

THE PROMENADE SHOPPING CENTER

801-869 N MAYFAIR ROAD, WAUWATOSA, WI 53226



BUILDING HIGHLIGHTS



Retail, Restaurant, and Medtail Spaces Available
Class A



Mayfair Rd (Hwy 100) & Potter Rd directly across
from the Milwaukee Research Park



Traffic Counts of 38,100 vehicles per day
Highest on Hwy 100 north on Bluemound Road



Pylon & On-building Signage Available



New parking lot and sidewalks installed 2025.
New building facade & awnings 2025.

Contact us to learn more

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BUILDING SUMMARY

Available Space:

- A. 1,307 SF Former Lab Testing Office
- B. 1,884 SF Traditional Retail
- C. 2,603 SF Former Sign Company Office
- D. 3,420 SF Former Paint Store
(divisible to 1,650 SF & 1,770 SF)

Building Size:

36,000 SF (+/-)

Operating Expenses:

\$7.83/SF (2026 est.)

Lease Rate:

Contact Broker
NNN Lease Structure



THE PROMENADE, SUITE 825

825 N MAYFAIR ROAD, WAUWATOSA, WI 53226

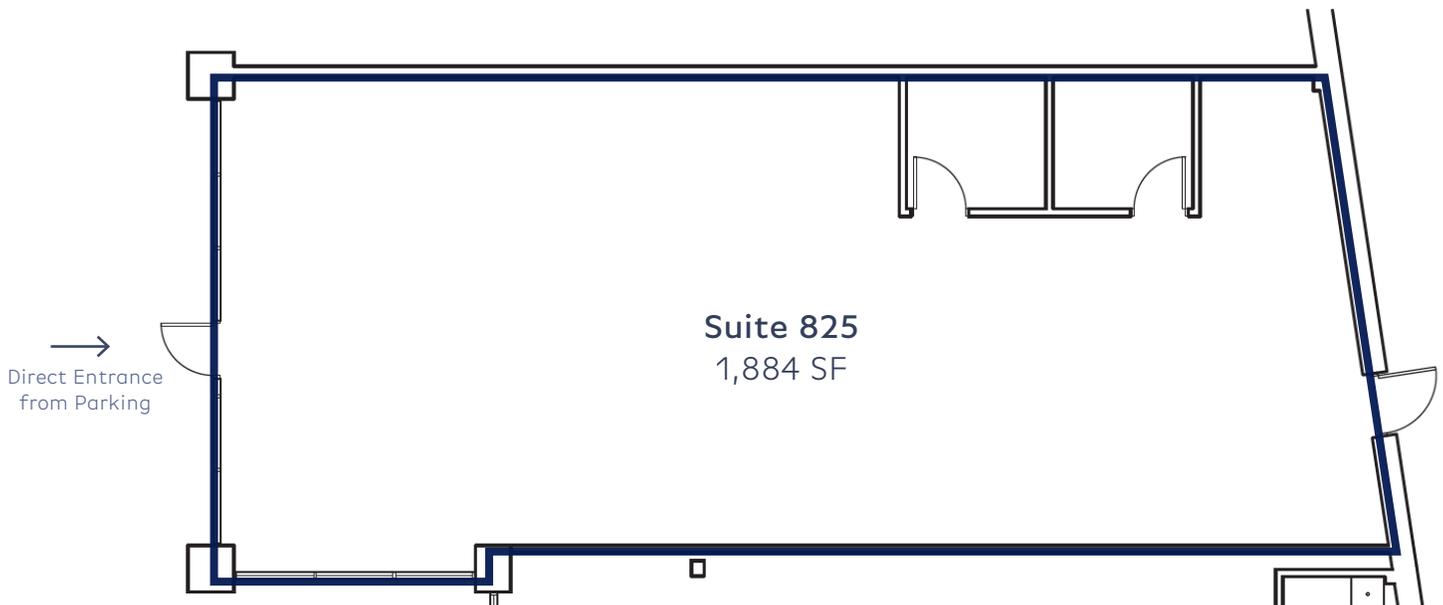
B



SUITE HIGHLIGHTS

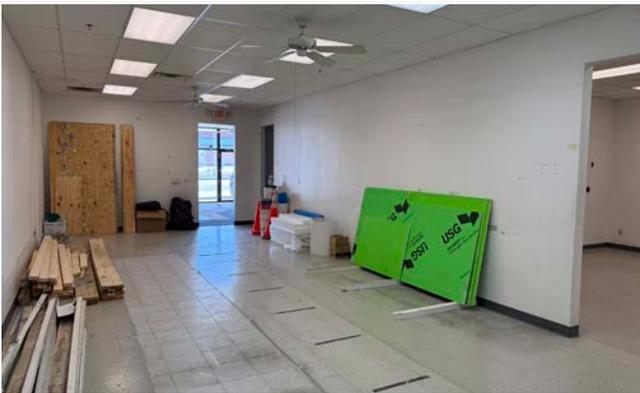
Space Type	Traditional Retail <i>Adjacent to FedEx Office & Ship</i>
Space Size	1,884 SF (+/-)
Signage	Main Pylon & On-building
Parking	<ul style="list-style-type: none">• Quadruple loaded parking• Three (3) access points from Mayfair Rd & Potter Rd
Traffic Counts	38,100 VPD Highest on Mayfair Rd (Hwy 100) north of Bluemound Rd.

- *Open layout plan*
- *High visibility from Mayfair Road*
- *Co-tenants include: Advanced Pain Management, Team Rehab Physical Therapy, Honey Baked Ham, Habanero's, FedEx, H&R Block, and Domino's*



THE PROMENADE, SUITE 861-865

861-865 N MAYFAIR ROAD, WAUWATOSA, WI 53226

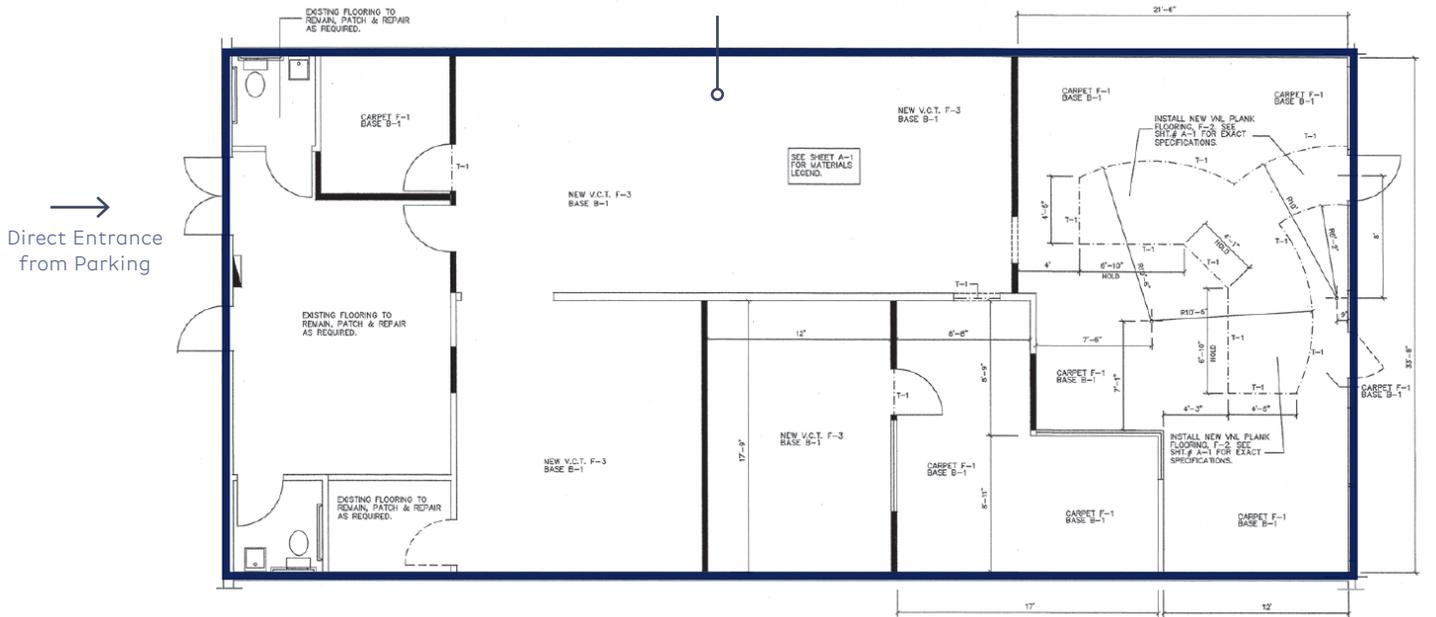


SUITE HIGHLIGHTS

Space Type	Former Sign Office & Storefront
Space Size	2,603 SF (+/-)
Signage	Main Pylon & On-building
Parking	<ul style="list-style-type: none"> • Quadruple loaded parking • Three (3) access points from Mayfair Rd & Potter Rd
Traffic Counts	<p>38,100 VPD Highest on Mayfair Rd (Hwy 100) north of Bluemound Rd.</p>

- Space is broken out into a front showroom, production/workspace, and storage.
- Two (2) in-suite restrooms
- High visibility from Mayfair Road
- Co-tenants include: Advanced Pain Management, Team Rehab Physical Therapy, Honey Baked Ham, Habanero's, FedEx, H&R Block, and Domino's

Suite 861-865 2,603 SF



THE PROMENADE, SUITE 845-849

845-849 N MAYFAIR ROAD, WAUWATOSA, WI 53226

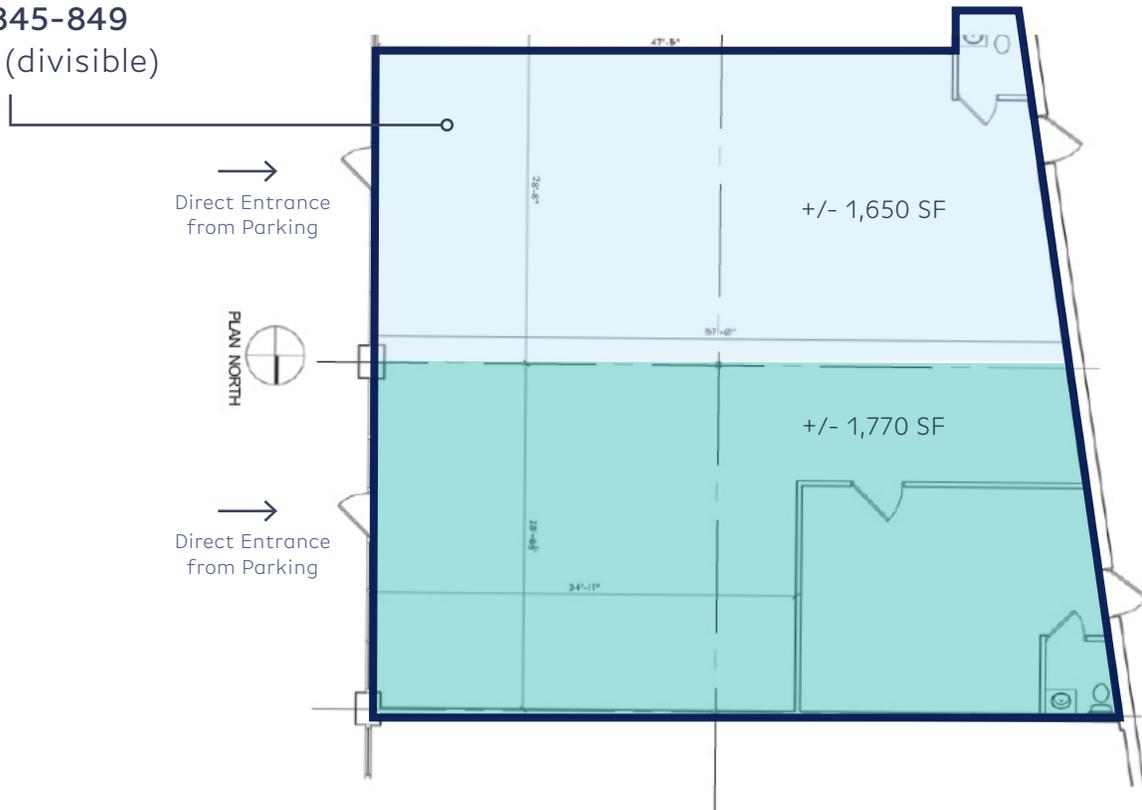


SUITE HIGHLIGHTS

Space Type	Former Paint Store
Space Size	3,420 SF (+/-) <i>Divisible to 1,650 SF & 1,770 SF</i>
Signage	Main Pylon & On-building
Parking	<ul style="list-style-type: none">• Quadruple loaded parking• Three (3) access points from Mayfair Rd & Potter Rd
Traffic Counts	38,100 VPD Highest on Mayfair Rd (Hwy 100) north of Bluemound Rd.

- *Mostly open layout, divisible to +/-1,650 SF*
- *Two (2) in-suite restrooms*
- *High visibility from Mayfair Road*
- *Co-tenants include: Advanced Pain Management, Team Rehab Physical Therapy, Honey Baked Ham, Habanero's, FedEx, H&R Block, and Domino's*

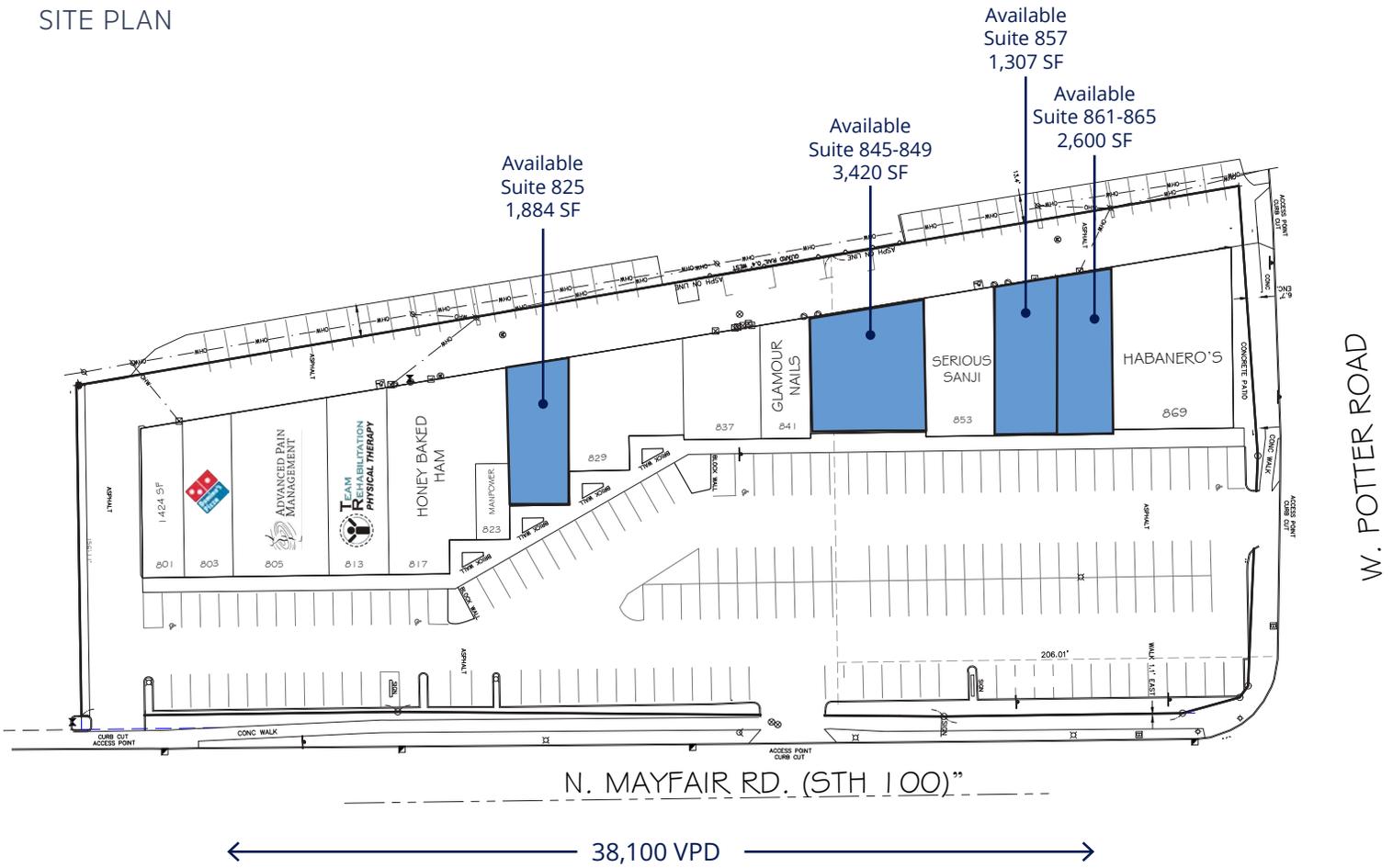
Suite 845-849
3,420 SF (divisible)



THE PROMENADE, SITE PLAN

801-869 N MAYFAIR ROAD, WAUWATOSA, WI 53226

SITE PLAN

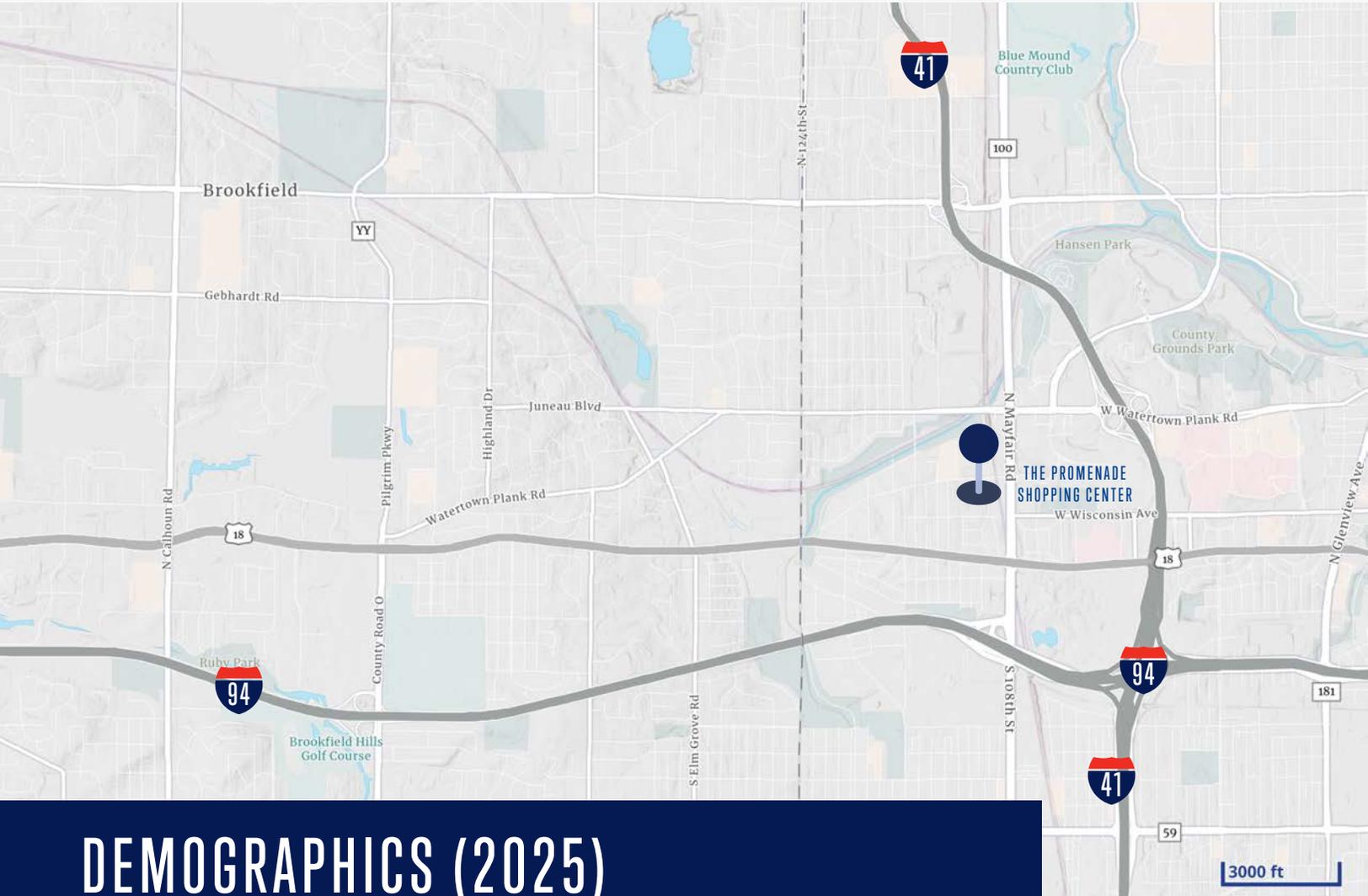


SIGNAGE OPPORTUNITIES



THE PROMENADE SHOPPING CENTER

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DEMOGRAPHICS (2025)

Population

1 Mile: 6,248
3 Mile: 95,718
5 Mile: 312,475

Households

1 Mile: 17,010
3 Mile: 129,128
5 Mile: 326,655

Median Household Income

1 Mile: \$83,536
3 Mile: \$90,443
5 Mile: \$76,208

Contact us to learn more



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State Of Wisconsin | Disclosure to Non-Residential Customers

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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