

REIMAGINED RETAIL OPPORTUNITY IN WAUKESHA'S BUSY COMMERCIAL CORRIDOR



IDEAL TENANT TYPE

Boutique fitness (cycle, yoga, Pilates)

Wellness & beauty (med spa, salon, aesthetics)

Coffee, juice, or light food concepts

Pet services & specialty retail

Service-oriented retail

Professional retail storefronts

FEATURES:

- ✓ High daily exposure on a major arterial
- ✓ Easy access and abundant parking
- ✓ Flexible layouts for modern retail needs
- ✓ Landlord committed to tenant success

COMMUTE TIMES

Milwaukee: ~25 minutes (via I-94 East)

Madison: ~1 hour (via I-94 West)

Chicago: ~2 hours (via I-94 South)

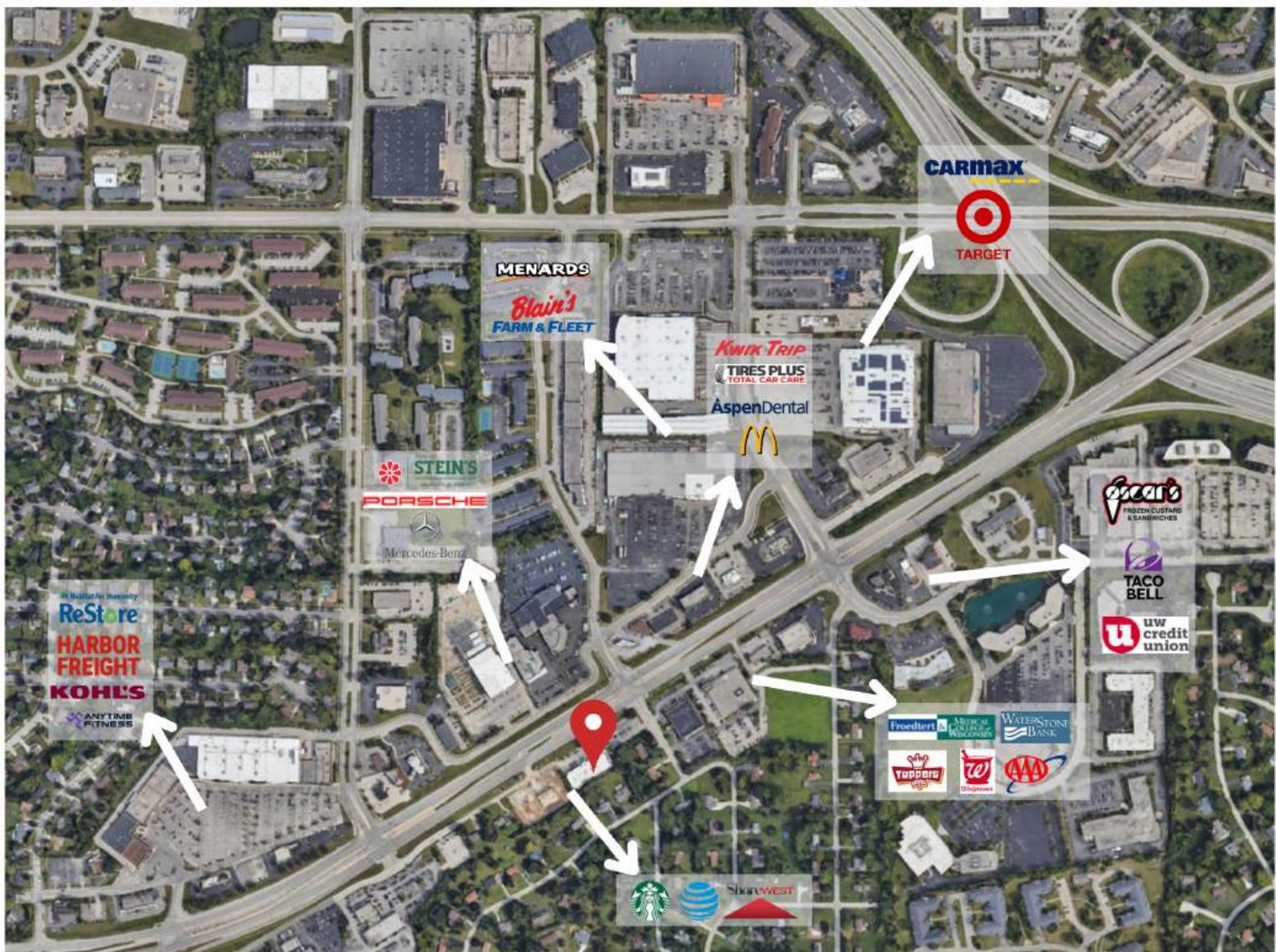


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WELCOME TO WAUKESHA, WI



131,700

Population



55,900

of Households



\$80,800

Average Household Income



~\$2.1B

Annual Retail Spending

NEARBY DEVELOPMENTS

The Corners of Brookfield West End Expansion
~40,000 sq ft of new retail space
278 luxury apartments
Standalone marquee retail space
Fitness/Wellness amenities
Set to finish mid-2028

MAJOR EMPLOYERS

GE Waukesha
Generac
ProHealth Care/Waukesha Memorial
Waukesha County
Carroll University
Steinhafel's
Woodman's

NOW LEASING – RETAIL & SERVICE



21675 E MORELAND BLVD WAUKESHA, WI

Building Size:	16,501 SF
Floors:	2
Parking:	59 Parking Spaces
Condition:	Full Build-Out

Suite Available:	Suite 200
Floor:	1st Floor
Size:	2,865 SF
Term	Negotiable
Lease Rate:	20 / SF/YR
NNN Estimate:	\$6 PSF
Space Use:	Office/ Medical/ Retail
Available:	Now

Former veterinary clinic
Landlord willing to fully convert to
retail

Excellent candidate for:
Med spa / aesthetics
Salon or barber
Boutique retail
Pet services

Strong visibility and customer access
Rate: \$20/SF (NNN)

TI Available



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NOW LEASING – RETAIL & SERVICE



21675 E MORELAND BLVD WAUKESHA, WI

Building Size:	16,501 SF
Floors:	2
Parking:	59 Parking Spaces
Condition:	Full Build-Out

Suite Available: Suite 300

Floor: 1st Floor

Size: 2,865 SF

Term Negotiable

Lease Rate: 20 / SF/YR

NNN Estimate: \$6 PSF

Space Use: Office/ Medical/ Retail

Available: Now

Former plastic surgery office

Available white-box or subdivided

Flexible configuration for:

Wellness or fitness studio

Specialty retail

Professional storefront services

Custom build-out supported by landlord

Rate: \$20/SF (NNN)

TI Available



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NOW LEASING – RETAIL & SERVICE



21675 E MORELAND BLVD WAUKESHA, WI

Building Size: 16,501 SF

Floors: 2

Parking: 59 Parking Spaces

Condition: Shell Space

Suite Available: **Lower Level**

Floor: Lower Level

Size: 4,500 SF

Term Negotiable

Rental Rate: 10 / SF/YR

Space Use: Office/ Medical/ Retail

Available: Now

Large open footprint

Ideal for:

Cycle / spin studio

Yoga or Pilates

Specialty fitness

Training or studio concepts

Offered at a significant rental discount
Rate: \$10/SF (MG)

TI Available



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