



**WOODCREST**  
CAPITAL, LLC

**High Ridge Center**  
2211 - 2417 S Green Bay Rd | Racine WI

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**up to 90,855 SF**  
**25,000 SF**  
**1,600 - 8,500 SF**



- 153,067 SF Center
- Racine County, Wisconsin
- Milwaukee Metropolitan Area
- Home Depot Shadow-Anchor
- **New Owner, Aggressive Rates**

Type	PSF
NNN's	\$ 1.61
Lease Rates	Call for Rates

Traffic Counts	
S Green Bay Rd	37,325 VPD
Durand Ave	25,090 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	8,639	70,659	118,298	258,232
Households	3,698	28,122	46,083	98,089
Average HH Income	\$60,892	\$75,515	\$75,785	\$74,004

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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Traffic data by Placer.ai 2021 dataset. Map locations approximate

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