

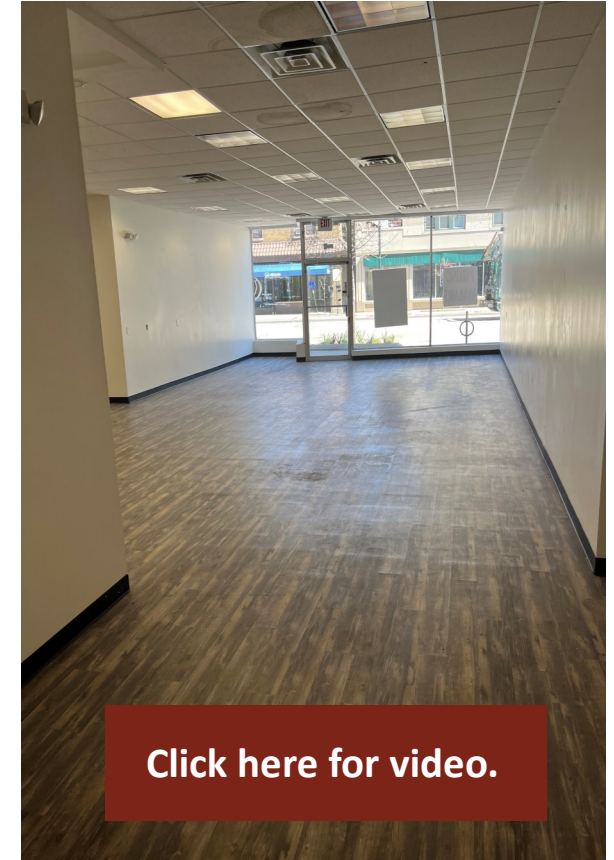


THE REALTY COMPANY

4007 N OAKLAND AVE, SHOREWOOD WI 53211

FOR LEASE: Storefront Retail/ Restaurant

1830 SF for lease in the North Shore Apartment Building in the Village of Shorewood.



- Beautiful Art Deco building, highly visible off of Capitol Dr and Oakland Ave
- 1830 SF with Full Kitchen and 2 Bathrooms. Formally a Subway and now White Box Condition and ready for your business.
- Parking available behind building in a parking structure.
- Terms: \$25 per SF. 5 year net with 3% increase per year. Utilities paid by tenant.

[Click here for video.](#)

For more information, please contact:

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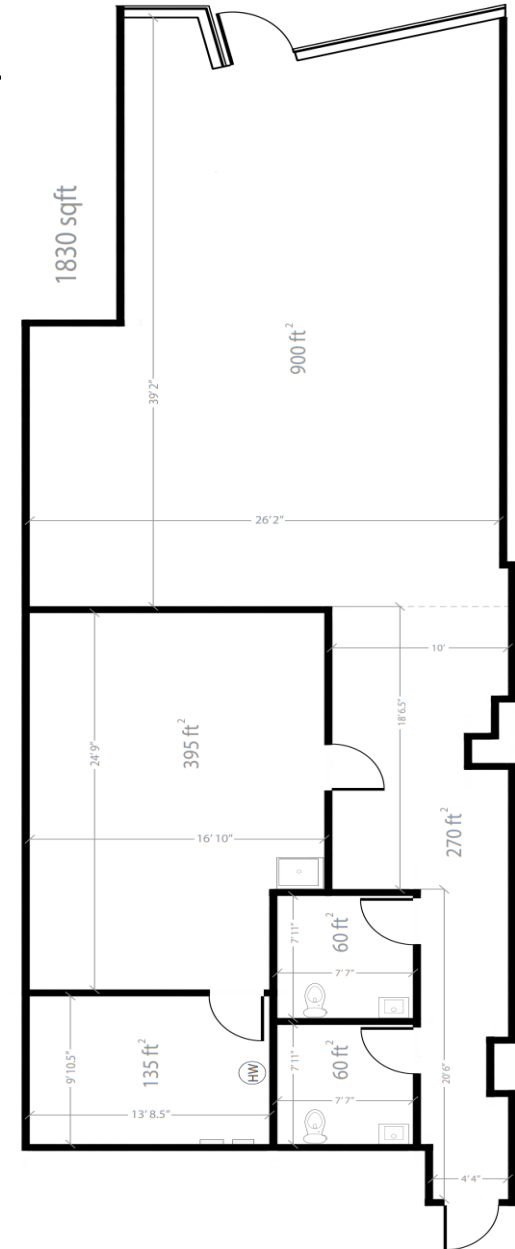
Demographics >>

	1 mile	3 miles
Population	21,141	130,259
Households	9,493	56,197
Median Age	35.70	34.30
Median HH Income	\$70,566	\$48,965
Daytime Employees	13,648	59,201
Population Growth '23 - '28	▼ -1.53%	▼ -1.20%
Household Growth '23 - '28	▼ -1.73%	▼ -1.26%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
East Capitol Drive	N Bartlett Ave W	16,281	2022	0.03 mi
N Oakland Ave	E Elmdale Ct S	10,170	2022	0.06 mi
E Capitol Dr	N Cramer St W	10,058	2022	0.09 mi
E Capitol Dr	N Newhall St W	19,473	2022	0.10 mi
North Oakland Avenue	E Shorewood Blvd S	10,124	2022	0.13 mi
N Oakland Ave	E Shorewood Blvd N	12,446	2022	0.16 mi
N Morris Blvd	E Capitol Dr S	1,960	2022	0.22 mi
North Morris Boulevard	E Kenmore Pl N	2,271	2022	0.24 mi
N Maryland Ave	E Capitol Dr S	1,425	2022	0.27 mi
North Maryland Avenue	E Capitol Dr S	1,503	2020	0.27 mi

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