



# WEST ALLIS TOWNE CENTRE

6702-6852 GREENFIELD AVE | WEST ALLIS, WI



**MID-AMERICA®**  
Real Estate-Wisconsin, LLC



# WEST ALLIS TOWNE CENTRE

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### Address

6702-6852 Greenfield Avenue  
West Allis, Wisconsin 53214

### Availability

4,000 SF | 10,150 SF | 11,513 SF  
±43,956 SF  
Total GLA: 326,265 SF

### Traffic Counts

12,450 VPD on Greenfield Ave  
13,600 VPD on 70th St

### Features

- Urban shopping center located at the intersection of Greenfield Avenue and 70th Street in West Allis
- West Allis is a densely populated suburb of Milwaukee with a population of over 60,000
- Parking Ratio: 3.26 per 1,000 SF

### Co-Tenants



### 2024 Visits/Spending Habits (Within 1 Mile)

**2,206,500**  
TOTAL ANNUAL  
VISITS

**\$224,945,875**  
RETAIL GOODS  
SPENDING

**\$26,686,359**  
FOOD AWAY  
FROM HOME

### Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	24,018	172,892	450,163
HOUSEHOLDS	11,001	75,017	188,202
AVG HOUSEHOLD INCOME	\$70,597	\$83,703	\$83,235
DAYTIME POPULATION	26,130	174,475	486,491



# SITE PLAN



South 70th Street

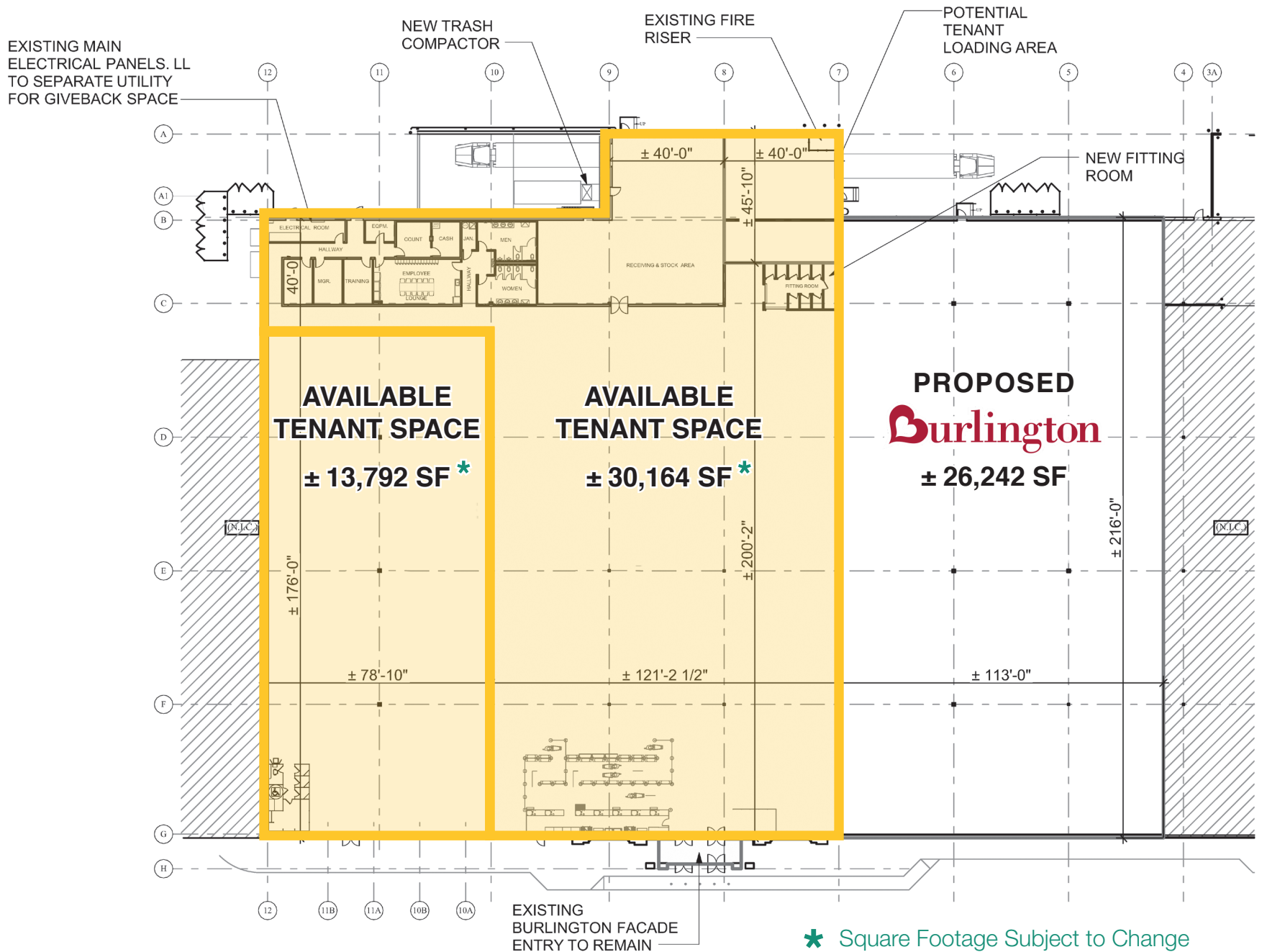


W. Greenfield Avenue

ADT'23 12,344

#	TENANT	SQ FT
1	Pan-Asia Supermarket	35,595 SF
2	Hobby Lobby	49,970 SF
3	CitiTrends	13,947 SF
4	Sally Beauty Supply	1,958 SF
5	GameStop	1,852 SF
6	Discovery Clothing Co.	8,243 SF
7	Get It Now!	6,000 SF
8	America's Best	3,600 SF
9	Harbor Freight Tools	15,000 SF
10	Ross Dress for Less	22,344 SF
11	Dollar Tree	18,070 SF
12	Banh Mi Corner	2,573 SF
13	Five Below	9,544 SF
14	Burlington	70,989 SF
15	AVAILABLE	10,150 SF
16	Las Cazuelas	2,473 SF
17	Subway	1,527 SF
18	DTLR	6,000 SF
19	Pizza Hut	1,832 SF
20	AVAILABLE	4,000 SF
21	AVAILABLE	11,513 SF
23	Jackson Hewitt Tax	1,172 SF
24	USA Nails	1,300 SF
25	Planet Fitness	25,657 SF

# PROPOSED DOWNSIZE





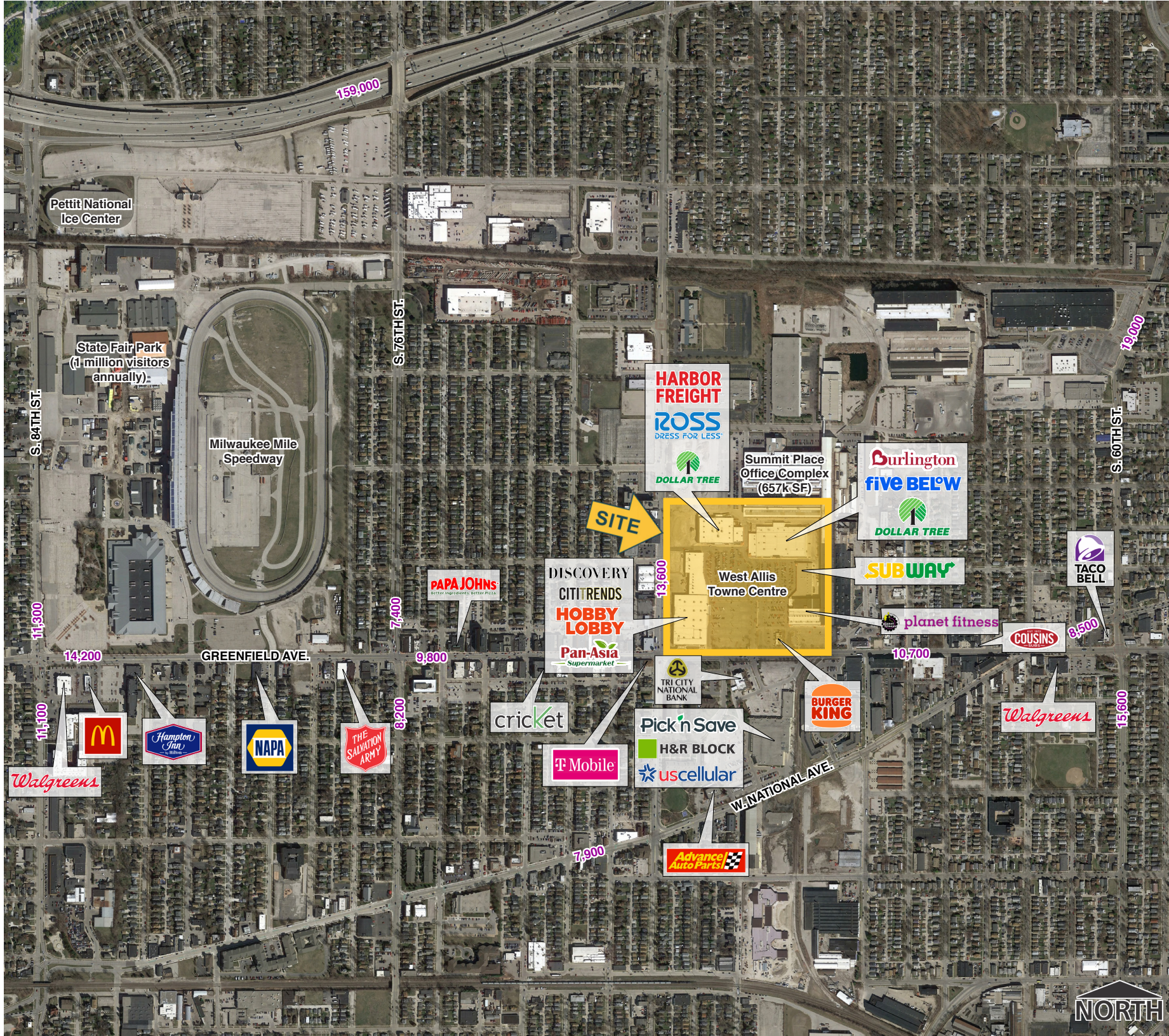
# PHOTOS







# WEST ALLIS, WI





# WEST ALLIS TOWNE CENTRE

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# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

## DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

CONFIDENTIAL INFORMATION: \_\_\_\_\_

## 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 and 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.

## NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.