

TRC

THE REALTY COMPANY

3567 & 3575 N OAKLAND AVE, SHOREWOOD, WI

RETAIL/OFFICE FOR LEASE

Retail/ Office Ready Space

Available Space:

Unit A: 1346 SF

Unit B: 1970 SF total
Can Be Divided

- 1130 SF store front
- 840 SF back suite

Unit C: 372 SF

Building Size: 51,967 SF

Built: 1962



The first floor retail space at the Sheridan Apartment Complex offers not only a great location, but great visibility for your business to call home. This mixed-use building has 44 apartment units and 5 retail/office spaces. Retail co-tenants include: The Exercise Coach, Sculpted Body Care and American Family Insurance. Free 2-hour street parking is available as well as 29 off street parking spaces. Located on the corner of N Oakland Ave and E Menlo St, it is surrounded by restaurants, retail and near the UW Milwaukee campus. The 2009 renovations to the building included upgrades to the exterior, common areas, and apartments.

Lorna Mueller, Broker

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Molly Morris, Agent

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Elizabeth Hill, Agent

414-803-1443

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FOR LEASE: 3567 UNIT A & B, 3575 UNIT C N OAKLAND AVE, SHOREWOOD WI 53211

UNIT A



UNIT A Storefront Information

1346 SF at \$24 per SF per year

\$2579.83 per month

Minimum of 3 Year Lease Term

White Box Condition

No CAM Charges

Handicap Accessible

In-Unit Restroom & Utility Sink

Tenant Pays Heat, Electric, Water /Sewer

UNIT C Information

327 SF at \$24 per SF per year

\$654 per month

Minimum of 3 Year Lease Term

No CAM Charges

Handicap Accessible

In-Unit Sink

Common Area Restroom

Tenant Pays Heat, Electric,
Water/Sewer



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UNIT B Storefront Information

1970 total SF at \$24 per SF per year
\$3940 per month

Can be leased separately.

- 1130 SF storefront at \$2260 per month
- 840 SF back suite at \$1680 per month

Minimum of 3 Year Lease Term

No CAM Charges

In-Unit Sink

Reception Area & 3 Interior Spaces

Common Area Restroom

Tenant Pays Heat, Electric, Water/Sewer



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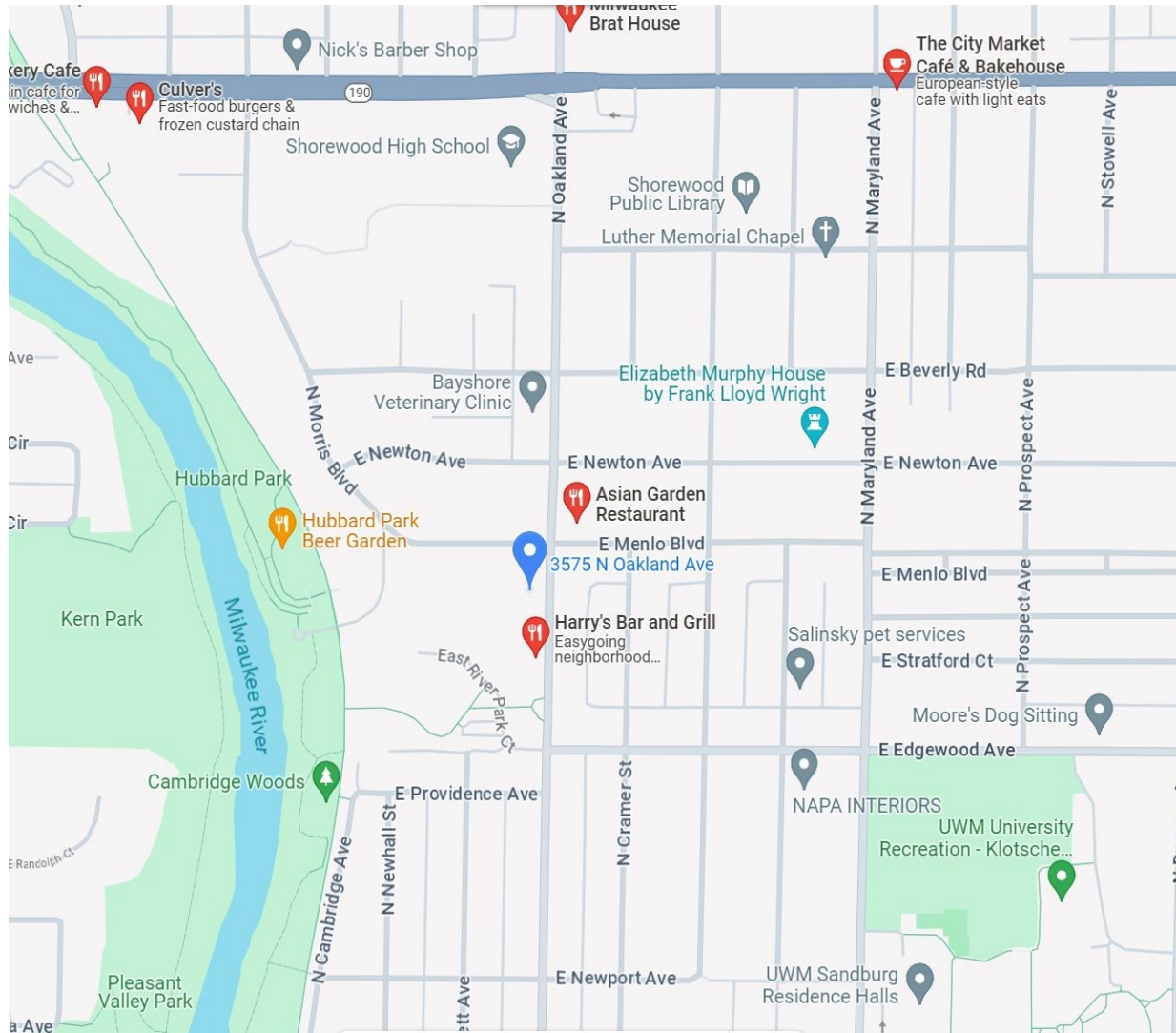
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POPULATION:
1 Mile: 26,014
3 Miles: 138,486



TRAFFIC VOLUME:
Oakland Ave: 11,350



MEDIAN AGE:
1 Mile: 33.60
3 Miles: 34.30



MEDIAN HOUSEHOLD INCOME:
1 Mile: \$58,873
3 Miles: \$48,376



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