

*For Lease*  
*Restaurant Space with*  
*River Front Patio*

740 N Plankinton Avenue  
Milwaukee, WI 53202

*Contact us:*

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# Building Details

## *Downtown Restaurant Space with Rare Riverfront Patio Opportunity*

Located along the Milwaukee River in the heart of downtown Milwaukee, this highly visible North Plankinton Avenue space offers strong street presence and excellent pedestrian activity near offices, hotels, and entertainment venues.

The space provides an existing restaurant layout with expansive frontage and a rare riverfront patio opportunity, ideal for indoor/outdoor dining and activation. A dedicated lower level offers additional event space well-suited for private gatherings, group dining, or flexible entertainment uses. Perfect for a full-service restaurant, brewery, or experiential user seeking a destination setting with convenient access to nearby parking and surrounding downtown amenities.

### Property Profile

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Available Space      1,500 SF - 17,200 SF

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Restaurant Space    +/- 10,500 SF

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Lower Level  
Event Space          +/- 6,700 SF

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Building Size        +/- 81,000 SF

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Year Built            1912

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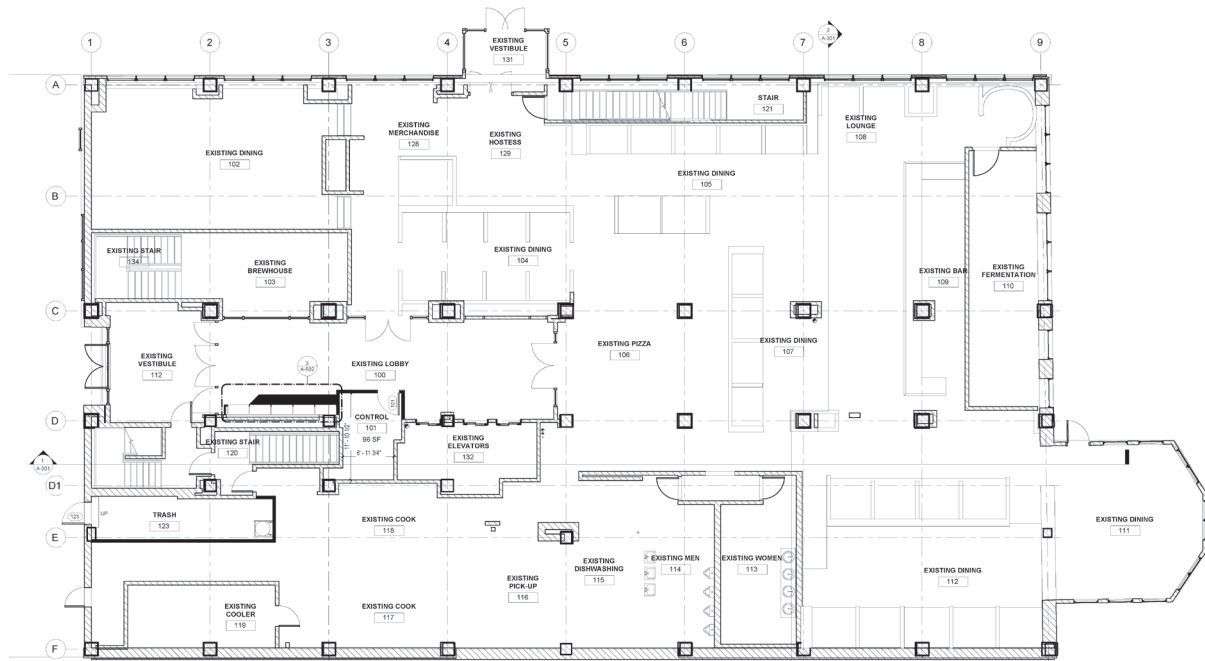
Lease Rate            Contact Broker

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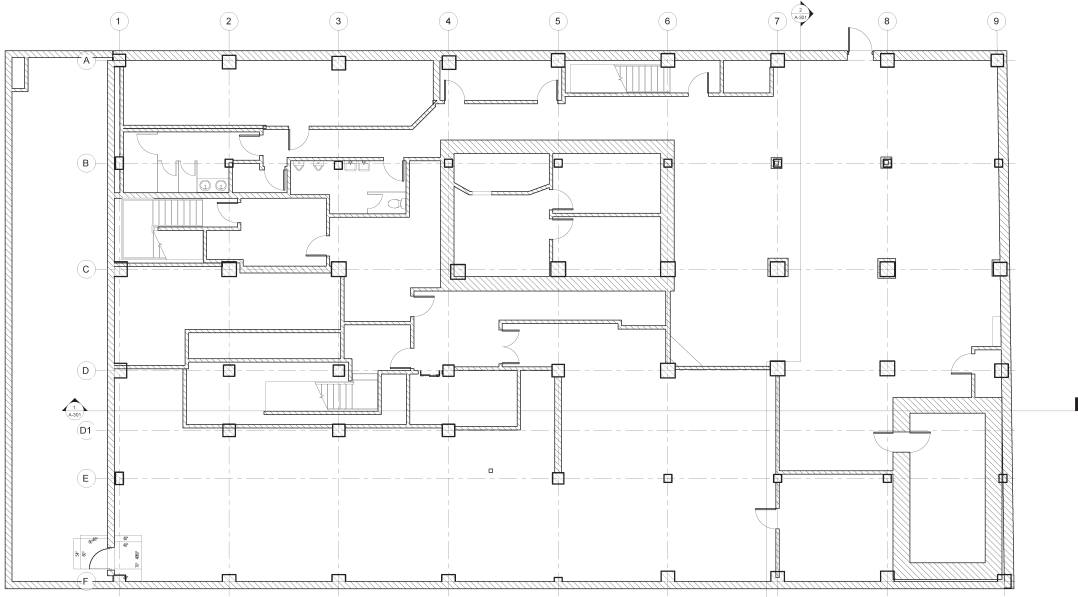


- Tenant pays pro-rate share of real estate taxes, insurance & utilities.
- Prime river front location with patio.
- Lower level ideal for private events.
- Possibility of public boat docks available.
- Can be divided.
- 129 newly renovated apartment units above.

# Floor Plans



First Floor



Lower Level

# Interior Photos



# Amenities & Demos



Demographics: 1, 2, 3 Mile Radius

	Total Population	Total Daytime Population	Total Households	Median Household Income	Workforce Population
1 <sup>MI</sup>	27,837	82,187	15,787	\$74,243	17,009
2 <sup>MI</sup>	92,396	146,539	46,251	\$52,553	49,729
3 <sup>MI</sup>	202,908	236,803	89,879	\$48,670	99,476

# About The Area



## — Downtown Milwaukee —

Downtown Milwaukee has quickly become a hotspot for sports and entertainment alike. This is thanks to such ventures as the revitalization of Grand Avenue Mall, now The Avenue MKE, which utilizes the upscale food hall concept, Modern office suites and high end residential units. The 2021 NBA Championship team the Milwaukee Bucks recently completed construction on the key component of a transformational entertainment hub in downtown Milwaukee. The \$1 billion development package, named Deer District, includes a \$524 million arena and an additional \$500 million in mixed-use development. The 700,000 SF arena, Fiserv Forum, seats 17,000 with an adjacent 60,000 SF public plaza utilized as a live entertainment space with a beer garden and restaurants including Punch Bowl Social, Good City Brewing and Mecca Sports Bar. In recent news, a local developer has announced plans for an 11-acre development know as “The Iron District” on the South end of downtown near the Menomonee Valley just to the west of I-43. This new entertainment complex will include a professional outdoor soccer stadium, a concert venue, an upscale hotel and new restaurants – all of which will further bolster the already booming downtown area while solidifying Milwaukee as a hub for sports and entertainment.





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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/>