



WOODCREST
CAPITAL, LLC

High Ridge Center
2211 - 2417 S Green Bay Rd | Racine WI

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
up to 30,855 SF
1,600 - 11,005 SF
Restaurant: 6,400 SF



- 153,067 SF Center
- Racine County, Wisconsin
- Milwaukee Metropolitan Area
- Home Depot Shadow-Anchor
- **New Owner, Aggressive Rates**

| Type | PSF |
|-------------|----------------|
| NNN's | \$ 1.61 |
| Lease Rates | Call for Rates |

| Traffic Counts | |
|----------------|------------|
| S Green Bay Rd | 37,325 VPD |
| Durand Ave | 25,090 VPD |



| Demographics | 1-mile* | 3-mile | 5-mile | True Trade Area** |
|-------------------|----------|----------|----------|-------------------|
| Population | 8,639 | 70,659 | 118,298 | 258,232 |
| Households | 3,698 | 28,122 | 46,083 | 98,089 |
| Average HH Income | \$60,892 | \$75,515 | \$75,785 | \$74,004 |

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
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Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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