

For Sale or Lease

CBRE

North Shore Opportunity - Available for Lease or Sale

8050 N Port Washington Road | Fox Point, WI 53217



Fox Point Redevelopment Opportunity

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POSSIBLE USE

Redevelopment Site

Strategic North Shore Location

Positioned along highly traveled North Port Washington Road, this 15,000 SF, two-story building sits on 0.82 acres and offers exceptional visibility and access in the heart of Fox Point. The site's prominent frontage, flexible building layout, and strong regional demographics make it an ideal candidate for repositioning or redevelopment.

Originally designed as professional office space, the property features efficient floor plates, ample on-site parking, and direct access to I-43 via Good Hope Road and Brown Deer Road.

Building Size	15,000 SF
Land Area	0.82 Acres
Asking Price	\$1,300,000
Possible Use	Office/Retail/Redevelopment
Zoning	Local Business
Year built	1968
Traffic Counts	8,600 VPD Along N Port Washington Rd
Parking	60 Surface Stalls



EXISTING USE


Professional Office Building

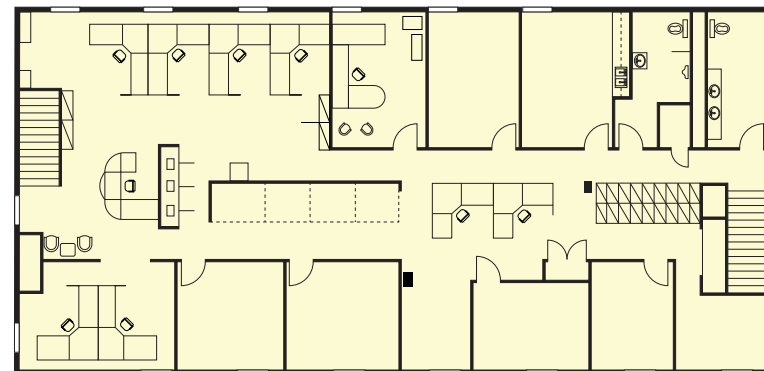
Up to 10,000 SF Office Space for Lease

8050 N Port Washington Road currently serves as a two-level (the 3rd lower level could serve additional office needs) professional office building currently offering a total of approximately 9,800 SF. The property includes 60 surface parking stalls, secure key fob access, operable second floor windows, and a mix of private offices, open work areas, and conference rooms.

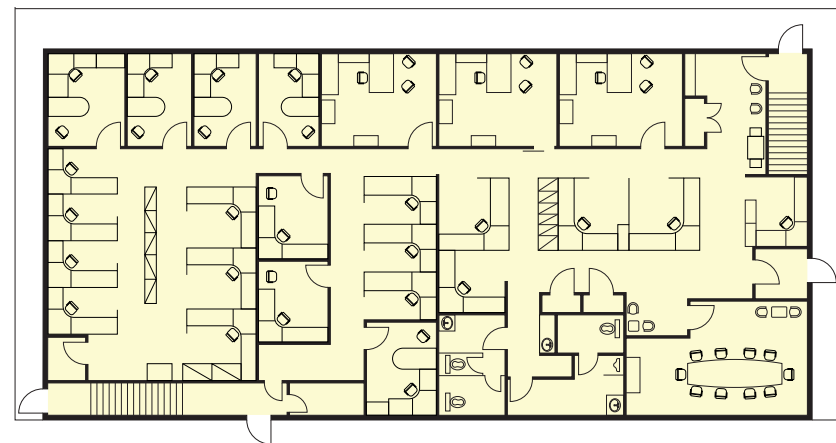
Available Office Space	Total 9,800 SF	<i>First Floor: 6,800 square feet</i> <i>Second Floor: 3,000 square feet</i> <i>Below-grade: 5,686 square feet (not included in GBA)</i>
Parking	60 Surface Stalls	
Restrooms	(2) ADA-Compliant Restrooms On Each Floor	
Building Security	Key Fob Access Throughout	


60 SURFACE PARKING STALLS
 4/1,000 parking ratio


FLEXIBLE MULTI FLOOR LAYOUT
 Mix of private offices, open work areas, and conference rooms



Second Floor 3,000 SF



First Floor 6,800 SF

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Demographics

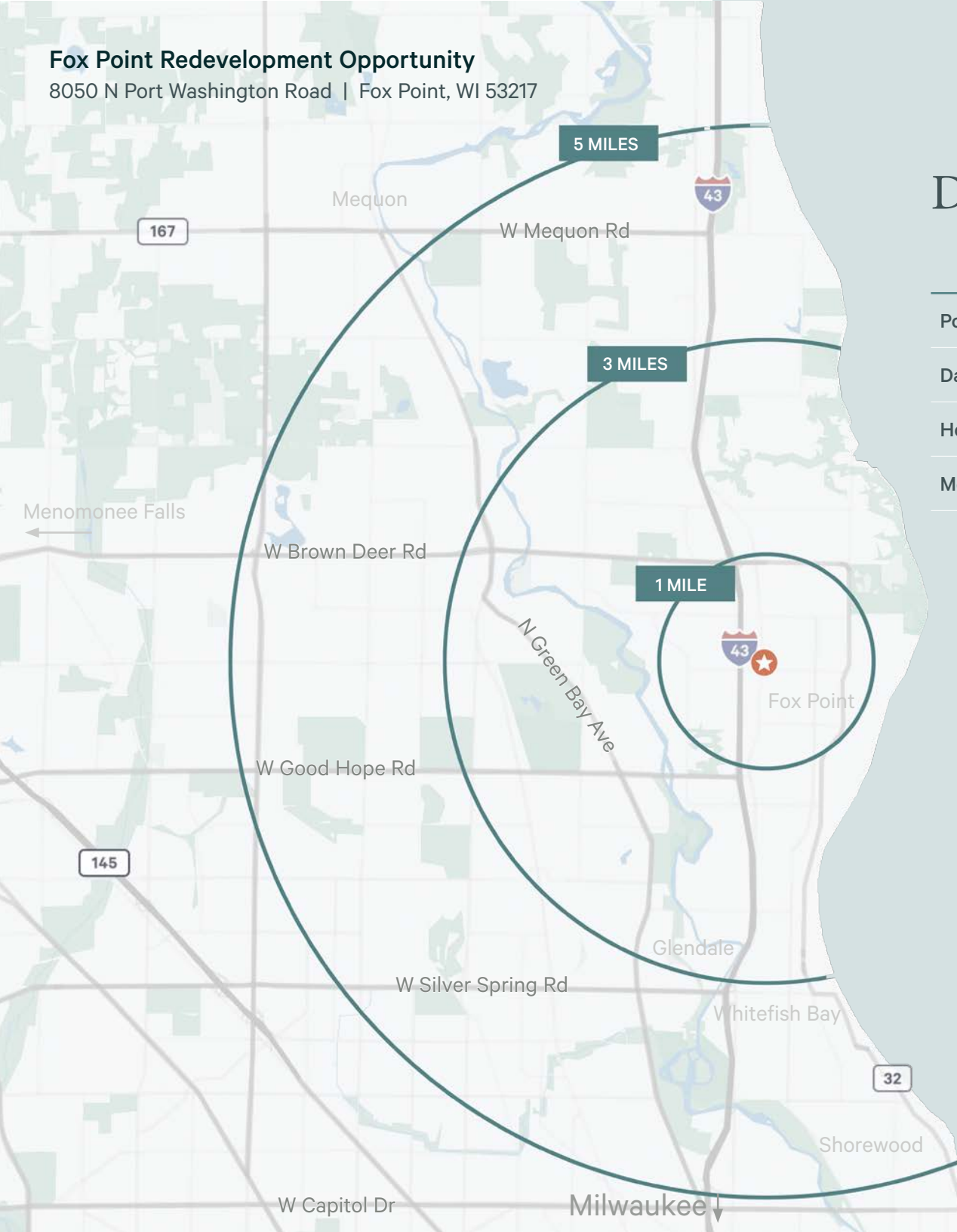
	1 Mile	3 Miles	5 Miles
Population	5,950	34,413	120,954
Daytime Population	5,397	37,169	137,704
Households	2,538	14,343	49,828
Median HH Income	\$139,808	\$111,860	\$77,790

The surrounding trade area offers a strong consumer profile, beginning with an affluent 1-mile radius where median household incomes approach \$140,000 and daytime population remains robust relative to residential density.

Expanding to 3 miles, the market deepens considerably with more than 34,000 residents and household incomes exceeding \$110,000, reinforcing the stability and spending potential of the North Shore community.

The broader 5-mile radius captures a population of more than 120,000 supported by nearly 138,000 daytime population, providing substantial reach for retail operators.

Together, these demographics reflect an attractive blend of high-income households and broad regional demand—ideal for retailers seeking both premium and high-volume customer bases.



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Nearby Amenities

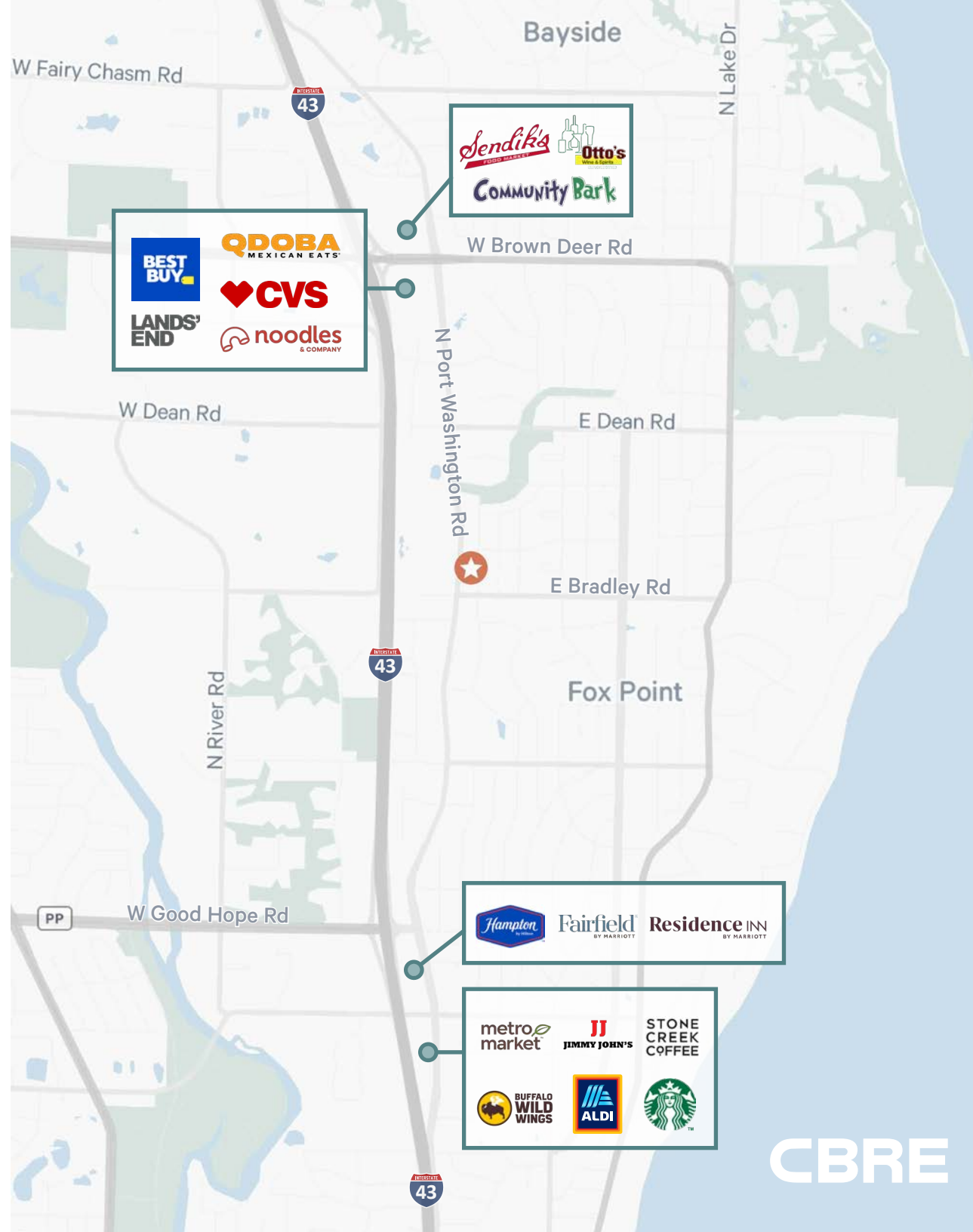
Just minutes from the site, the surrounding North Shore area offers a convenient mix of casual dining options, neighborhood services, and everyday shopping destinations. Within a three-minute drive, visitors and customers enjoy quick access to popular restaurants, coffee shops, fitness and wellness services, and essential retail.

To the south along N Port Washington Road, the area offers an even broader selection of conveniences, including additional coffee shops, several hotels, and a variety of casual dining options.

This concentration of nearby amenities enhances the site's appeal for future retail users by drawing consistent local and commuter traffic throughout the day.

Traffic Counts

	VPD
N Port Washington Rd	8,600



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CBRE



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State of Wisconsin Broker Disclosure

To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

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/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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 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.

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