



WALOS HOCKEY
ACADEMY/EBLE PARK
ICE ARENA



Bluemound Rd

Subject



ALSO
FOR SALE
63,909 SF
2.72 AC

FOR SALE/
LEASE
27,000 SF
2.47 AC

1 ACRE
VACANT LAND

Business
Park

FOR SALE/LEASE

Prime Location Retail Space Available

19233 W Bluemound Rd
Brookfield, WI

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Property Description

19233 W Bluemound Rd, Brookfield, WI

Building Size	+/- 27,000 SF
Available SF	+/- 17,000 SF
Parcel Size	3.47 Acres Total
Loading	2 Drive-In Doors
Parcel ID	BKFT1124996008 BKFT1124996005 BKFT1124996006
Year Built	1973
Modifications	1985
Zoning	B2
Parking	+/- 85 surface spaces
Lease Rate	\$17.00/SF
Sale Price	\$5,995,000

- Located on highly desirable retail corridor just east of The Corners of Brookfield, and 244 new luxury apartments
- Current annual income \$169,800
- Includes an additional 1 acre of land for future expansion
- Minutes from I-94 via Barker Rd
- High visibility and traffic counts (+/- 34,189 cars/Day per DOT)
- Adjacent site also for sale through Colliers.



Exterior Photos

19233 W Bluemound Rd, Brookfield, WI

BIG BOX

COMMERICAL SPACE

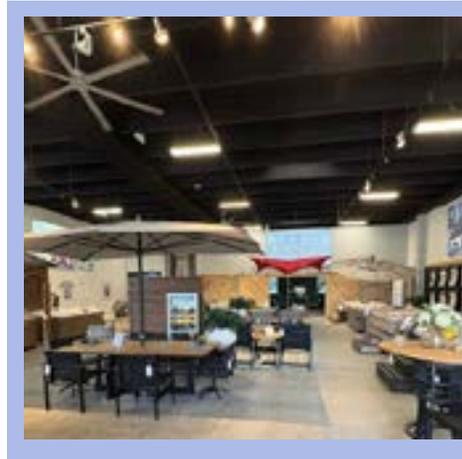


Interior Photos

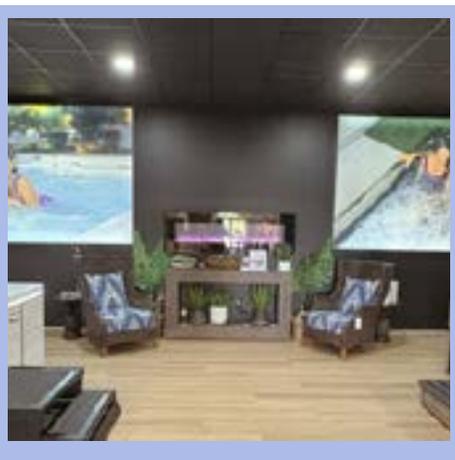
19233 W Bluemound Rd, Brookfield, WI

BIG BOX

COMMERICAL SPACE



63,909 Square Feet of Retail Space



Location

19233 W Bluemound Rd, Brookfield, WI



Demographics



Population

1 mi: 4,640
3 mi: 4,227
5 mi: 124,125



Daytime Pop.

1 mi: 8,054
3 mi: 62,940
5 mi: 168,434



Households

1 mi: 2,257
3 mi: 17,474
5 mi: 53,815



Household Income

1 mi: \$142,735
3 mi: \$138,234
5 mi: \$128,791

Area Overview

19233 W Bluemound Rd, Brookfield, WI

Brookfield, WI Overview

Brookfield, Wisconsin is a thriving suburban hub just west of Milwaukee, offering a strategic location along the I-94 corridor that provides convenient access to the broader southeastern Wisconsin region. This advantageous positioning has helped Brookfield develop into a center for office, retail, and light industrial activity, supported by millions of square feet of commercial and industrial space as well as numerous hotels featuring meeting and conference facilities.



Top Employers In The Area



The community is known for its strong demographics, including a notably high median annual household income of \$121,837—well above county, state, and national averages—and an 81% owner-occupancy housing rate, reflecting a stable, invested population that appeals to businesses, retailers, and service providers seeking reliable consumer and workforce bases.

Brookfield's business environment is strengthened by major local employers including Fiserv, National Insurance Services, ThoughtFocus, and Milwaukee Tool's regional operations, creating a diverse and resilient economic base. The city also features nearly a dozen business and industrial parks spanning more than 1,000 acres, offering well-located sites ideal for corporate offices, logistics, and commercial development. Beyond its economic assets, Brookfield provides strong schools, attractive housing, and abundant retail, dining, and entertainment options, making it a highly desirable community for residents, visitors, and businesses alike.



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

Broker 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. The 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 with 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 to 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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 authorize to be disclosed, such as financial qualification 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.

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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