

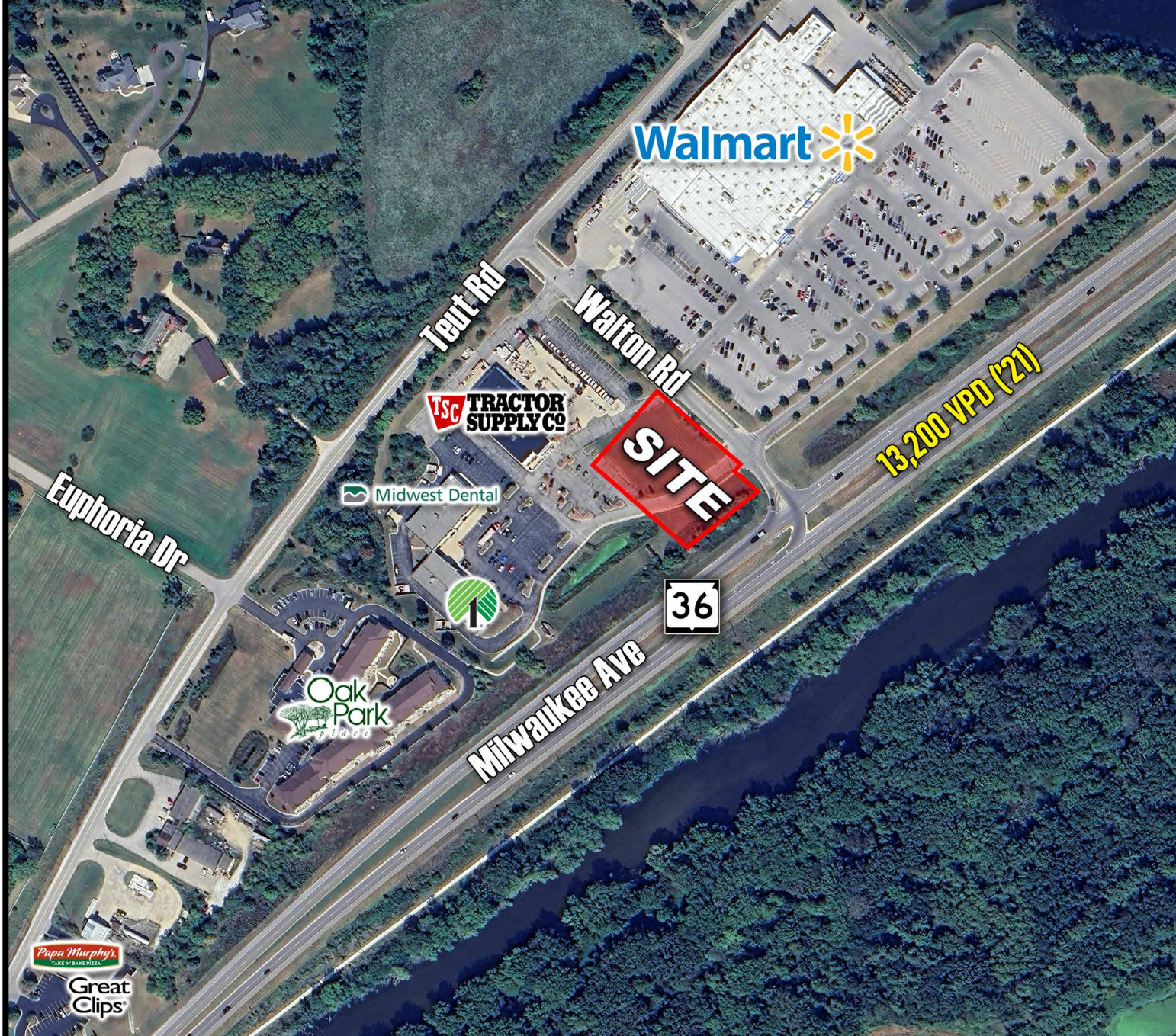
1851 MILWAUKEE AVE  
Burlington, WI 53105

1.4 Acre Lot Available →

Brian Brockman  
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**BANG**  
REALTY

Bang Realty  
2939 Vernon Place  
Cincinnati, OH 45219  
bangrealty.com



SHADOW ANCHORED BY WALMART & TRACTOR SUPPLY CO.  
1851 Milwaukee Avenue, Burlington, WI 53105

**AVAILABLE**

1.4 Acres

**PURCHASE PRICE**

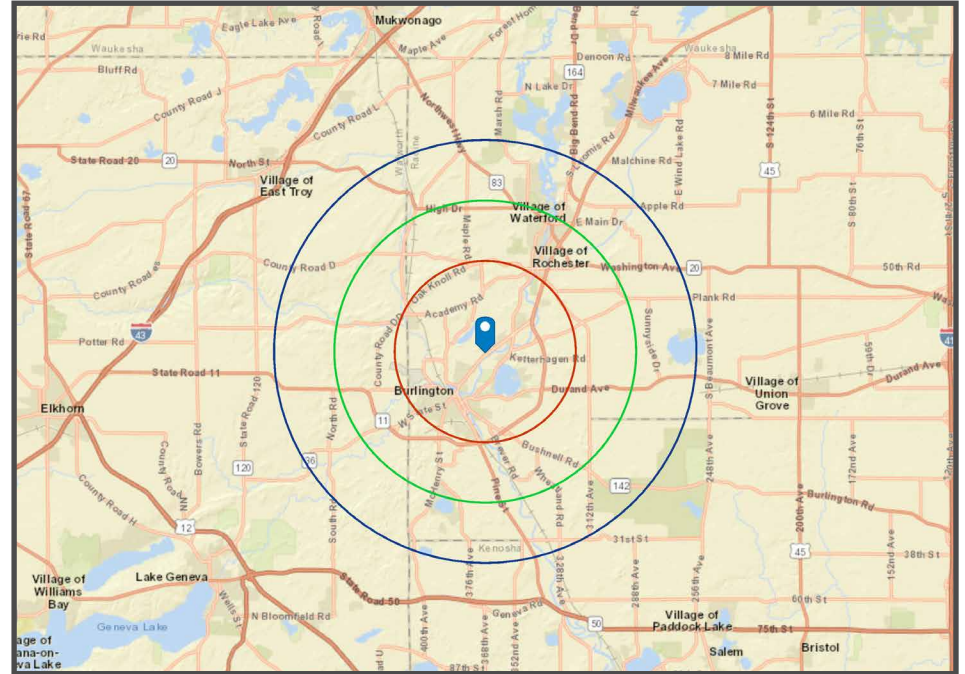
\$500,000

**PROPERTY DETAILS**

- > Zone: B-1/PUD
- > Shadow-anchored by Walmart, which has over 1.6m visits per year and 3% YOY increase in traffic
- > 3/4 access directly in front of site and full access through Buckley St
- > Site has conditional use permit for car wash which runs with the land

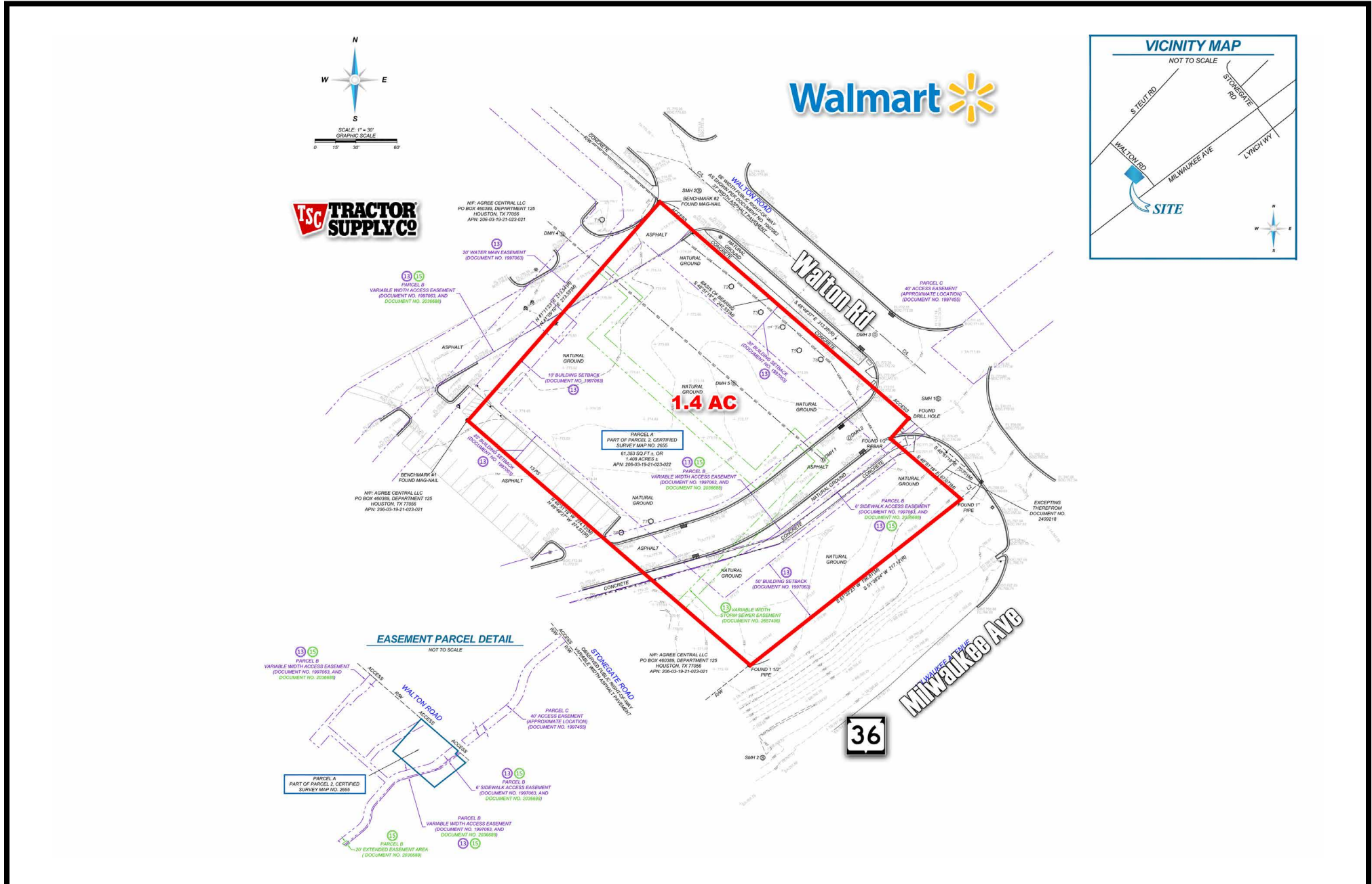
**TRAFFIC COUNTS**

Milwaukee Ave: 13,200 VPD



**2024 DEMOGRAPHICS**

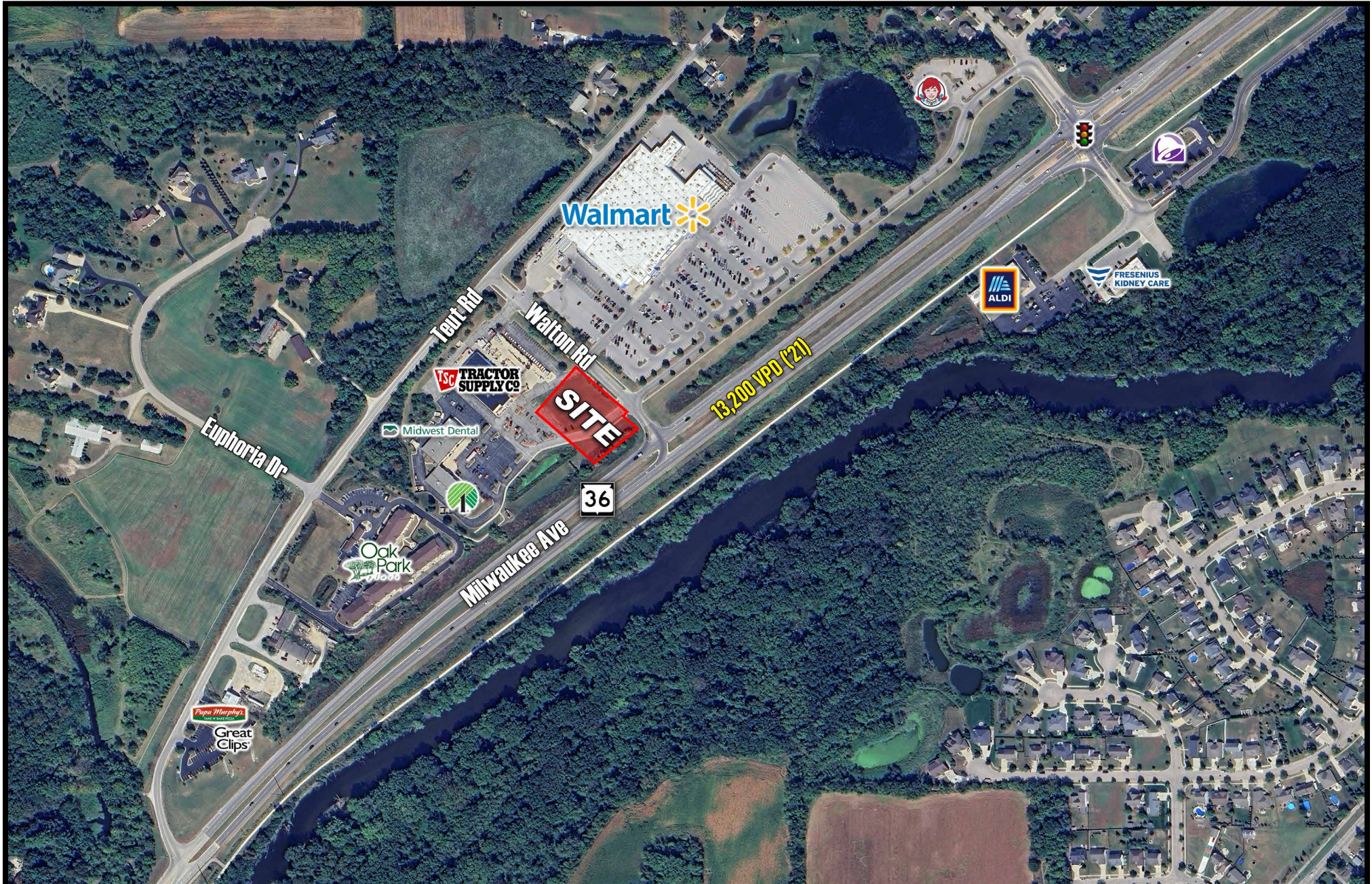
	3-Mile	5-Mile	7-Mile
Population	15,453	23,824	35,866
2029 Pop	15,742	24,373	36,632
Projected Growth	0.4%	0.5%	0.4%
Median Age	42.4	43.5	44.6
Households	6,355	9,724	14,574
AVG HH Income	\$134,785	\$131,749	\$128,129



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# CLOSE AERIAL

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# WIDE AERIAL

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