

# FOR LEASE

W156N5530 PILGRIM RD MENOMONEE FALLS WI, 53051

1,300 SF | SPACE AVAILABLE



NYLA GROUP, LLC  
Commercial Real Estate Services



Tommy Thomsen, VP Sales & Leasing  
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691 S Green Bay Rd #208 Neenah, WI 54956

# ABOUT THE PROPERTY

W156N5530 PILGRIM RD MENOMONEE FALLS WI, 53051

**LOCATION:**

W156N5530 PILGRIM RD MENOMONEE FALLS WI, 53051

**AVAILABLE SF:**

1,300

**LEASE RATE:**

CALL FOR PRICING

**NNN'S:**

+/- \$9.00 PSF

**MIN. LEASE TERM**

5 YEARS

**BUILD OUT:**

FULLY BUILT-OUT

**TRAFFIC COUNTS: (VPD)** SILVER SPRING: +/- 47,000 | PILGRIM: +/- 41,300

Nyla Group is pleased to offer a 1,300 SF retail suite at Pilgrim Commons, sharing access with McDonald's and Walgreens and located just minutes from Kohl's Corporate Headquarters. The space offers strong visibility, steady traffic, and a flexible layout ideal for retail, service, medical, or wellness users. Surrounded by affluent neighborhoods and a robust daytime workforce, this location provides a high-demand opportunity in one of Menomonee Falls' most established retail corridors.



Per Placer.Ai



110,000  
POPULATION  
(5-Mile)



\$100,000  
AVG HH INCOME



47,500  
HOUSEHOLDS  
(5-Mile)

# HIGHLIGHTS

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- **Prime End-Cap Space:** ±1,300 SF space with a clean, efficient layout that supports quick build-out for a wide range of tenant uses.
- **High Demand Retail Node:** Positioned within a busy everyday shopping hub that consistently attracts repeat neighborhood traffic and cross-visitation from nearby national brands.
- **High Visibility & Access:** Located at the signalized intersection of Pilgrim Rd & Silver Spring Dr with shared ingress/egress to McDonald's & Walgreens.
- **Strong Traffic Patterns:** Benefiting from consistent flow driven by +/- 249,000 annual center visits and peak hours spanning 10AM-6PM (per Placer)
- **Affluent Trade Area:** Surrounded by high-income households within Menomonee Falls, Brookfield, and Sussex - strong spending power.
- **High-Quality Aesthetics:** Clean, Traditional aesthetics that stand the test of time and give your business a presence.
- **Proximity to Major Employers:** Minutes from Kohl's Corporate Headquarters and key industrial/office employment hubs, creating robust daytime demand.
- **Versatile Use Potential:** Well-Suited for retail, fitness, medical, wireless, or service concepts - and easily adapted for shops specialty uses, or franchise operators.



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# OVERVIEW

W156N5530 PILGRIM RD MENOMONEE FALLS WI, 53051

Why settle for visibility when you can position your brand where customers already show up? At W156N5530 Pilgrim Rd, this 1,300 SF retail suite places your business in the heart of one of Menomonee Falls' most active suburban corridors. With shared access to McDonald's and Walgreens, steady neighborhood traffic, and proximity to Kohl's Corporate Headquarters, the location offers a built-in customer base and all-day demand.

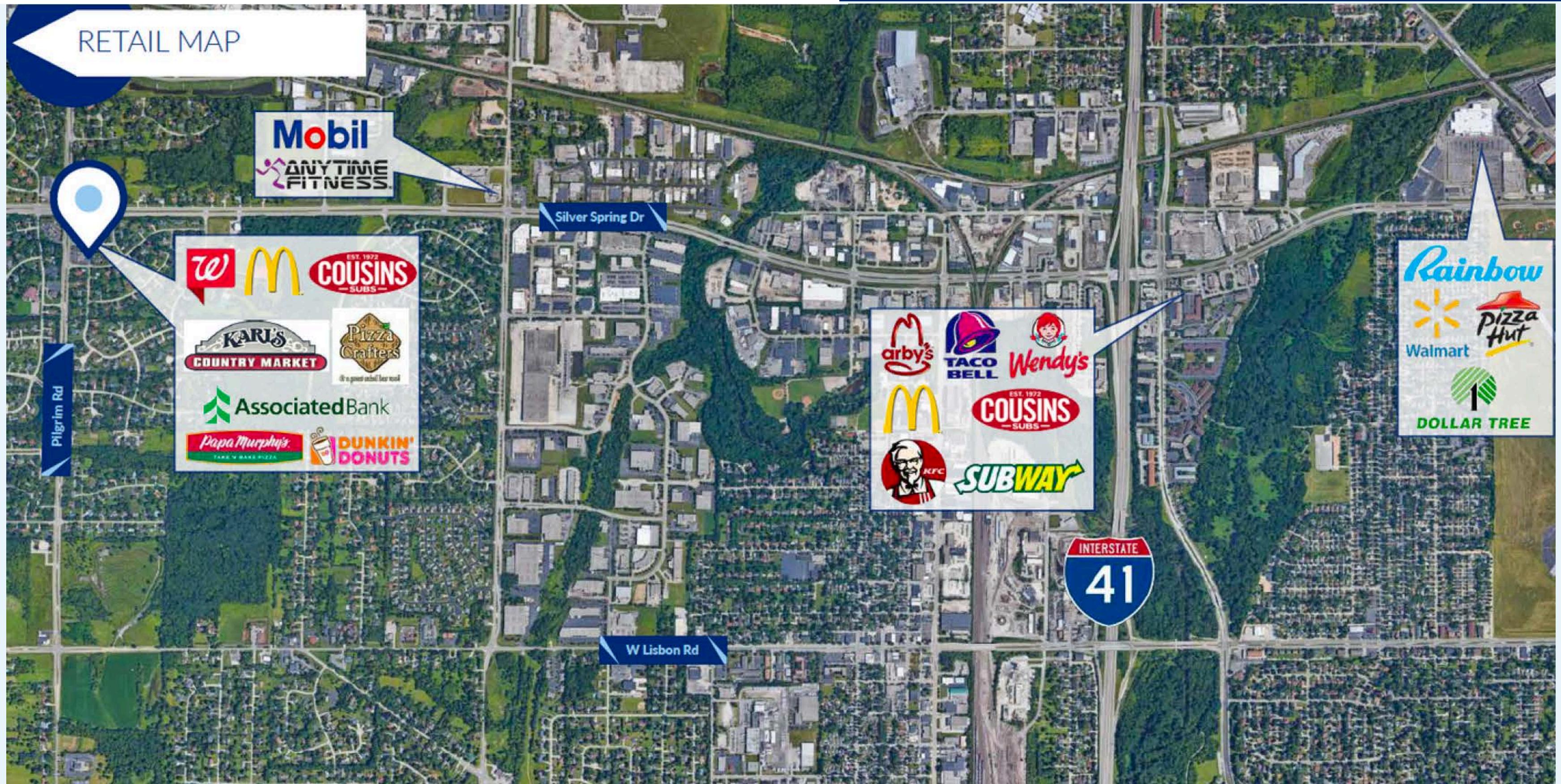
The space features a clean, adaptable layout ready for retail, service, medical, or wellness concepts looking to move quickly and operate efficiently. Supported by 249,000+ annual visits to the center and strong trade-area demographics, Pilgrim Commons provides the visibility, accessibility, and customer flow operators need to scale with confidence.

If you're seeking a location that delivers more than square footage—one that offers convenience, consistency, and community engagement—Pilgrim Commons stands out as a premier opportunity in Menomonee Falls.



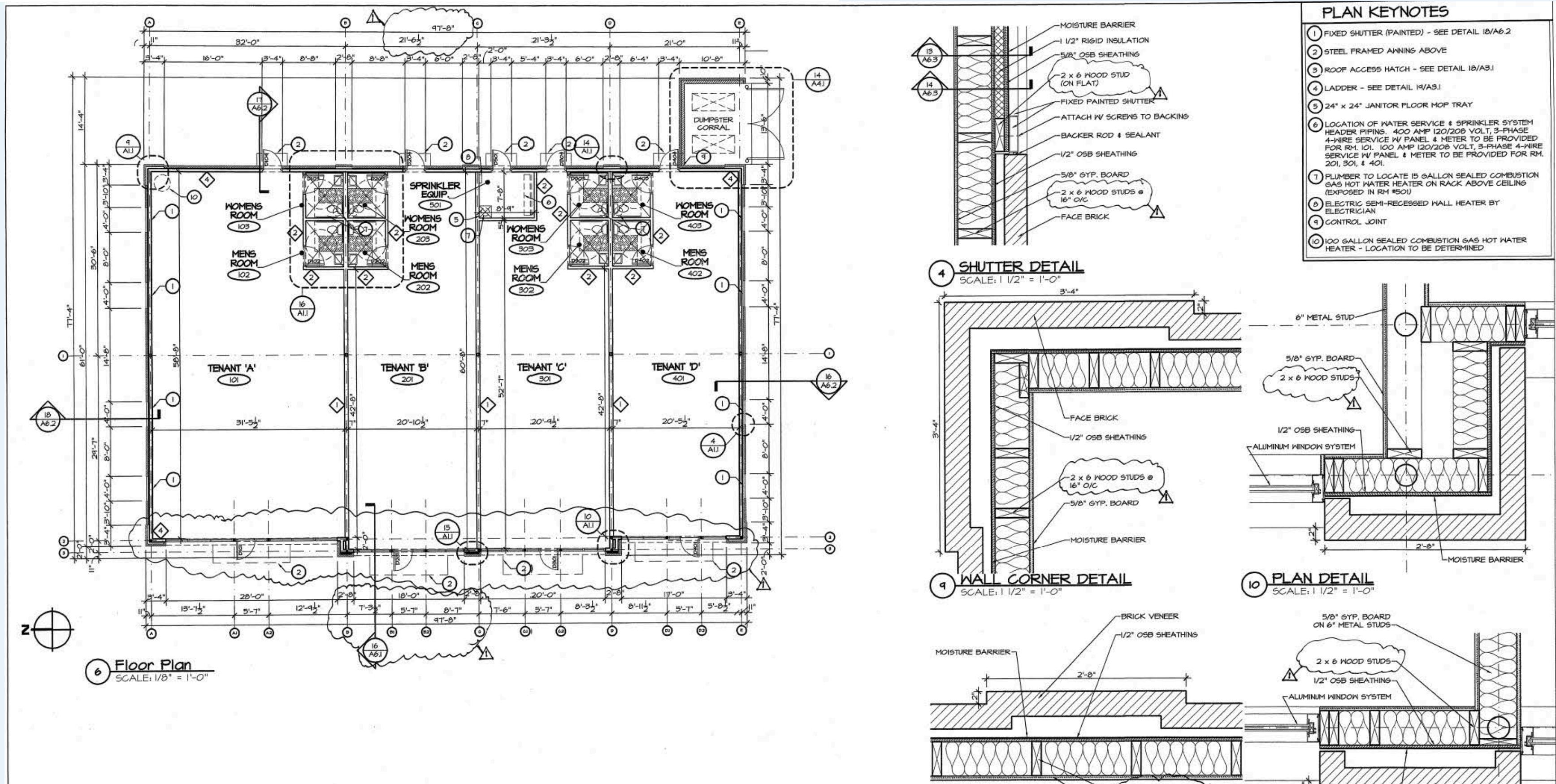
# AERIAL MAP

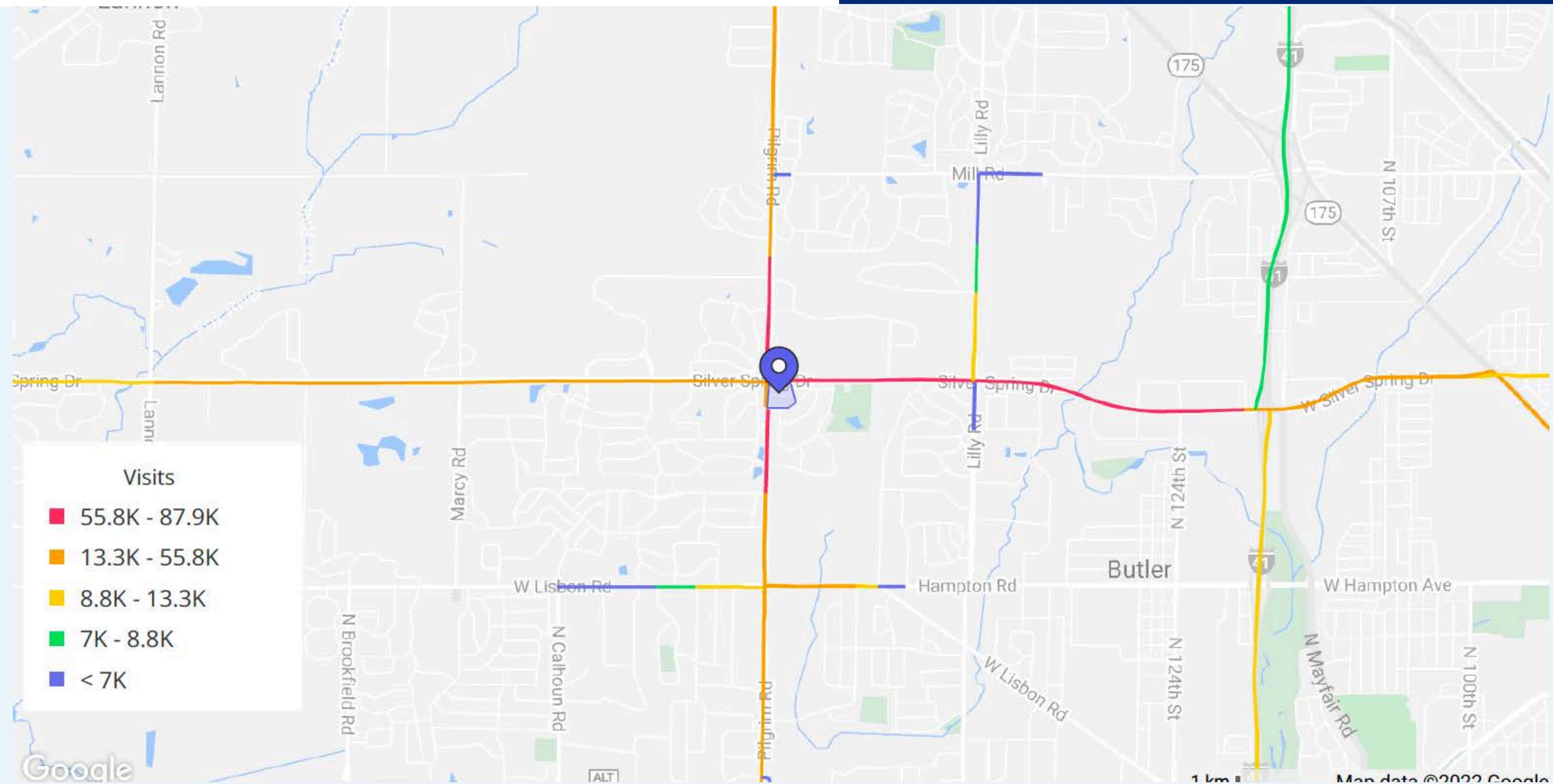
W156N5530 PILGRIM RD MENOMONEE FALLS WI, 53051



# SITE PLAN

W156N5530 PILGRIM RD MENOMONEE FALLS WI, 53051





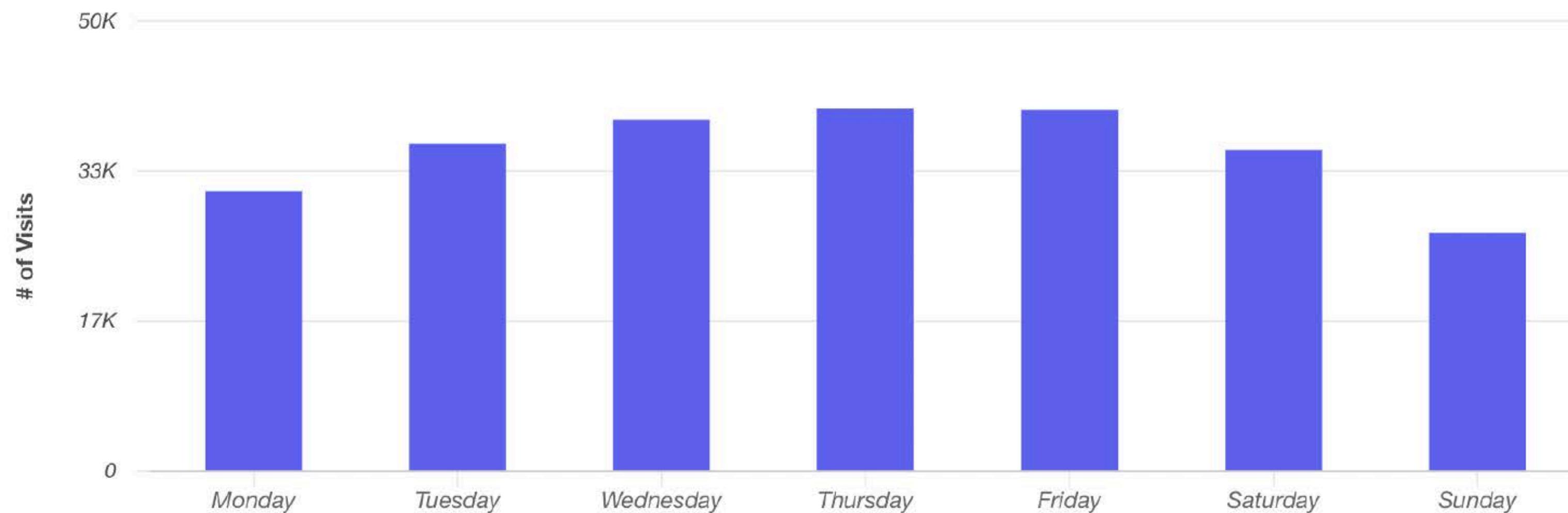
## Pilgrim Commons

N56W15501 Silver Spring Dr, ...



Metric:

**Visits**



# DISCLOSURE

W156N5530 PILGRIM RD MENOMONEE FALLS WI, 53051

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

**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:

- a. The duty to provide brokerage services to you fairly and honestly.
- b. The duty to exercise reasonable skill and care in providing brokerage services to you.
- c. 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.
- d. The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information prohibited by law.
- e. The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information of other parties.
- f. The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g. 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. The 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 services to you.

The following information is required to be disclosed by the law:

1. Material Adverse Facts, as defined in Wis. Stat. 452.01 (5g)
2. Any facts known by the Firm or its Agents that contradict any information included in the 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 or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

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

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

\_\_\_\_\_ (insert information you authorized to be disclosed, such as financial qualification information.)

## DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Facts" 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 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; 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 the 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 608-240-5830.



# NYLA GROUP, LLC

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## CONTACT

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