



Presented by Pamela Bliss of
Bliss Development, LLC

1,280 Sq ft Shell Space For Lease

LEASE RATE

\$16.50 SF/YR (NNN)

AVAILABLE

Blank canvas, shell space with great visibility and signage on Bluemound Road, just west of Springdale Road. New lighting in 2022.

New HVAC in 2025. Excellent for a photography/film studio or your creative vision. 1.2 mi from Poplar Creek Town Center and The Corners of Brookfield.

FEATURES

- 1st Floor, 1,280 SF
- On Bluemound Road
- 1.2 mi from Goerke's Corners
- 13,400 daily traffic count
- 78 surface parking spaces



Bluemound Road



Monument Sign



Large, open space



Large, open space



info@everyday-bliss.com



(262) 751-4161



1930 Bluemound Rd Waukesha 53186



Shell Space
40 x 32 = 1,280 Sq Ft



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Shell Space
40 x 32 = 1,280 Sq Ft



Building Exterior



Building Exterior



Building Exterior



Building Exterior



Monument Signage



Monument Signage



Ariel View



Ariel View from Bluemound



ASON ASSET MANAGEMENT
1400 N. BLUEHORN DR.
WAUKESHA, WI

Liam Design
Oconomowoc, WI 262-683-4446

Floor Plan (Yellow Area Available)

| | |
|-----------------------|---------------------|
| LEASE RATE: | \$16.50 SF/YR (NNN) |
| BUILDING SIZE: | 13,022 SF |
| AVAILABLE SF: | 1,280 SF |
| LOT SIZE: | 1.57 Acres |
| YEAR BUILT: | 1996 |
| ZONING: | M-2 |



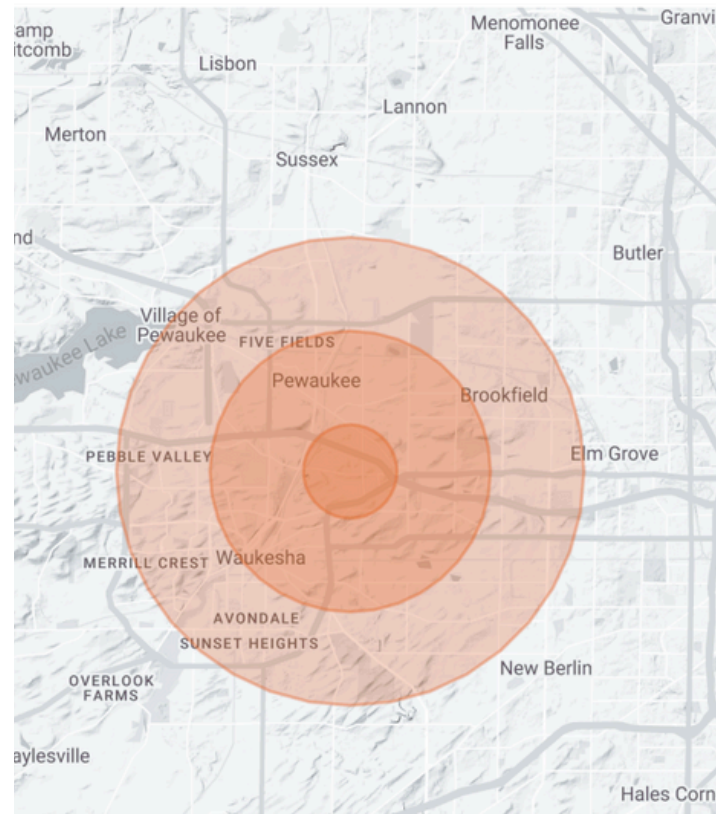
PROPERTY HIGHLIGHTS

- 1,280 Sq ft, shell space, private, rear entry
- Operating expenses are estimated at \$6.50 PSF annually
- Full sprinkler system
- 13,400 vehicles per day on Bluemound Road

DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 5,762 | 41,754 | 110,970 |
| AVERAGE AGE | 34.8 | 39.2 | 39.2 |
| AVERAGE AGE (MALE) | 34.0 | 38.0 | 38.4 |
| AVERAGE AGE (FEMALE) | 34.3 | 39.9 | 39.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,486 | 17,089 | 45,773 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$70,484 | \$82,973 | \$81,045 |
| AVERAGE HOUSE VALUE | \$240,357 | \$266,859 | \$260,594 |

* Demographic data derived from 2020 ACS - US Census



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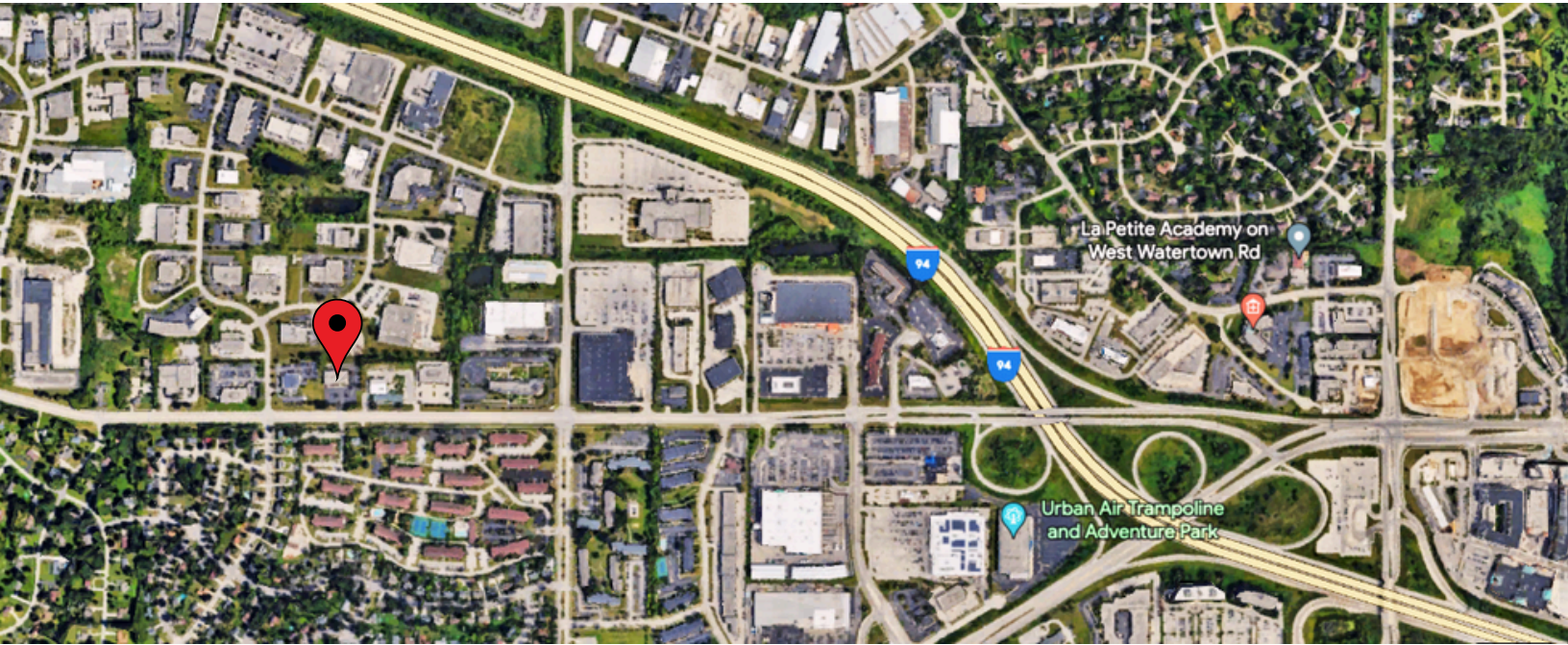


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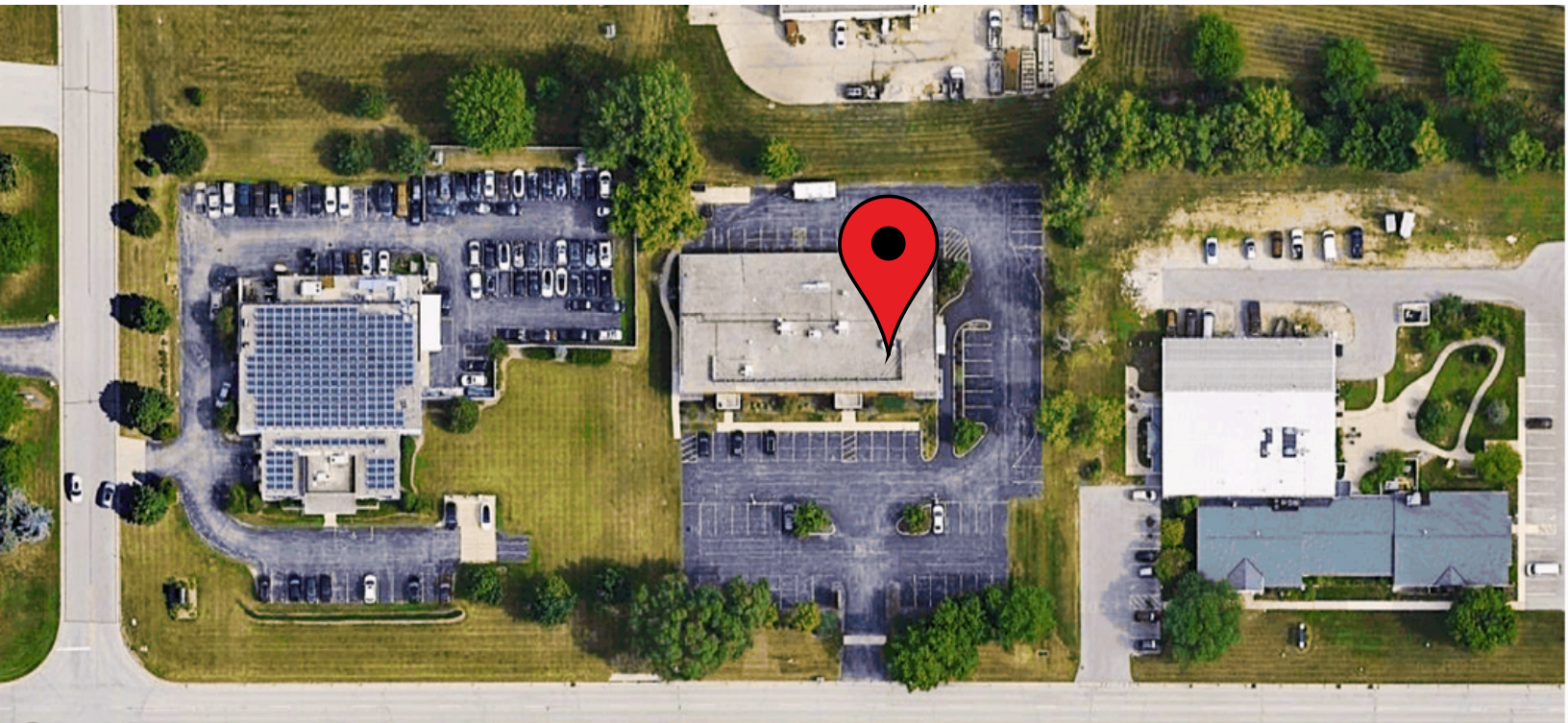


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Location Map



Aerial Map



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