

Offering Summary

Lease Rate:	Negotiable
NNN's:	\$8.46 PSF
Available SF:	2,389 SF
Building Size:	80,488 SF
Lot Size:	0.39 Acres
Year Built:	2014
Zoning:	PD
Submarket:	Avenues West
Cross Streets:	W. Wells and N. 14th Street
Traffic Count	Approx. 6,100 VPD

Property Overview

2,389 SF second generation restaurant endcap space, for lease at the base of Lark on 14th, a six (6) story, 80-unit apartment building, located at the northwest corner of W. Wells Street and N. 14th Street in Milwaukee's Avenue West neighborhood. The space provides an opportunity to join Marquette's thriving downtown campus along with co-tenants: Tangled, Noodles, SereniTea, MKE, and the United States Marine Corp. The available space is an endcap unit and features second generation kitchen equipment and furniture, a vibrant interior with excellent natural lighting, outdoor patio seating potential, and signage at the corner of Wells and 14th Street. Additionally, the property features convenient easy accessibility located just three (3) blocks from Interstate-43 and just north of Wisconsin Memorial Highway (I-794). Additionally, the property is walking distance to Aurora Sinai Medical Center and within one mile southwest of Fiserv Forum (Marquette's Arena). Neighboring retailers: Walgreens, 7-Eleven, Starbucks, Papa Johns, Jimmy Johns, Cousins Subs, Qdoba, Buffalo Wild Wings, Potbelly, The Capital Grille, Caffrey's Pub, Auntie Anne's, along with others.

Property Highlights

- Rare second generation restaurant space at the heart of Marquette University's downtown campus
- Endcap opportunity at the base of a 80-unit apartment building
- Outdoor patio seating potential
- Tenant signage opportunity at the southwest corner of 14th Street and Wells Street

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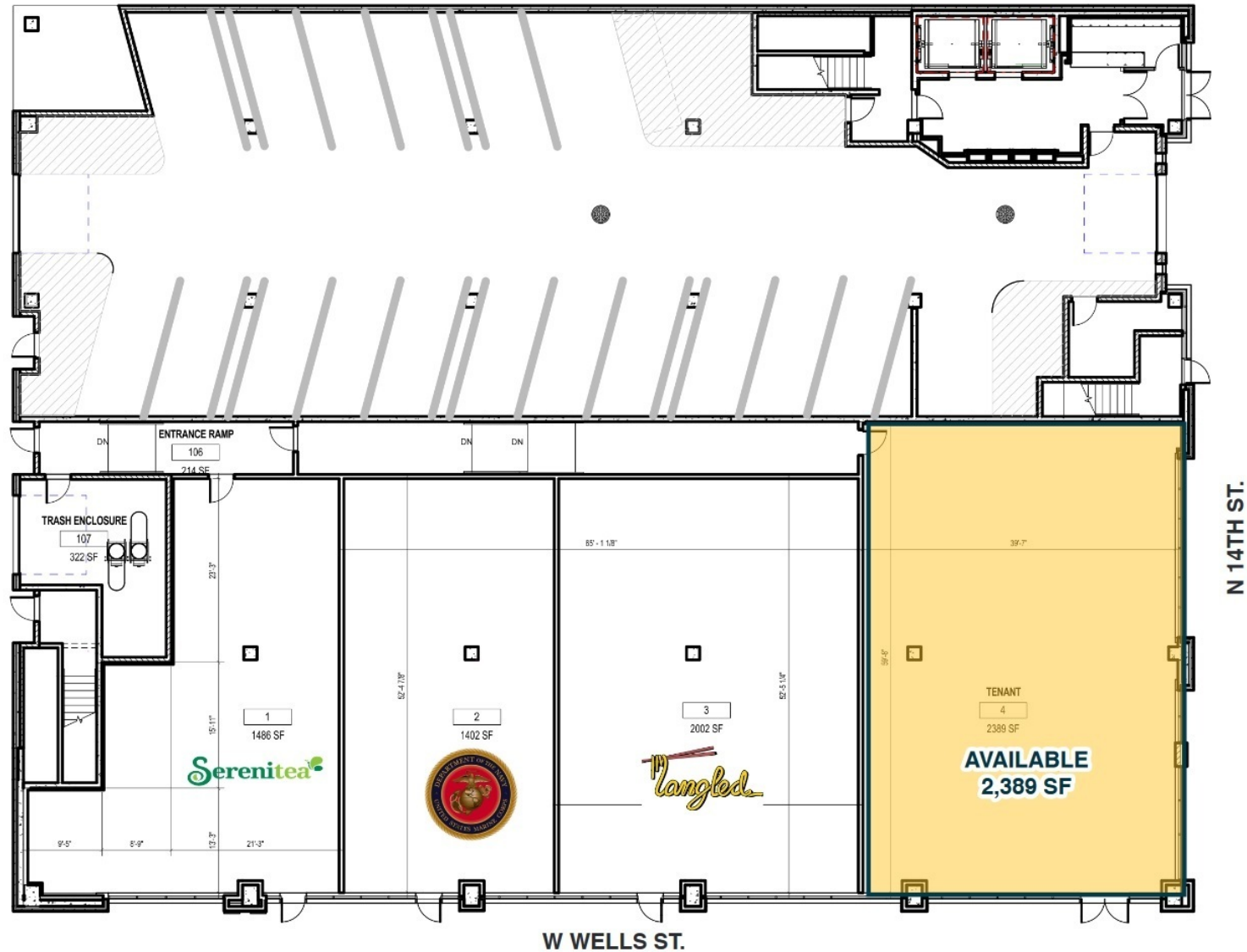
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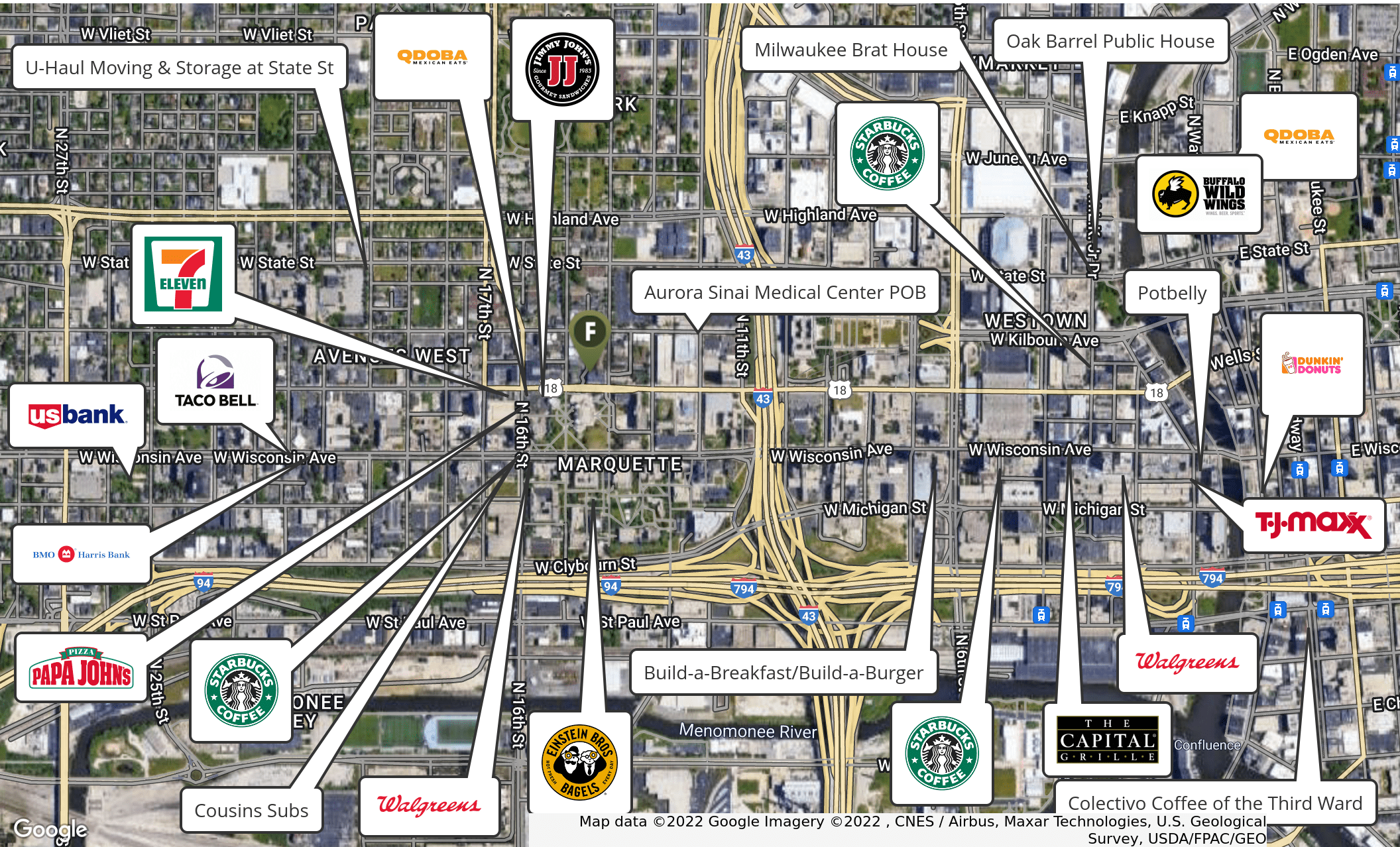


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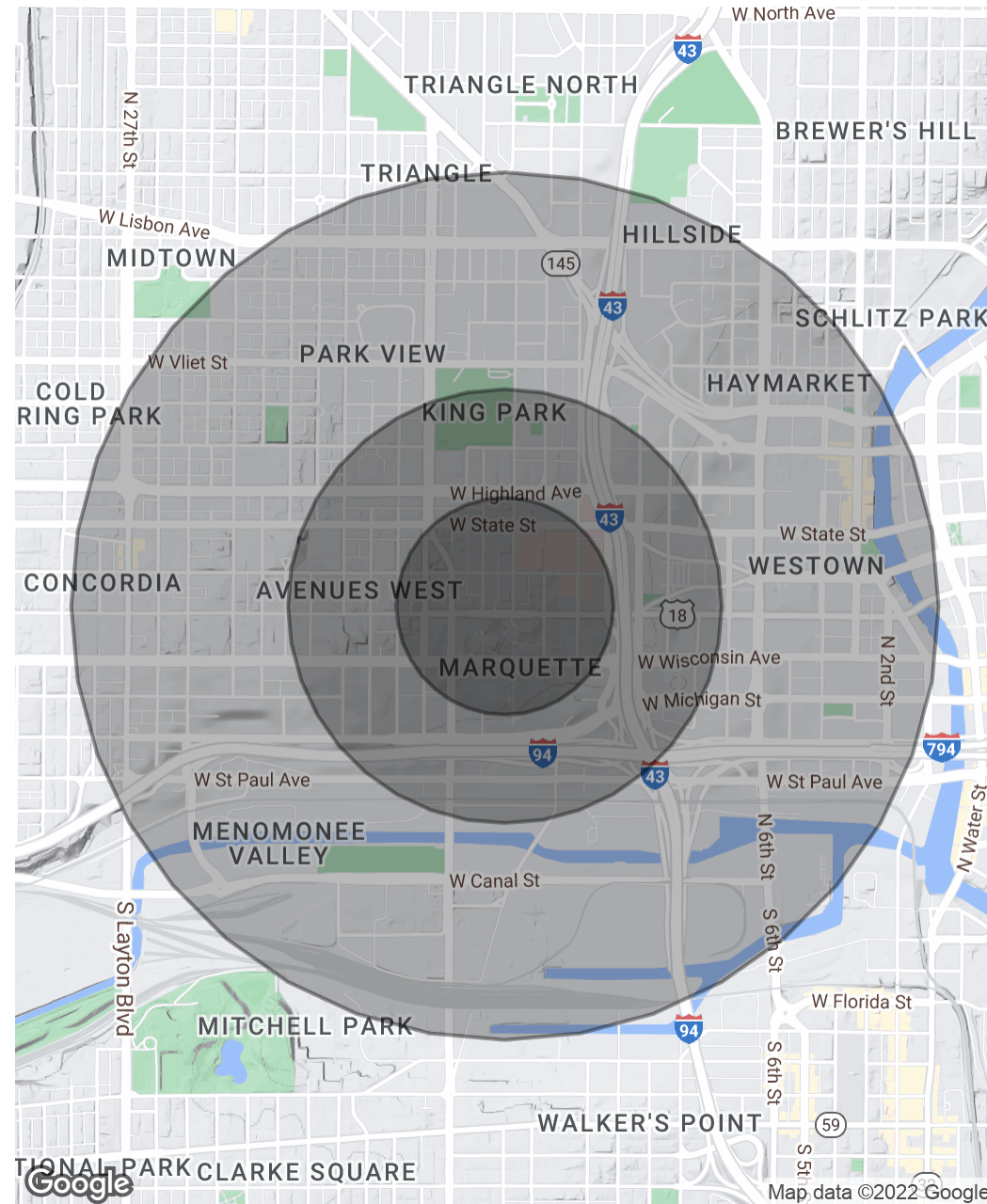
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,156	9,981	24,618
Average Age	20.7	22.1	26.3
Average Age (Male)	20.7	21.9	25.5
Average Age (Female)	20.8	21.7	25.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,087	3,132	10,387
# of Persons per HH	3.8	3.2	2.4
Average HH Income	\$15,026	\$22,476	\$35,578
Average House Value	\$2,350	\$16,890	\$78,853

Race	0.25 Miles	0.5 Miles	1 Mile
% White	76.4%	65.2%	44.8%
% Black	9.7%	21.6%	41.7%
% Asian	8.3%	7.1%	6.6%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.3%	0.2%	0.3%
% Other	2.2%	2.5%	3.1%

* Demographic data derived from 2020 ACS - US Census



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