

## GENERAL INFORMATION

Over two acres of commercial property within a stone's throw of the Racine County Fairgrounds and footsteps from the US 45 and Hwy. 11 intersection. Currently 3 separate sites, including a former Burger King building, former bank drive-up, and a current car wash.

**Address:** 1141 15th Ave., 1201 15th Ave. and 1221 15th Ave.

**Tax ID:** 186032131135200, 186032131135100, 186032131135110

**Total size:** 2.17 acres

**Zoning:** C-2; Highway Commercial

**Land use plan category:** Commercial



## LOCATION ADVANTAGES

**Trade Area Information:** 2019 Values

	1-mile	3-mile	5-mile
Total Population	4,503	7,861	11,890
Daytime Population	4,479	7,328	9,881
Households	1,744	2,846	4,365
Median Household Income	\$67,056	\$70,737	\$77,294

### Average Daily Vehicles:

Hwy 11: 8,600 VPD (West of Hwy 45), 16,100 VPD (East of Hwy 45)

Hwy 45: 6,800 VPD (North of Hwy 11)

## ABOUT UNION GROVE

Ideally located at the intersection of U.S. Highway 45 and Wisconsin Highway 11, only five miles west of Interstate 94. Union Grove is a growing with small-town charm with access to larger cities.

**Businesses** access major markets in a tri-county area and across the Midwest.

**Residents** enjoy the safety and friendliness of small-town living, quality local schools, and easy access to major-league sports and entertainment in the nearby cities of Milwaukee and Chicago.

### Recent Developments:

**Granary Apartments (Complete):** 73-unit multi-family development at State and Mill Ave. by Sawall Development.

**The Residences at Dunham Grove (Under Construction):** 120 multi-family units and 63 single-family homes at 69th Drive, east of Shuman Drive by Pre/3.

### Major Employers:

American Roller

Community State Bank

Regal Beloit

Oak Ridge Care Center

Wisconsin Veterans Home at Union Grove



RCEDC'S FINANCIAL AND TECHNICAL SUPPORT IS PROVIDED BY OUR DEDICATED STAFF THROUGH:



**Laura Million**

262.898.7530

LMillion@RCEDC.ORG