

<https://www.jdna.com/>

JD North America Corp (JDNA) is part of the JD Group, a global manufacturer and distributor of outdoor power equipment and diesel engines. JDNA has been producing products for sale in the US and Canada since 2005 and have produced products under the Briggs and Stratton, Snapper, Brute, PowerBoss, Diamond, Gentron, and All-Power brands that have been sold to a large variety of retail partners.

With over 6 million square feet of global manufacturing space in both China and Vietnam, JDNA and partner factories produce a wide variety of products including horizontal, vertical, and snow engines; gas & propane generators and inverters, gas pressure washers, log splitters, chippers, stump grinders, water pumps and other small engine equipment.

As the exclusive outdoor products licensee for many Briggs and Stratton brands in the US and Canada, JDNA will continue to provide high quality products built to established Briggs and Stratton standards, focus on innovation, consumer value and new product categories / technology.

JDNA has offices in Milwaukee, WI, Ontario, California, and the Greater Toronto Area as well as distribution warehouses located in California, North Carolina and the Greater Toronto Area.

# Tenant *Overview*



## JACKSONVILLE, FL

HEADQUARTERS

5,001-10,000

EMPLOYEES

REAL ESTATE

INDUSTRY



<https://www.wi.ctic.com/>

Chicago Title Insurance Company (CTIC) has been a trusted partner in residential and commercial real estate transactions throughout the country, since issuing its first modern title policy in 1876. As a member of the Fidelity National Financial (FNF) family of companies and the nation's largest title insurance group, Chicago Title employs some of the brightest talent in the industry in title and escrow officers, underwriters, closers and legal counsels.

We tailor our approach to provide you with a unique and dependable real estate solution in title, escrow, closing, post-closing, delivery and recording.

For all types of transactions, we've got you covered.

# Tenant *Overview*



## MILWAUKEE, WI

HEADQUARTERS

5,001-10,000

EMPLOYEES

FINANCIAL SERVICES

INDUSTRY

Di Meglio Financial Group, LLC



<http://www.northwesternmutual.com>

Northwestern Mutual is here for what's most important—helping families and businesses experience the freedom of financial security for over 160 years. Through our personalized, holistic approach, including both insurance and investments, we're helping people make the most of life today, and for days to come. Through advisors who stay with you every step of the way, leading insights and technology, and digital-first experiences, we're here to show our clients a better way to money.

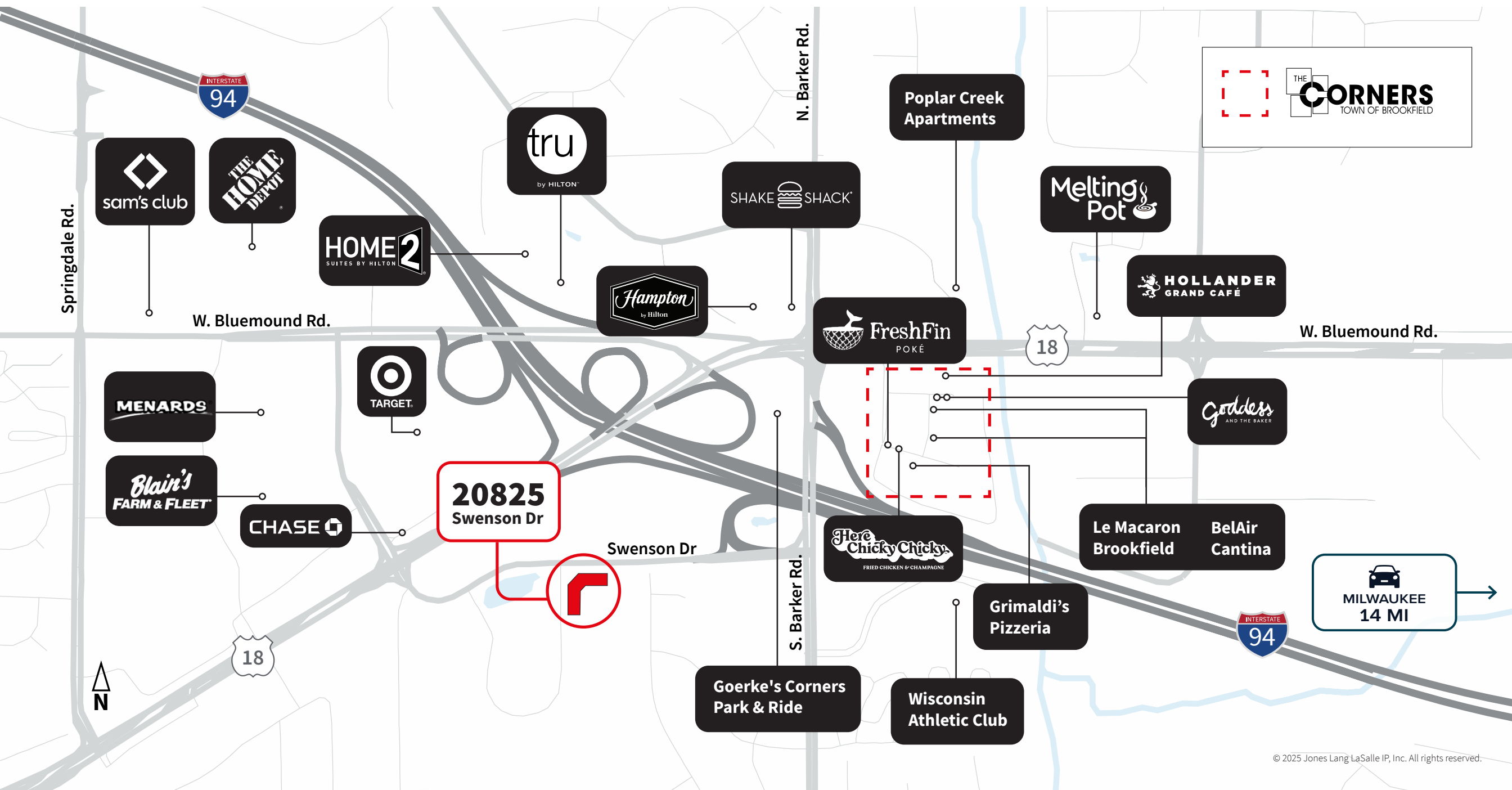
In managing \$265.0 billion in assets, \$28.1 billion in revenues, and more than \$1.8 trillion worth of life insurance protection in force, Northwestern Mutual has had the privilege of being there for more than 4.5 million people who rely on us for life, disability income and long-term care insurance, annuities, brokerage and advisory services, trust services, and discretionary portfolio management solutions. The company is trusted with more than \$125 billion of client assets as a part of its wealth management company and investment services.

We are strong supporters of our financial workforce nationwide as well as our home office professionals in Milwaukee, WI. We're continuing to grow, and we believe diversity makes us stronger as we help shape the future of financial security.

Financial representatives and interns are independent contractors and not employees of Northwestern Mutual.

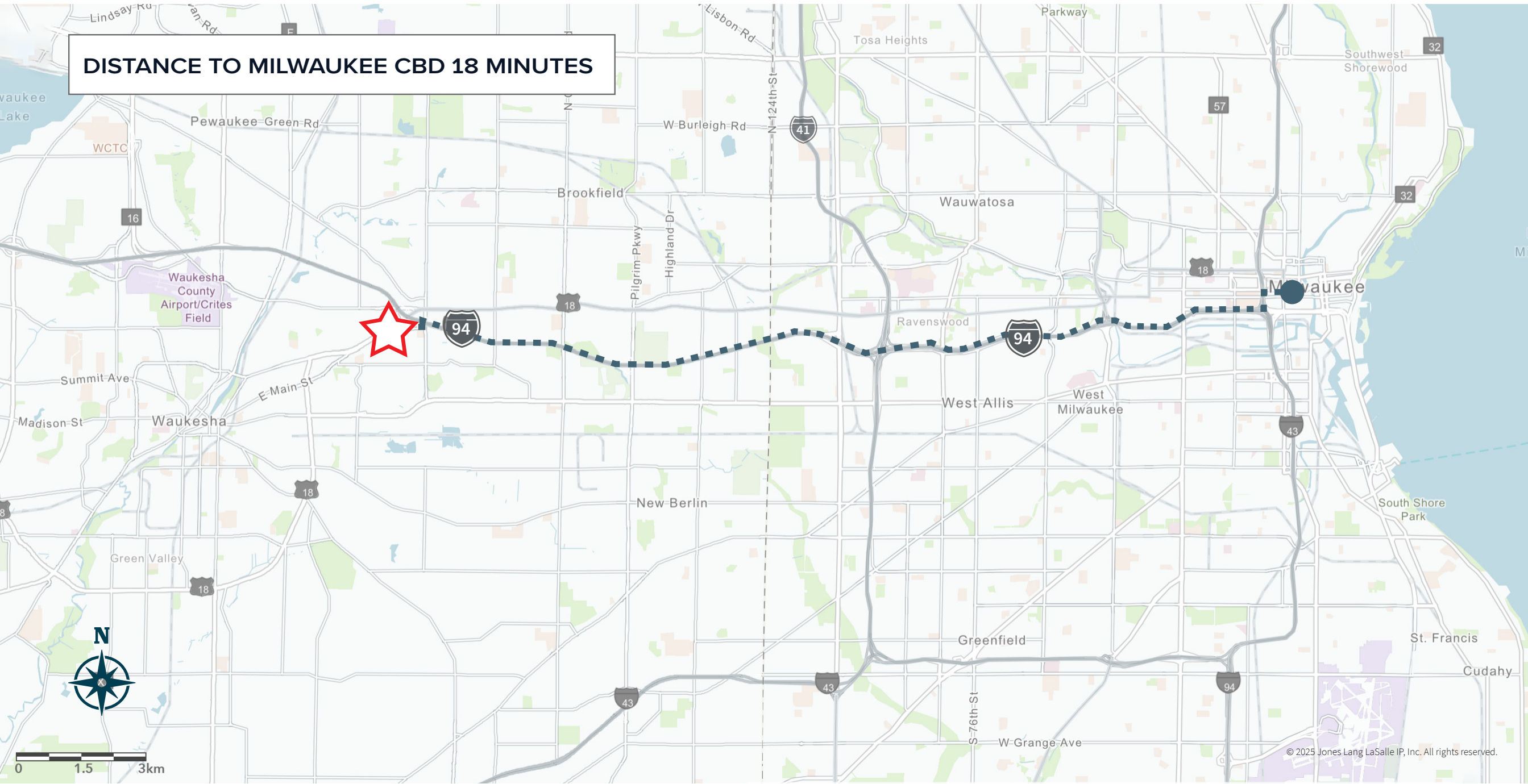


# Nearby Amenities



# Distance to *Milwaukee CBD*

DISTANCE TO MILWAUKEE CBD 18 MINUTES



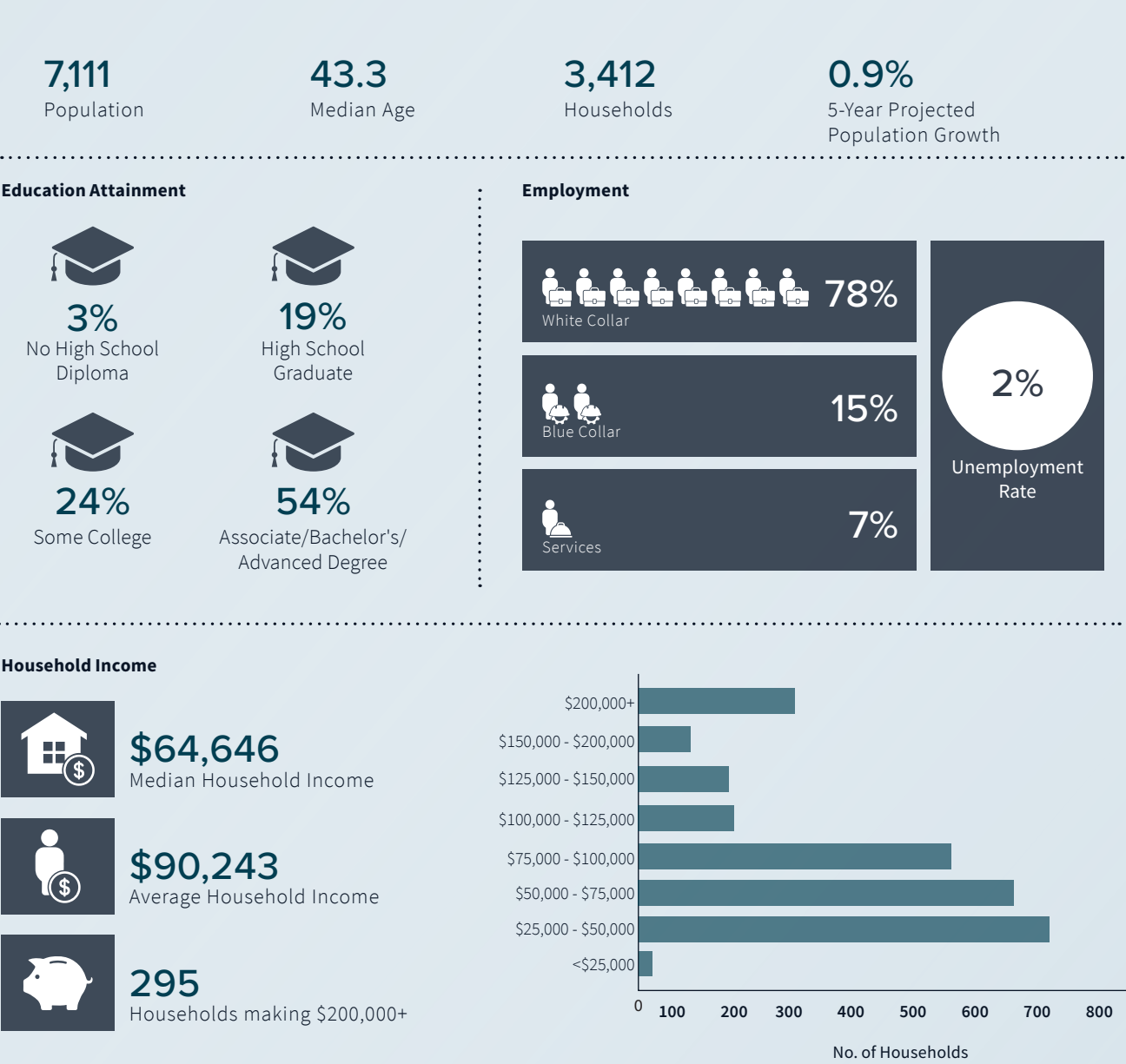


# Location *Demographics*

## 1-3-5 Mile Demographics

	1 Mile	3 Mile	5 Mile
Population Summary			
2020 Population	6,321	40,739	120,320
2024 Population	7,111	45,375	130,876
2029 Population Projection	7,443	47,418	136,234
Annual Growth 2020-2024	3.1%	2.8%	2.2%
Annual Growth 2024-2029	0.9%	0.9%	0.8%
Median Age			
2024 Median Age	43.30	43.20	41.60
Household Income			
Avg Household Income	\$90,243	\$113,014	\$106,078
Median Household Income	\$64,646	\$83,667	\$82,444
Housing			
Median Home Value	\$320,973	\$336,016	\$315,041
Median Year Built	1985	1981	1978
Owner Occupied Households	1,681	13,239	37,193
Renter Occupied Households	1,891	7,007	20,311
Housing Value			
< \$100,000	53	513	1,646
\$100,000 - 200,000	102	1,220	4,508
\$200,000 - 300,000	528	3,327	10,427
\$300,000 - 400,000	565	3,529	8,520
\$400,000 - 500,000	145	1,763	4,864
\$500,000 - 1,000,000	178	1,967	5,138
\$1,000,000+	32	343	622
Employment			
Civilian Employed	3,603	22,857	70,779
Civilian Unemployed	90	623	1,584
Civilian Non-Labor Force	2,352	14,216	35,217
U.S. Armed Forces	6	19	83
2024 Population by Educational Attainment			
Some High School, No Diploma	185	1,482	4,731
High School Graduate	1,083	6,119	18,386
Some College, No Degree	1,358	8,069	24,987
Associate Degree	212	1,811	6,244
Bachelor's Degree	1,823	10,729	29,522
Advanced Degree	986	6,838	16,157

## 1-Mile Radius Key Facts





# *Thank You*

## BROKER CONTACT

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