



THE REALTY COMPANY

## CEDARBURG SQUARE RETAIL/OFFICE COMPLEX

W62 N244-248 WASHINGTON AVE • DOWNTOWN CEDARBURG



### CEDARBURG SQUARE

#### Office & Retail Leasing Opportunities

A premier office and retail destination in historic downtown Cedarburg, Cedarburg Square blends small-town charm with modern convenience. Positioned along Washington Avenue—one of the city's most traveled corridors—the professionally managed complex offers flexible suites, exceptional visibility, and amenities designed to support growing businesses.

With strong exposure, ample parking, and walkable access to local shops and restaurants, it provides an ideal setting for professional services, boutique retail, wellness providers, and other businesses seeking a high-traffic, community-oriented location.



#### A Location That Works For You

- Prime Washington Avenue frontage
- Walkable to national brands and local favorites
- Ample on-site parking for customers and tenants
- Build-to-suit opportunities
- Multiple suite sizes and configurations

#### Designed for Productivity

- Heat, taxes, and building insurance included
- Elevator access and shared conference room
- Sprinklered throughout
- Common area maintenance included
- Professionally managed

#### Flexible Suites for Every Stage of Growth

Office suites from **300 SF –600+ SF**

Short-term and multi-year leases available depending on suite type.

*For more information, please contact:*

850 Elm Grove Road, Suite 19  
Elm Grove, WI 53122

**TheRealtyCompanyLLC.com**

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# CEDARBURG SQUARE OFFICE COMPLEX

BUILDING B: W62 N248 Washington Ave

| Suite | SF  | Price/Mo | Price/SF | Level | Notes   |
|-------|-----|----------|----------|-------|---------|
| 103   | 465 | \$651    | \$16.80  | 1st   | 2 Rooms |
| 206   | 600 | \$840    | \$16.80  | 2nd   | 2 Rooms |



Suite 206



Suite 206



Suite 103



Suite 103

BUILDING A: W62 N244 Washington Ave

| Suite | SF  | Price/Mo | Price/SF | Level | Notes   |
|-------|-----|----------|----------|-------|---------|
| 7     | 330 | \$429    | \$15.60  | Lower | 3 Rooms |
| 9     |     | \$       | \$15.60  | Lower | 1 Room  |



Suite 7



Suite 9

# TRC

THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

Cedarburg - A Strong Market

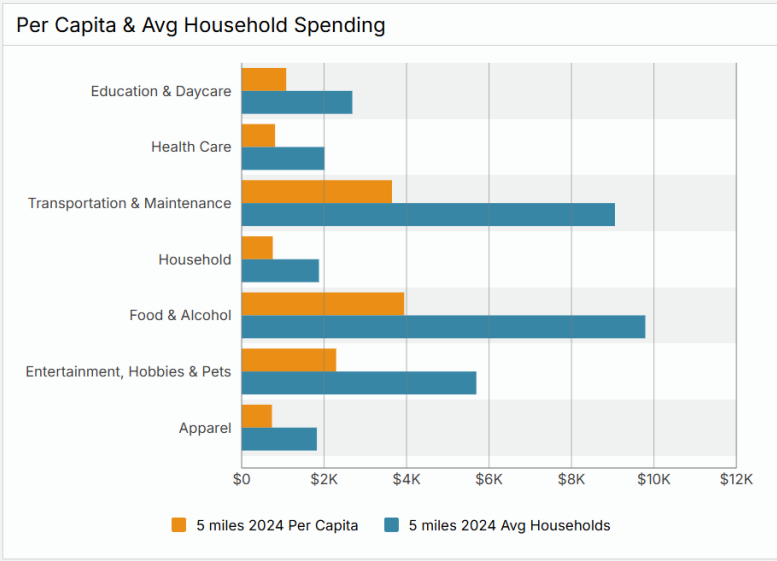
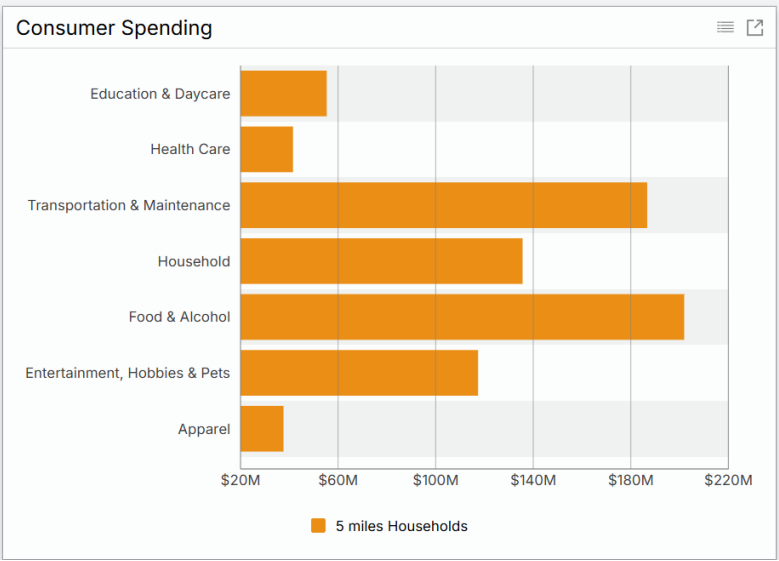
The Cedarburg area features high educational attainment, stable population growth, and strong household spending across retail, food, health, and services - making it an ideal environment for business success.

Consumer Spending Strength

Households within five miles show strong spending across: • Retail • Food & beverage • Health care • Entertainment • Household goods • Apparel  
These demographics support a wide range of retail, service, and professional businesses.

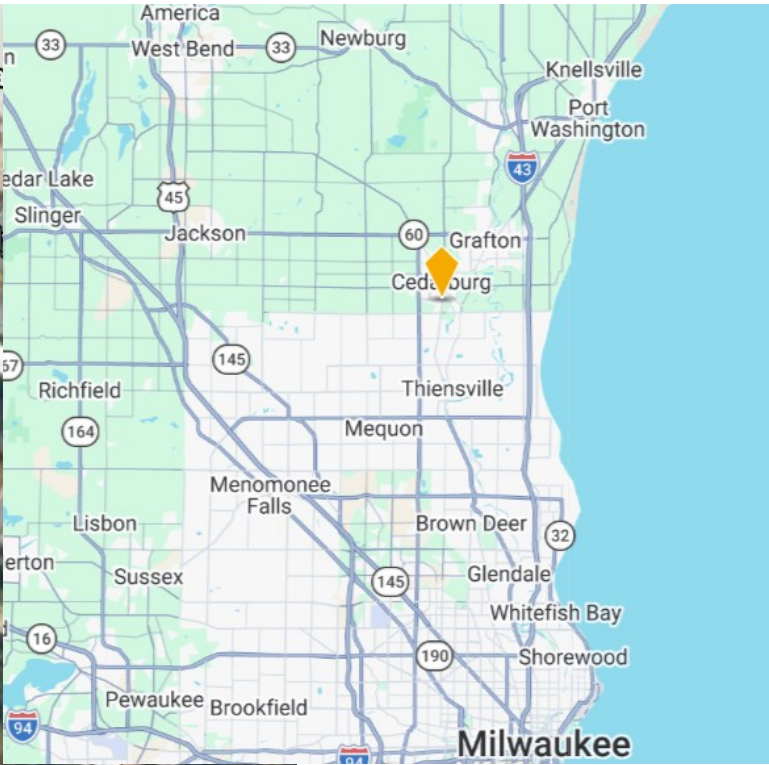
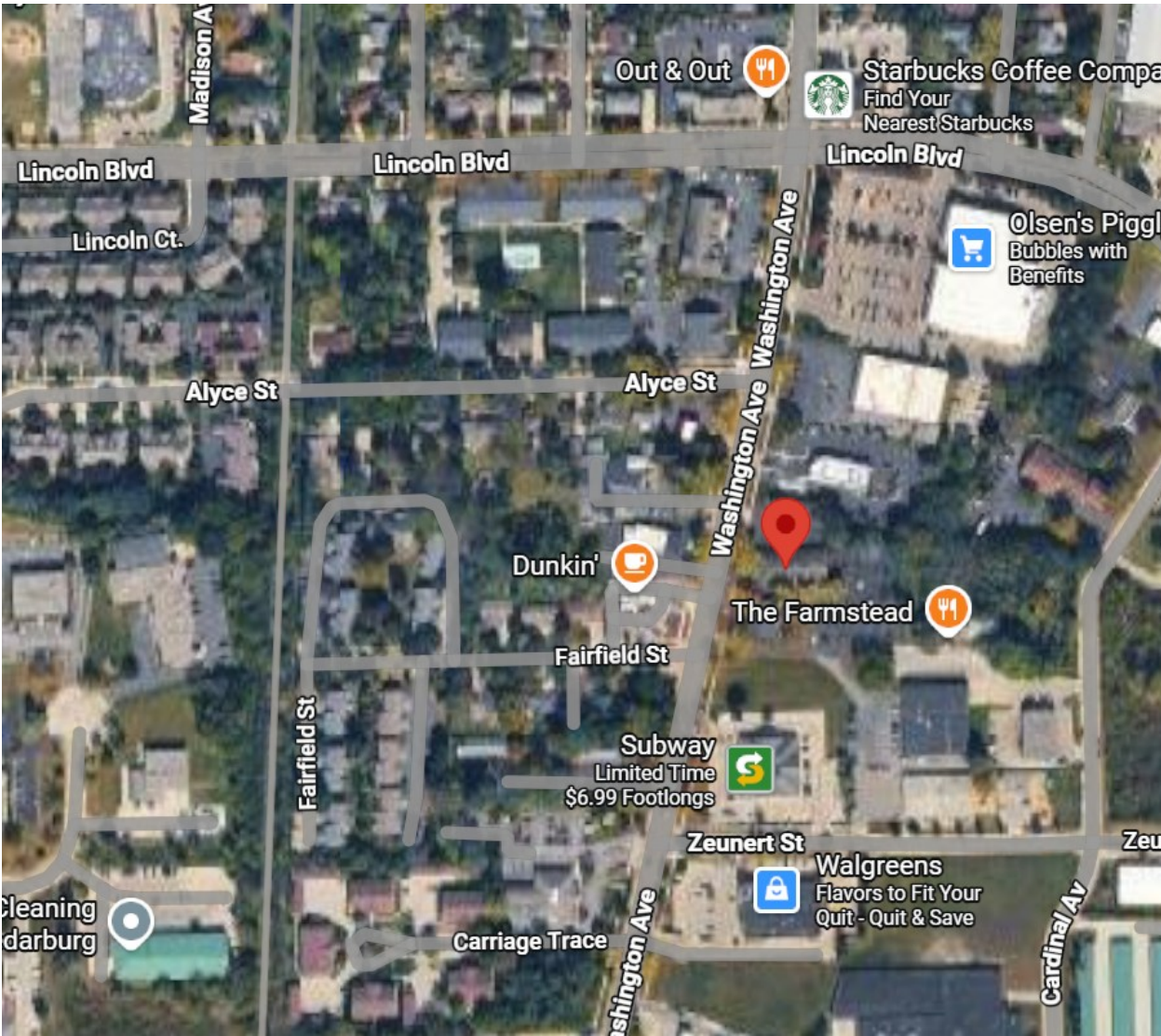
Market Demographics (5-Mile Radius)

2024 Population: 51,207 Projected Growth (2024–2029): +0.8% annually Median Age: 44.7 Bachelor’s Degree or Higher: 53%



CEDARBURG SQUARE OFFICE COMPLEX

Maps



| Population                  | Population |         |          |
|-----------------------------|------------|---------|----------|
|                             | 2 miles    | 5 miles | 10 miles |
| 2020 Population             | 13,974     | 51,413  | 181,346  |
| 2024 Population             | 12,008     | 51,207  | 176,182  |
| 2029 Population Projection  | 12,105     | 53,165  | 178,191  |
| Annual Growth 2020-2024     | -3.5%      | -0.1%   | -0.7%    |
| Annual Growth 2024-2029     | 0.2%       | 0.8%    | 0.2%     |
| Median Age                  | 43.5       | 44.7    | 42.7     |
| Bachelor's Degree or Higher | 51%        | 53%     | 45%      |
| U.S. Armed Forces           | 0          | 0       | 76       |

---

## **CONFIDENTIALITY & DISCLAIMER:**

All materials and information received or derived from TRC Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither TRC Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. TRC Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. TRC Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. TRC Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TRC Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com