

7901 W BURLEIGH ST

MILWAUKEE, WI

FOR SALE

\$315,000 | \$101.78 PSF

- FORMER BANK BRANCH
- DRIVE THOUGH LOCATION
- PRICED WELL BELOW REPLACEMENT COST



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PROPERTY OVERVIEW

ADDRESS	7901 W Burleigh Street Milwaukee, Wisconsin
PRICE	\$315,000
PRICE PER SQUARE FOOT	\$101.78
YEAR BUILT	1954
BUILDING SF	3,095 SF
FLOORS	1
PARCEL SIZE	0.49 acres
ZONING	NS2 Neighborhood Shopping
TAXES (2019)	\$15,215.63
ASSESSMENT (2019)	\$582,000
TRAFFIC COUNTS	22,500 AADT (Burleigh)
PARKING	16 Surface Stalls
ACCESS	Access from West Burleigh

- **FORMER BANK BRANCH WITH 3 DRIVE THROUGHS**
- **PRICED WELL BELOW REPLACEMENT COST**
- **GREAT VISIBILITY**
- **AMPLE PARKING**
- **STRONG INCOME AND POPULATION DEMOGRAPHICS**



W Lisbon Ave 14,000 AADT



W Burleigh St 22,500 AADT

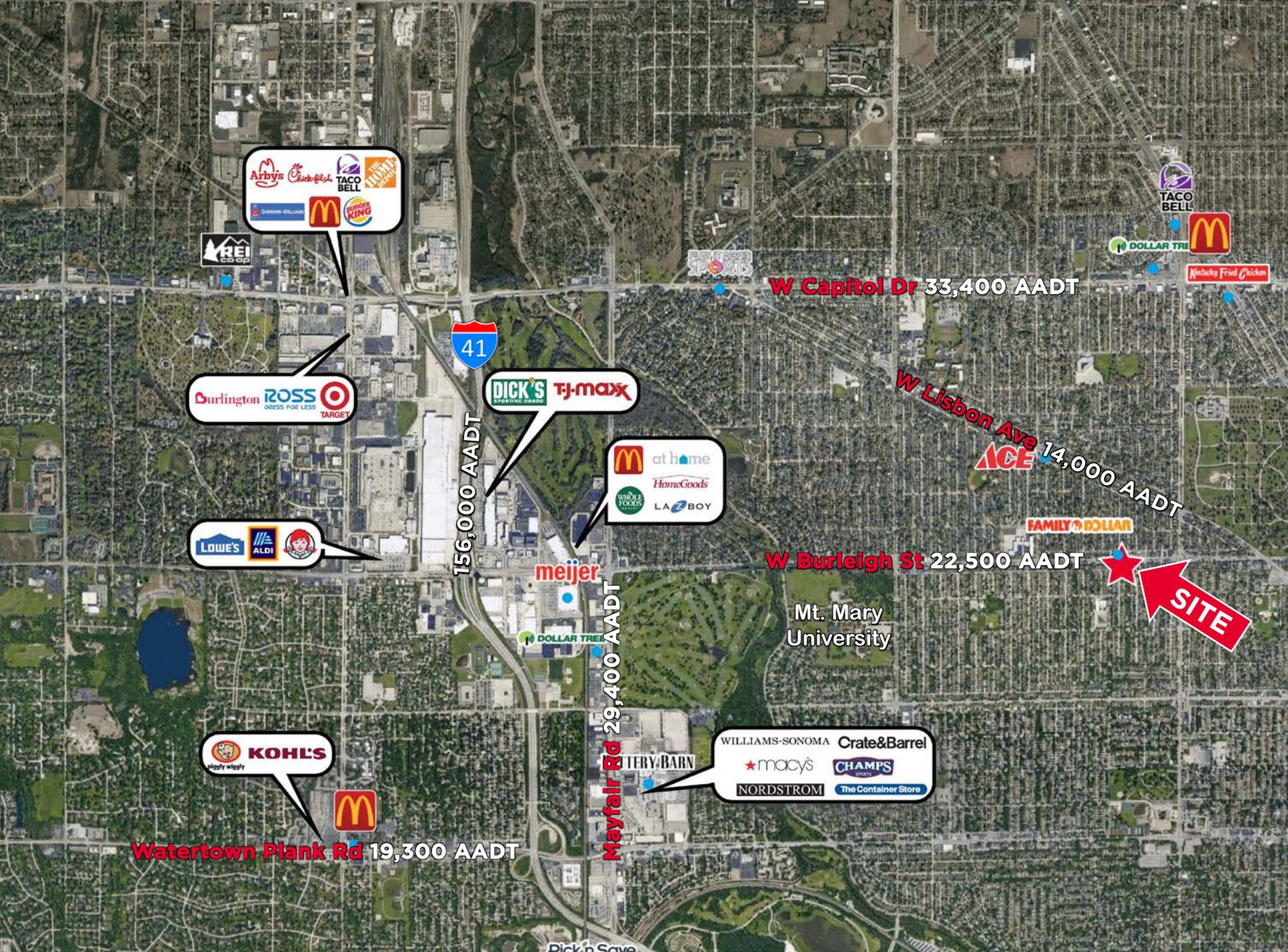


Sentry



N 76th St 13,600 AADT

Enderis Playground



Arbys
Chick-fil-A
TACO BELL
Subway-Williams
McDonald's
Burger King



TACO BELL
DOLLAR TREE
McDonald's



W Capitol Dr 33,400 AADT



Burlington
ROSS
DRESS FOR LESS
TARGET

DICK'S
SPORTING GOODS
TJ-maxx

W Lisbon Ave 14,000 AADT



McDonald's
at home
HomeGoods
WHOLE FOODS
LA Z BOY

LOWE'S
ALDI
Wendy's

156,000 AADT

meijer

W Burleigh St 22,500 AADT



Mt. Mary University

Mayfair Rd 29,400 AADT

pliggly wiggly
KOHL'S



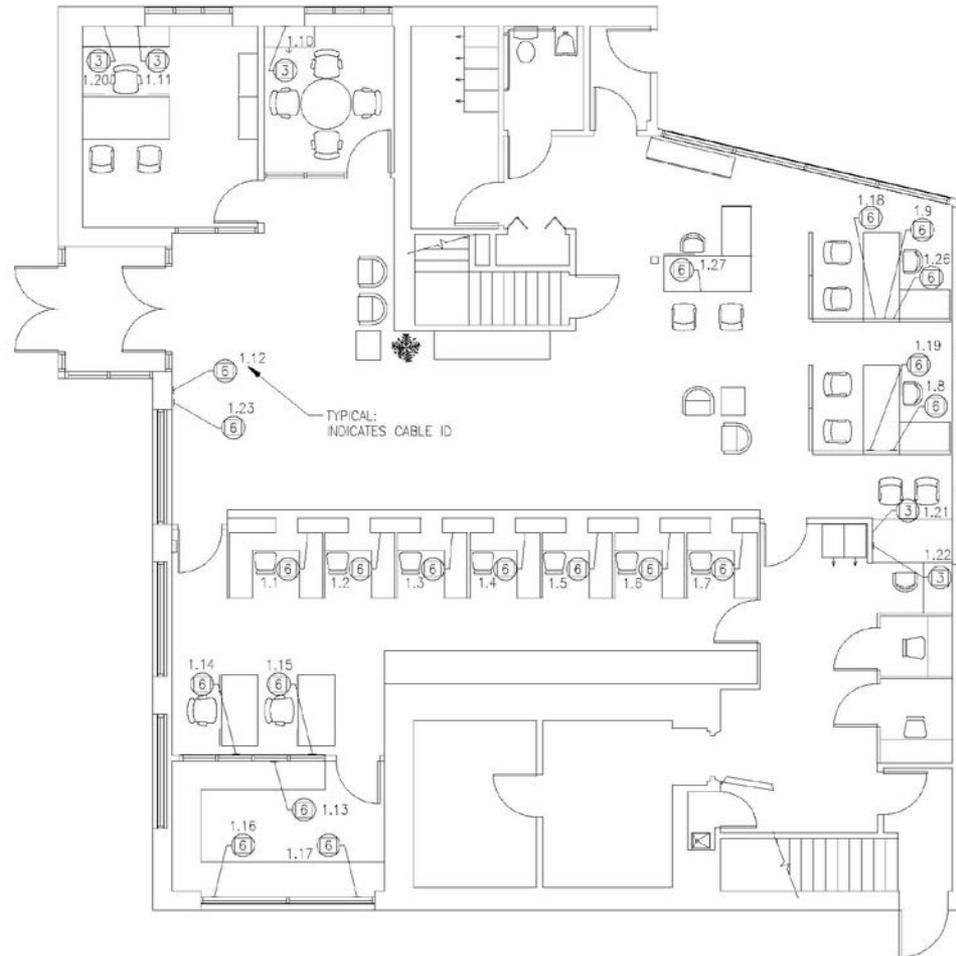
Watertown Plank Rd 19,300 AADT

meijer

WILLIAMS-SONOMA
Crate&Barrel
macy's
CHAMPS SPORTS
NORDSTROM
The Container Store

Dick's Save

FLOOR PLAN



FIRST FLOOR



PROPERTY IMAGES



AREA OVERVIEW

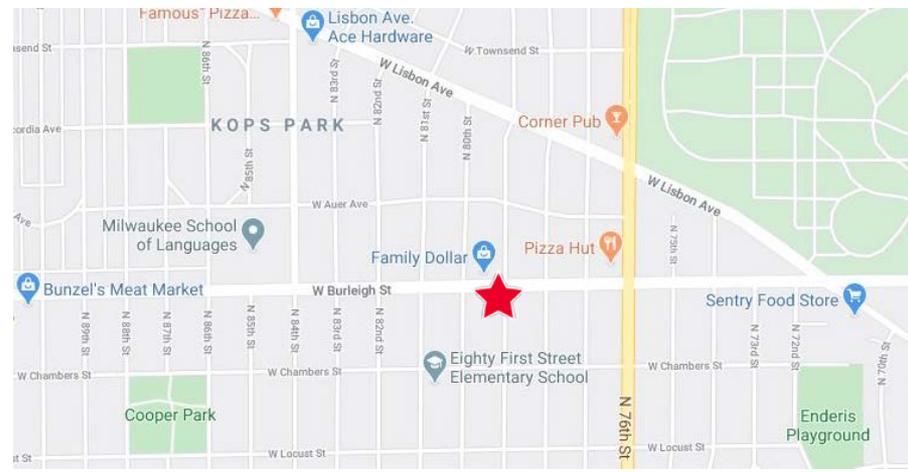
With a 2018 estimated population of 594,511, Milwaukee is the largest city in Wisconsin and the hub of Milwaukee County. Located 90 miles north of Chicago and 80 miles east of Madison, it is the international headquarters of six Fortune 500 companies: Johnson Controls, Northwestern Mutual, Manpower, Rockwell Automation, Harley Davidson and Joy Global. Milwaukee also has a large number of financial service firms, particularly those specializing in mutual funds and transaction processing systems.

The Milwaukee retail market is highly divided by both property type and geographic location. Growth in online sales, shifting consumer and retailer preferences and the bankruptcy of numerous national and regional retailers have created softness in the Power Center and Mall segments. There is currently an oversupply of larger spaces of over 25,000 SF available for lease within the Milwaukee market, over half of which spaces over 50,000 SF. Given there are very few traditional retailers currently back-filling footprints of this magnitude, many landlords will likely find it necessary to look towards experience and entertainment-based tenants.

While the big-box market is struggling, strong demand for single-tenant net lease properties from both tenants and investors continues to be a bright spot for Milwaukee retail the market. In addition, demand from non-apparel based retailers such as restaurants, fitness centers, discount retailers and grocery stores have helped push vacancy lower this cycle.

Milwaukee continues to be an increasingly attractive place to live work and visit, and was recently named Midwest's Coolest City by Vouge. Thanks to a downtown building boom, influx of new restaurants and bars, as well as annual events such as Summerfest (The World's Largest Music Festival) and other festivals, Milwaukee is drawing in visitors like never before. In addition, Milwaukee was also selected to host the 2020 Democratic National Convention, an event which is expected to draw in more than 50,000 visitors to the city and create over \$200 million in economic impact.

MAJOR PRIVATE SECTOR EMPLOYERS IN REGION	# OF LOCAL EMPLOYEES
Advocate Aurora Health	28,539
Froedtert Health Care	13,472
Medical College of Wisconsin	6,151
Children's Hospital and Health System	5,322
Northwestern Mutual	5,000
ProHealth Care	4,338
Goodwill Industries of Southeastern Wisconsin	2,961
SC Johnson	2,500
Baird	1,507
Charter Manufacturing Co.	1,036



DEMOGRAPHIC PROFILE

2019 ESTIMATES	1 MILE	3 MILES	5 MILES
Population	19,999	168,784	413,671
Daytime Population	7,328	124,618	319,610
Households	9,130	70,563	167,436
Family Households	5,149	42,483	98,688
Average Household Size	3.0	3.1	3.2
Owner Occupied Housing Units	6,430	38,853	82,451
Renter Occupied Housing Units	2,700	31,710	84,985
Median Age	35.1	34.0	33.6
Average Household Income	\$85,833	\$72,236	\$62,168

2024 PROJECTIONS	1 MILE	3 MILES	5 MILES
Population	19,999	168,784	413,671
Households	9,033	70,893	169,973
Average Household Income	\$109,935	\$88,527	\$74,379



POPULATION OF 413,671
WITHIN FIVE MILES





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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION:

(The following information may be disclosed by Broker):

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.