

WHOLE FOODS
MARKET

HomeGoods

PET SMART

La-Z-boy

OUTLOT
1.2 AC

TENANT 3
40,000 SF

TENANT 2
56,000 SF

planet
fitness

HIGHWAY 100 / MAYFAIR RD

3201 N MAYFAIR ROAD

FOR LEASE | WAUWATOSA, WI



MID-AMERICA®
Real Estate-Wisconsin, LLC

THE PROPERTY

3201 N MAYFAIR RD WAUWATOSA, WI

Address

3201 N Mayfair Road
Wauwatosa, WI 53222

Availability

100,000 SF Building (Demisable)
1.21 AC Outlot

Parking Ratio

3.84/1,000 SF

Zoning

C-2 General Commercial zoning with
Mayfair Road Corridor Overlay allowing a
wide range of uses

Area Retailers

NORDSTROM
rack

T.J. maxx

DICK'S
SPORTING GOODS

WHOLE FOODS
MARKET

HomeGoods

DSW
DESIGNER SHOE WAREHOUSE*

meijer

Burlington



Features

- Up to 100,000 SF of demisable retail space available along one of the area's most dominant retail corridors
- Direct curb cuts to N. Mayfair Rd. with cross access to W. Burleigh St.
- One block east of Mayfair Collection, a 70-acre mixed-use development featuring 400,000 SF of retail, 300 apartments, and a Hilton hotel
- ½ mile north of Mayfair Mall, a 1M+ SF regional shopping destination anchored by Nordstrom, Scheels, Crate & Barrel, Apple, Macy's, and AMC Theatres

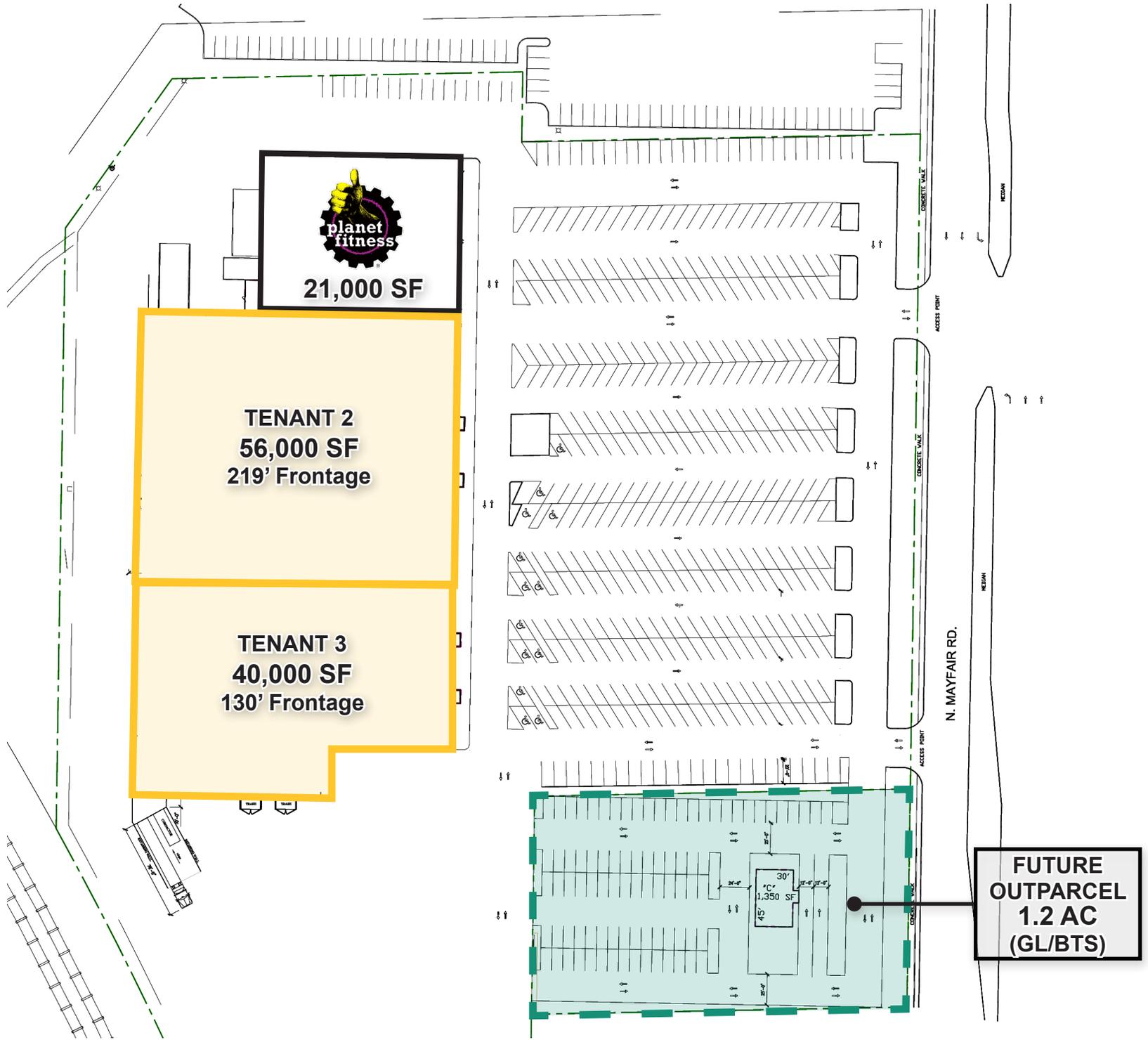
Traffic Counts

25,400 VPD on HWY 100 / Mayfair Rd
22,900 VPD on W Burleigh St
138,000 VPD on I-41

Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	7,115	94,784	292,888
 HOUSEHOLDS	3,072	41,256	121,830
 AVG HOUSEHOLD INCOME	\$123,428	\$112,838	\$101,960
 DAYTIME POPULATION	15,161	117,459	301,425

SITE PLAN



AERIAL



RENDERINGS



3201 N MAYFAIR RD

WAUWATOSA, WISCONSIN

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KIN PROPERTIES



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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.