

BRALEY SQUARE

7919-7961 NORTH STREET, MILWAUKEE, WI 53223

RETAIL/OFFICE
FOR SALE OR LEASE



OFFERING SUMMARY

| | |
|-----------------------|--|
| SALE PRICE: | \$1,800,000 Contact Broker Directly |
| AVAILABLE SF: | Suite 7961: End Unit 5,368 SF |
| LEASE RATE: | Negotiable |
| RE TAX / CAM: | \$4.89 PF/Yr (2025) |
| BUILDING SIZE: | 19,902 SF |
| YEAR BUILT: | 1985 |
| ZONING: | LB1 - Local Business Dist |

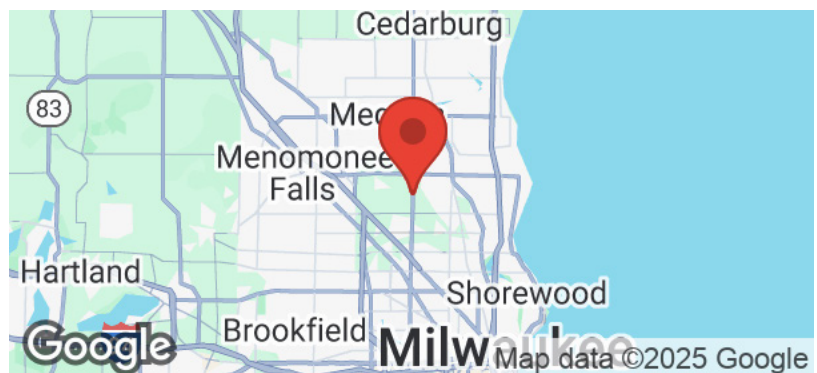
PROPERTY OVERVIEW

Office/Retail space located along N. 76th Street and W. Bradley Road. Bradley Square is ideally positioned to draw on the flow of customers with its vibrant mix of tenants including State Farm, Falling Into Loving Arms Child Care, Revive Integrate Health Center, and Convergence Resource Center.

Convenient to I-41, I-43, Hwy 100, and approximately 15-miles northwest of downtown Milwaukee. Bradley Square sits along N. 76th Street which runs a total of 40 miles through all of Milwaukee and has an average traffic count over 26,000 VPD.

PROPERTY HIGHLIGHTS

- New Shingle Roof in 2025 / Flat Roof Replaced in 2020
- Building Signage and High Traffic Counts Along N 76th Street
- Northwest Area of Milwaukee
- Near Many National and Regional Retailers



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

MATTHEW KLEIN, CCIM
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota



SALIENT INFORMATION

7919-7961 NORTH 76TH STREET, MILWAUKEE, WI 53223

BRADLEY SQUARE

BUILDING INFORMATION:

| | |
|------------------|---|
| ADDRESS: | 7919 - 7961 North 76th Street Milwaukee, Wisconsin 53223 |
| BUILDING SIZE: | 19,902 SF |
| YEAR BUILT: | 1985 |
| SITE SIZE: | 1.420 Acres |
| ZONING: | LB1 - Local Business District |
| APN: | 819-999-120 |
| PARKING: | Asphalt Surface Lot |
| HEATING/COOLING: | Rooftop Gas Forced Air Furnaces |
| SIGNAGE: | On Building |

AVAILABLE SPACE:

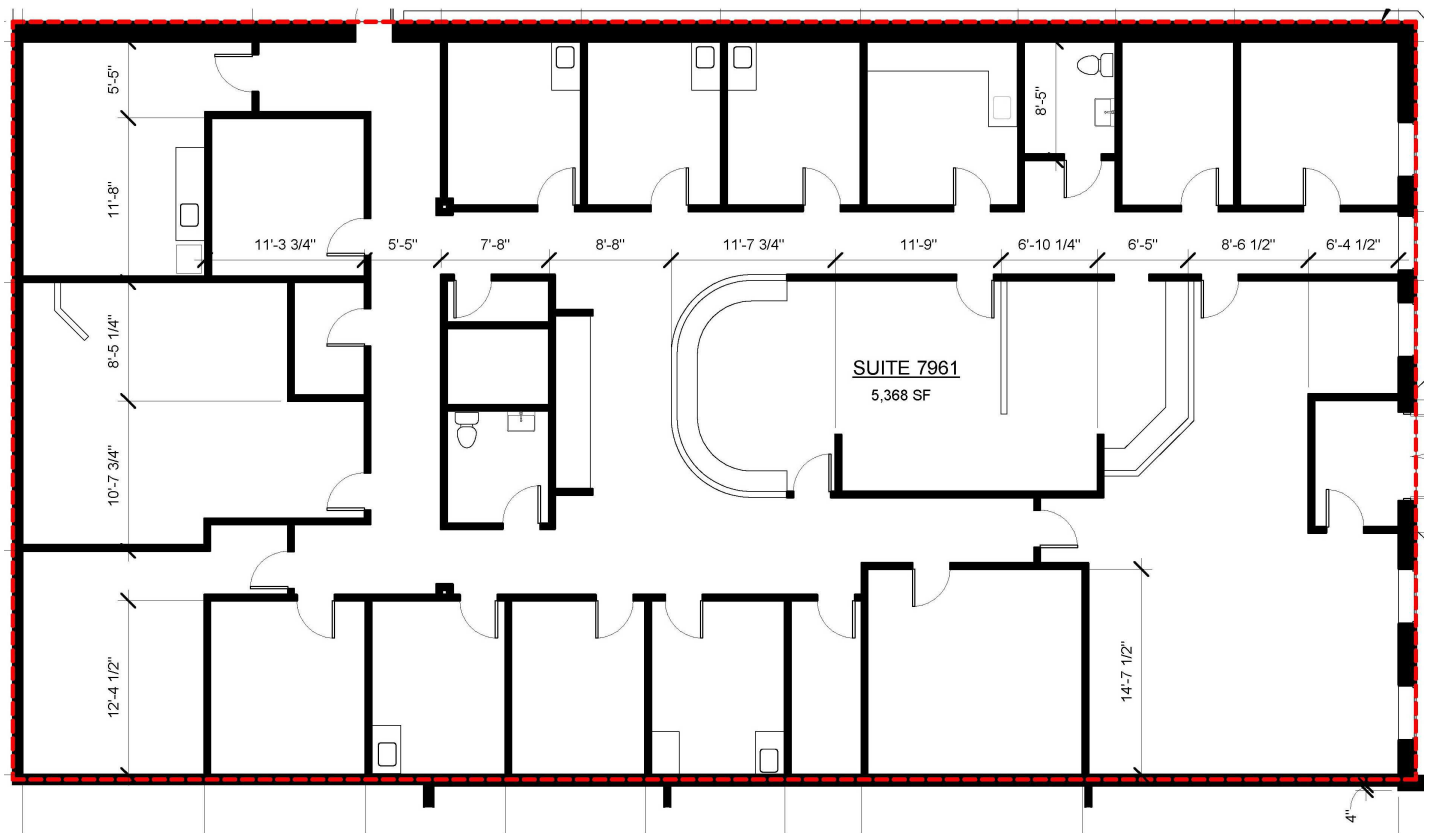
| | |
|---------------|---------------------------------------|
| VACANCIES: | Suite 7961: 5,368 SF - End Unit Space |
| LEASE RATE: | Negotiable |
| R.E. TAX/CAM: | \$4.89 PSF/Year (2025) |



SUITE 7961:

7919-7961 NORTH 76TH STREET, MILWAUKEE, WI 53223

5.368 SF



N. 76TH STREET



W. LOLITA AVENUE



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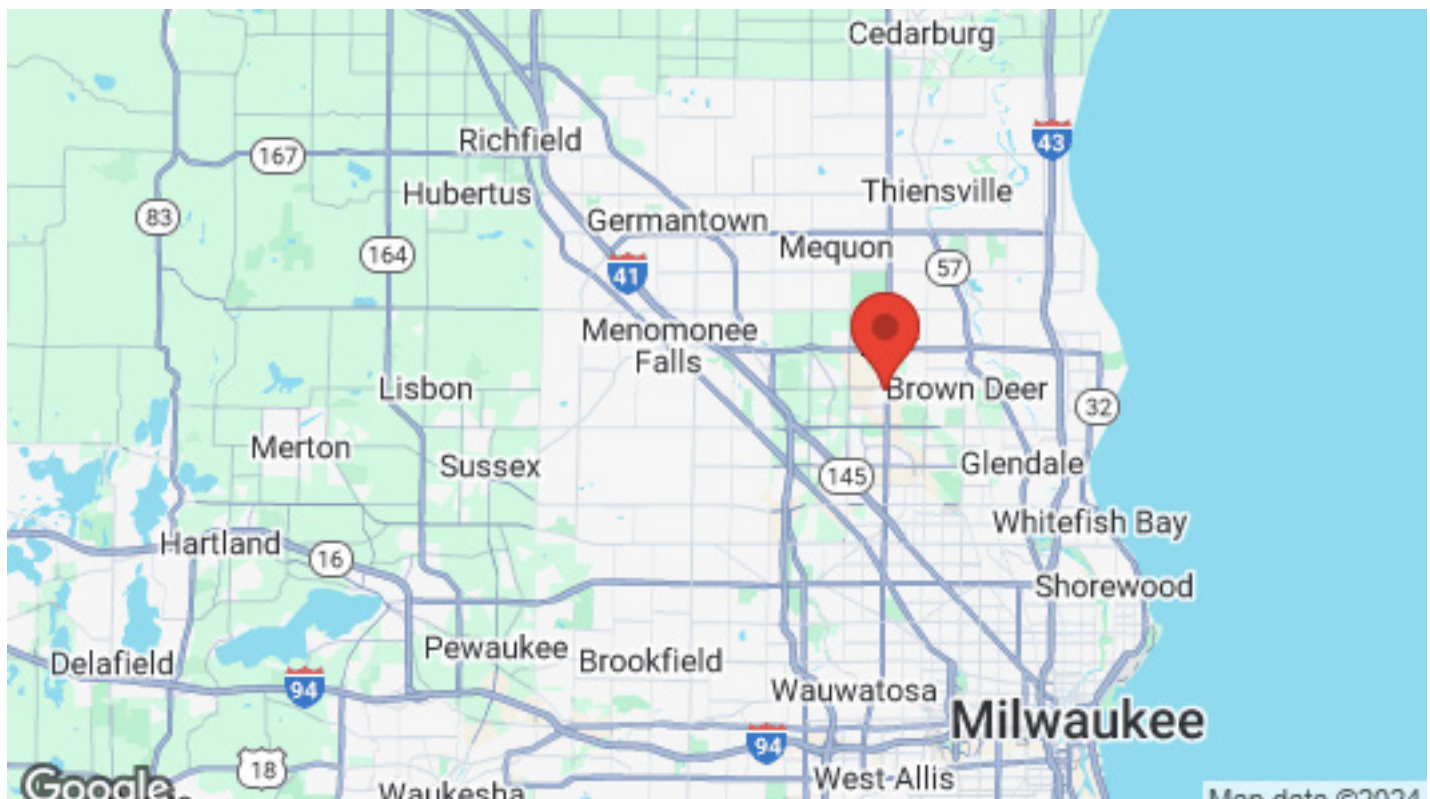
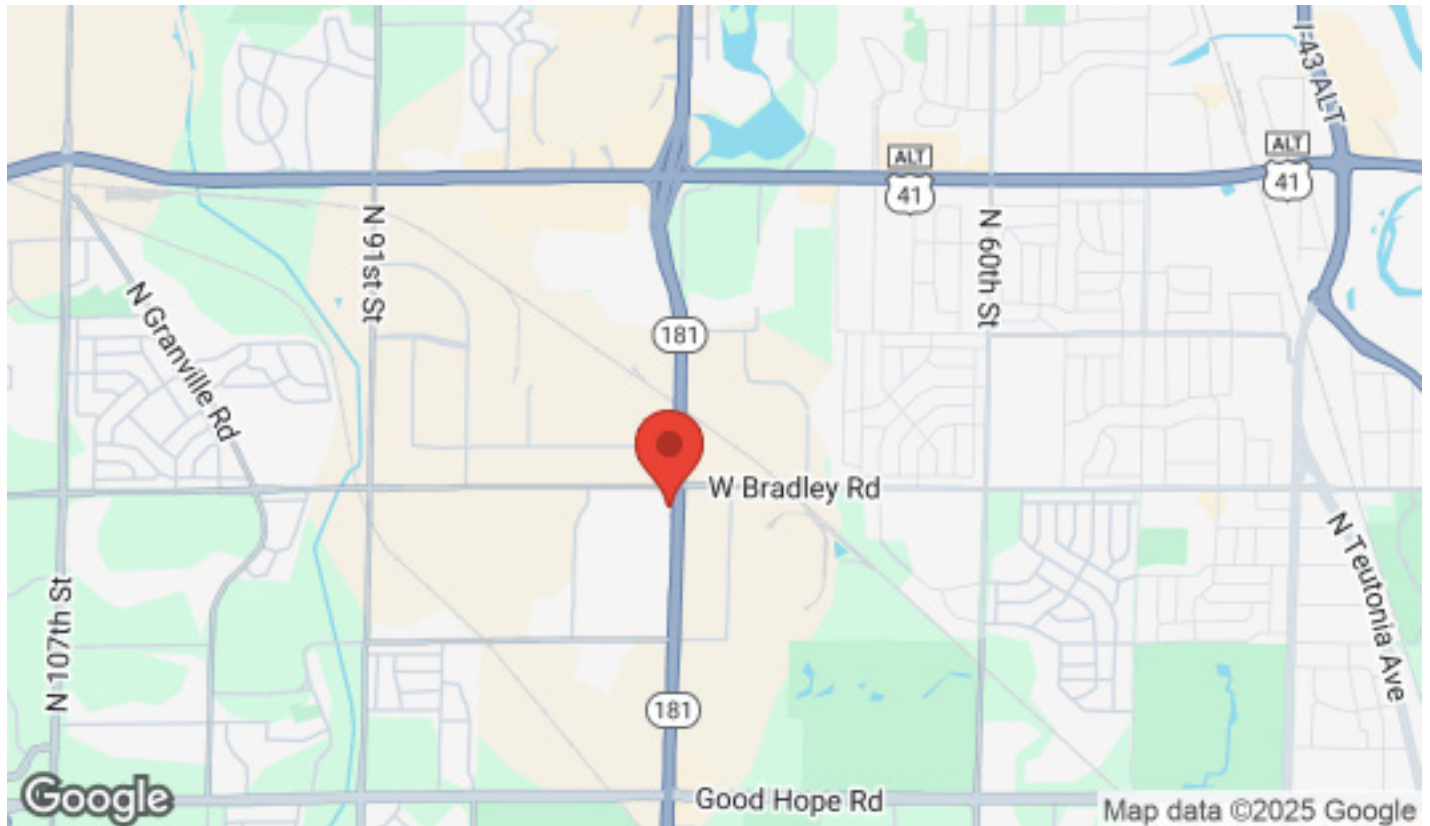
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LOCATION MAPS

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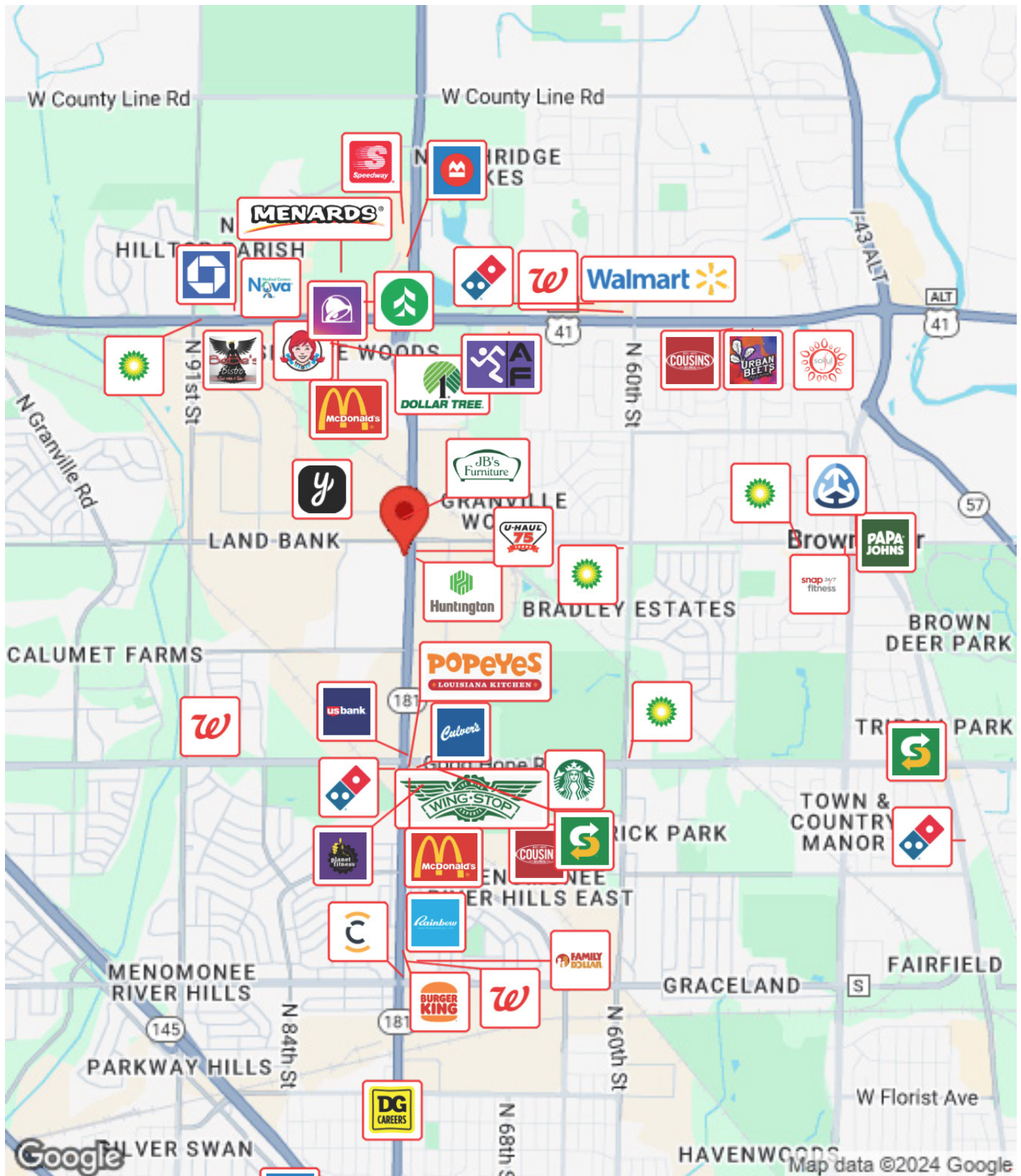
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BUSINESS MAPS

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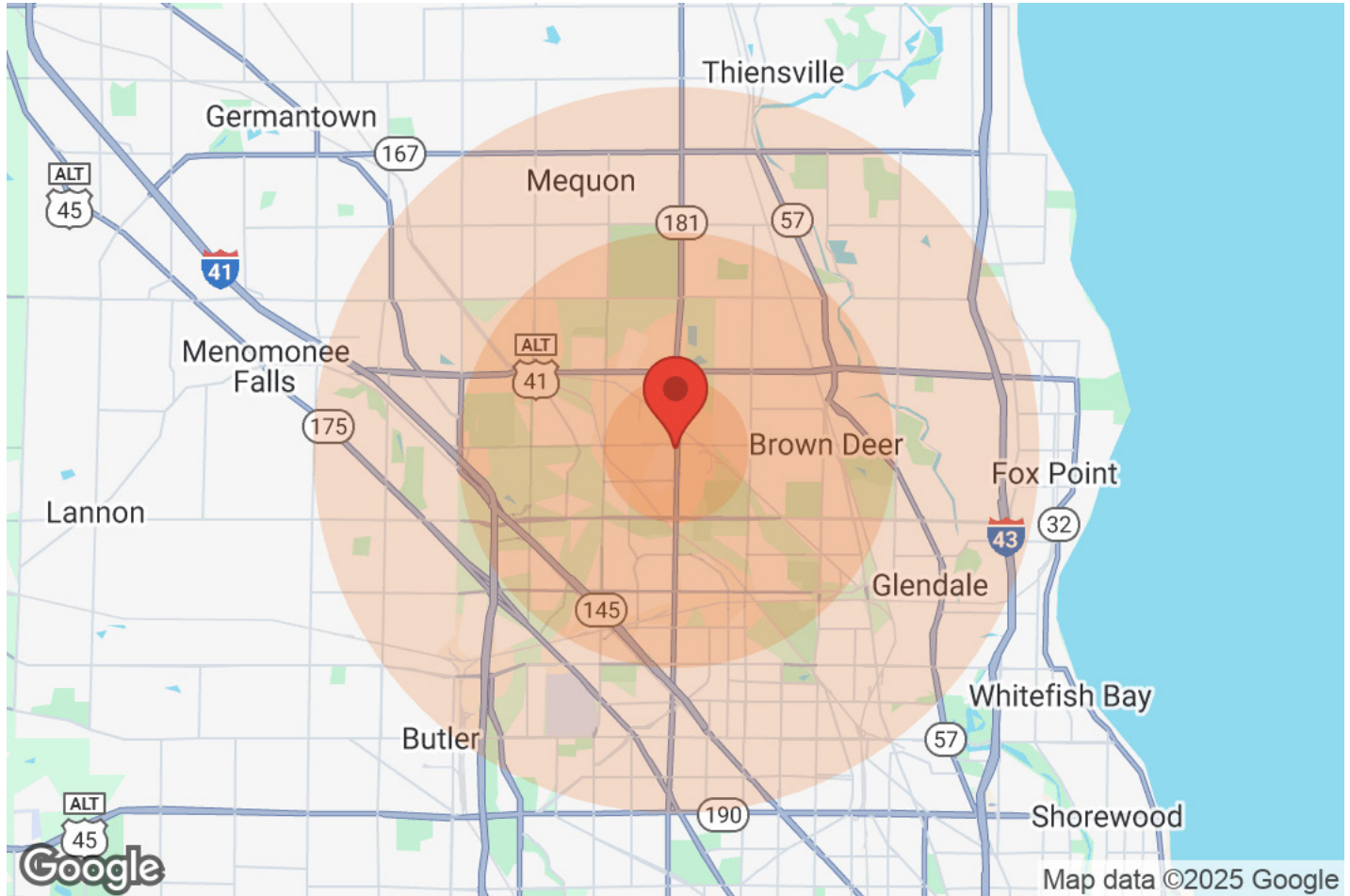
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DEMOGRAPHICS

7919-7961 NORTH 76TH STREET, MILWAUKEE, WI 53223

BRADLEY SQUARE



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 2,568 | 34,818 | 92,725 |
| Female | 3,344 | 39,247 | 104,649 |
| Total Population | 5,912 | 74,065 | 197,374 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,291 | 18,785 | 47,799 |
| Ages 15-24 | 731 | 11,519 | 30,613 |
| Ages 25-54 | 2,111 | 27,244 | 71,769 |
| Ages 55-64 | 661 | 7,488 | 21,203 |
| Ages 65+ | 1,118 | 9,029 | 25,990 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$44,373 | \$38,056 | \$38,470 |
| < \$15,000 | 424 | 4,721 | 11,585 |
| \$15,000-\$24,999 | 299 | 3,579 | 10,037 |
| \$25,000-\$34,999 | 358 | 3,894 | 9,939 |
| \$35,000-\$49,999 | 665 | 4,673 | 12,110 |
| \$50,000-\$74,999 | 439 | 5,194 | 12,975 |
| \$75,000-\$99,999 | 201 | 3,312 | 8,907 |
| \$100,000-\$149,999 | 203 | 2,499 | 6,936 |
| \$150,000-\$199,999 | 25 | 356 | 1,727 |
| > \$200,000 | 19 | 204 | 1,863 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,086 | 31,409 | 84,915 |
| Occupied | 2,722 | 28,919 | 78,495 |
| Owner Occupied | 1,253 | 14,745 | 44,531 |
| Renter Occupied | 1,469 | 14,174 | 33,964 |
| Vacant | 364 | 2,490 | 6,420 |



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