



Presented by Pamela Bliss of
Bliss Development, LLC

3,000 Sq ft Commercial Kitchen For Lease

LEASE RATE

\$17.00 SF/YR (NNN)

AVAILABLE

Commercial Kitchen. Co-op Kitchen. Rental Kitchen. Commissary Kitchen. On Bluemound Road in Waukesha with easy access to I-94, intersecting the desirable communities of Brookfield, Pewaukee, & Waukesha. 1.2 mi from Poplar Creek Town Center and The Corners of Brookfield.

FEATURES

- 1st Floor, 3,000 SF
- On Bluemound Road
- 1.2 mi from Goerke's Corners
- 14,000 daily traffic count
- 78 surface parking spaces



Bluemound Road



Monument Sign



Commercial Kitchen



Commercial Kitchen



info@everyday-bliss.com



(262) 751-4161



1930 Bluemound Rd Waukesha 53186



Commercial Kitchen



Commercial Kitchen



3-Door Coolers



Commercial Kitchen



Building Exterior



Building Exterior



Building Exterior



Building Exterior



Monument Signage



Monument Signage



Ariel View



Ariel View from Bluemound



Liam Design
Quincy, MA 262-683-8446

ASON ASSET MANAGEMENT
1400 N. BLUEHORN DR.
MAINE, ME

Floor Plan (Purple Area Available)

LEASE RATE:	\$17.00 SF/YR (NNN)
BUILDING SIZE:	13,022 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	1.57 Acres
YEAR BUILT:	1996
ZONING:	M-2



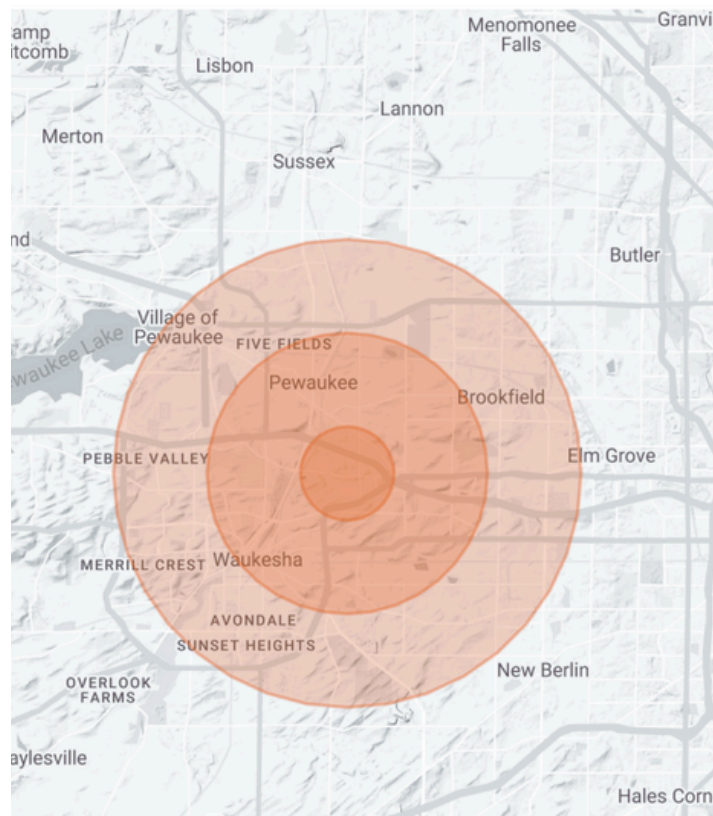
PROPERTY HIGHLIGHTS

- 3,000 Sq ft, commercial kitchen space, private, rear entry
- Operating expenses are estimated at \$6.50 PSF annually
- Full sprinkler system
- 14,000 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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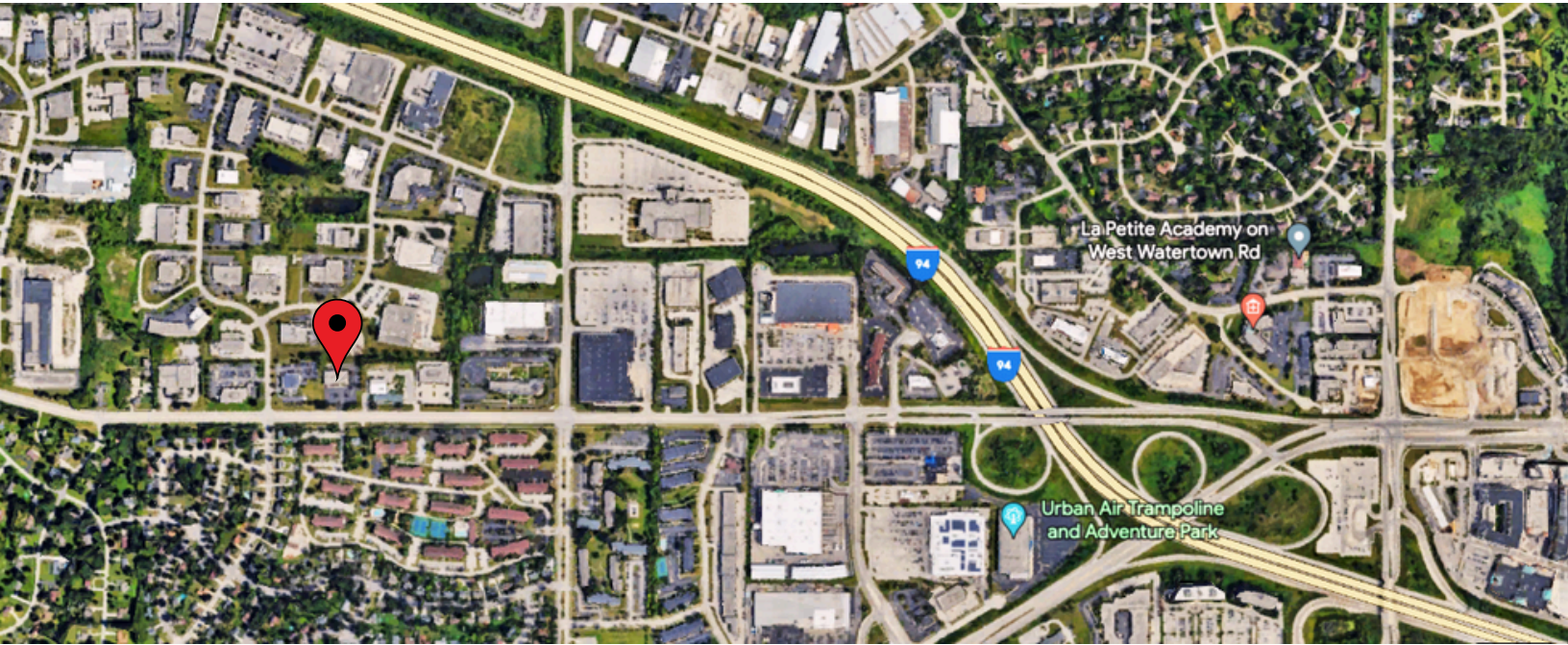


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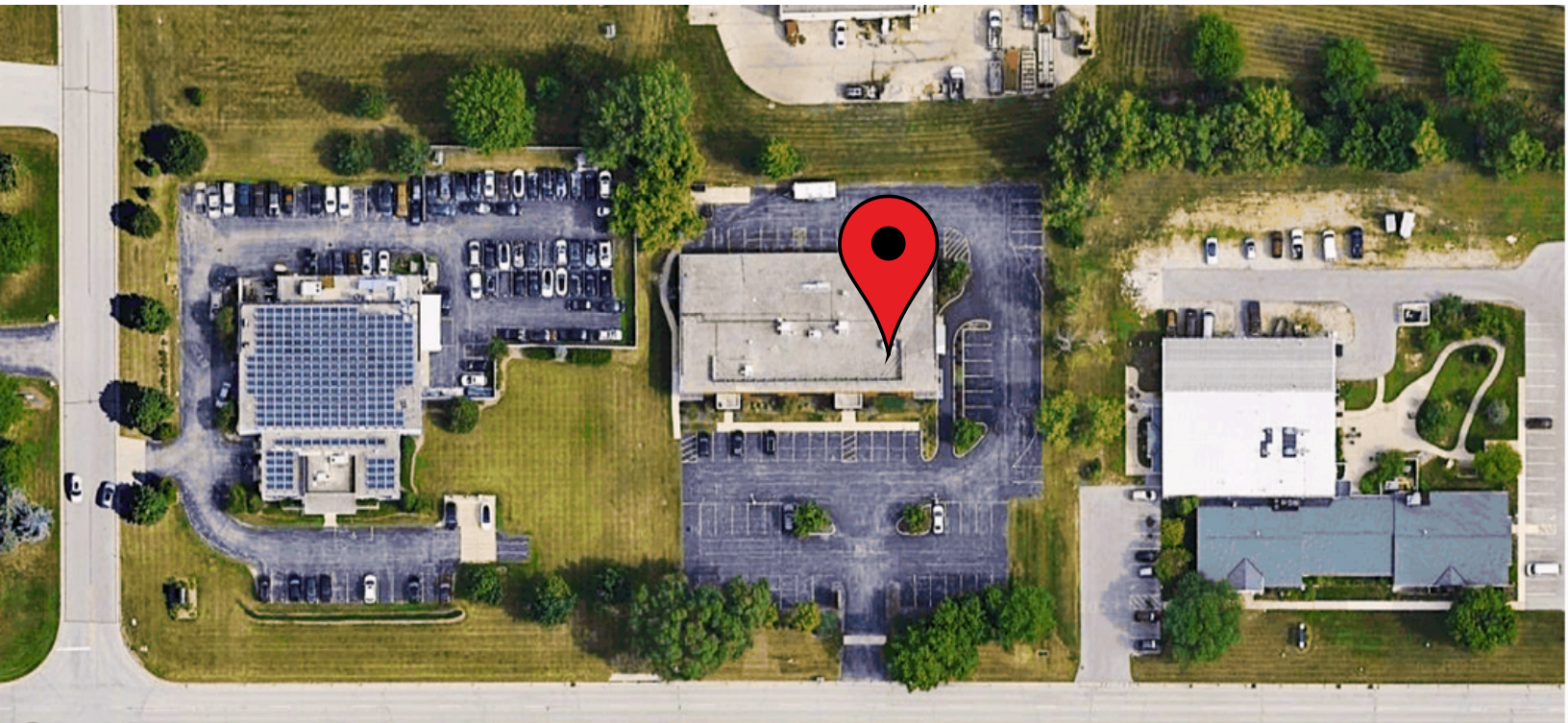


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Location Map



Aerial Map



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