



# 3161 North Mayfair Road Wauwatosa, WI 53222

**BTS | GROUND LEASE**

#3645 - WAUWATOSA, WI | RETAIL PROPERTY



## PROPERTY DESCRIPTION

Pad site or Build To Suit available on 1.21 acres located 1/2 mile to Route 45.

## PROPERTY HIGHLIGHTS

- Join At-Home and American Freight Furniture
- Excellent visibility and location
- Cross Access to W. Burleigh Street
- One block from Whole Foods, Meijer, Mayfair Shoppes with TJ Max & Dicks, and Mayfair Mall
- Zoned C-2, General Commercial and Mayfair Road Corridor Overlay. Allowing for a broad range of businesses and commercial uses.



## OFFERING SUMMARY

Lot Size:	1.21 Acres
Lease Rate:	\$80,000.00 per year (NNN)
Tax Rate:	\$16,000.00 / SF

**ROBERT CRUM**  
 561.620.9200 x117  
 rcrum@kinproperties.com

**JEFF ROSS**  
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 jross@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



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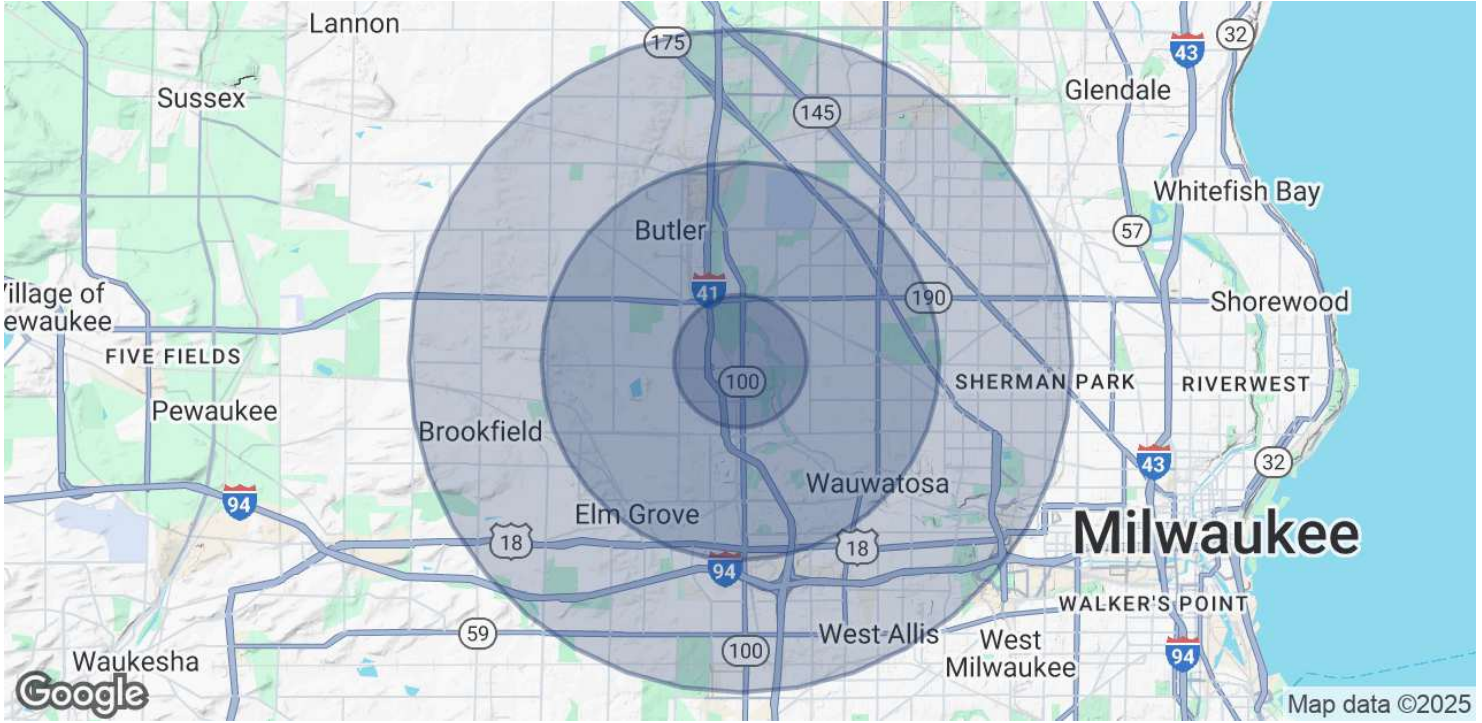
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,837	93,522	306,293
Average Age	40	40	39
Average Age (Male)	39	38	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,024	40,138	127,216
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$113,817	\$106,577	\$93,322
Average House Value	\$299,372	\$295,654	\$264,540

Demographics data derived from AlphaMap

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