

RETAIL PROPERTY FOR SALE

# REDEVELOPMENT OPPORTUNITY

1603 South 81st Street  
West Allis, WI 53214



Prepared By:

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Broker

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**EC COMMERCIAL REAL ESTATE**

8575 W Forest Home Ave Ste 160

Greenfield, WI 53228

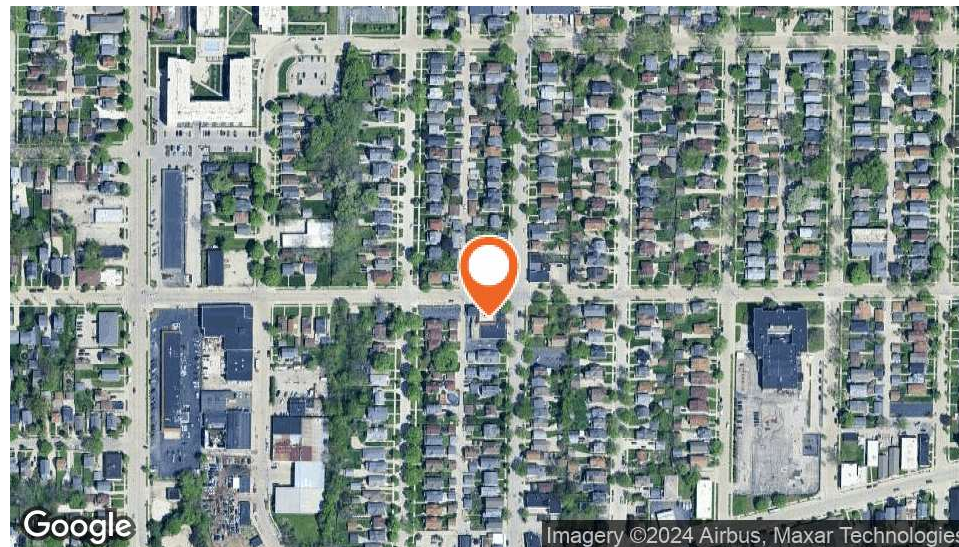
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## OFFERING SUMMARY

Sale Price:	\$474,900
Building Size:	15,020 SF
Lot Size:	0.932 Acres
Price / SF:	\$31.62

## PROPERTY OVERVIEW

The City of West Allis is a growing "Hot Spot" due to support and financial options available to new business. Property is being sold As-Is; Bring your Creative Ideas!

Desirable Corner Lot Zoned C2 Ft. 3 Lots  
Tax Key 452-0327-001 includes building with loading dock and .65 acre  
Tak Key 452-0506-000 includes .117acre parking lot  
Tax Key 452-0314-000 includes .165acre parking lot

## PROPERTY HIGHLIGHTS

- Easy Freeway Access
- Minutes to Downtown Milwaukee
- Close proximity to shopping, restaurants and more
- Excellent redevelopment opportunity

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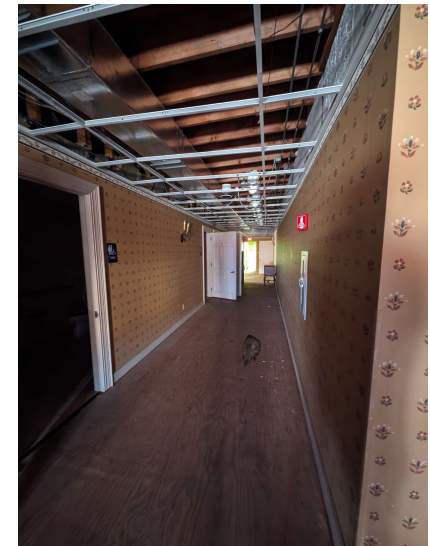
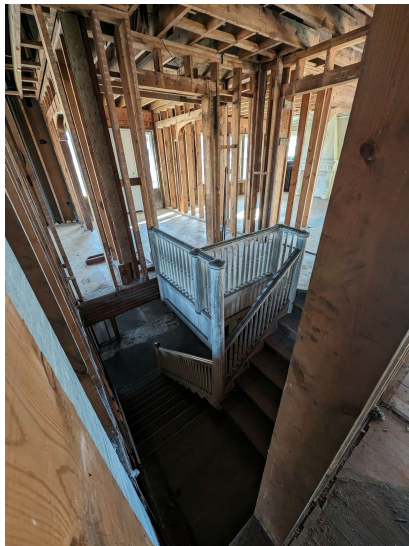




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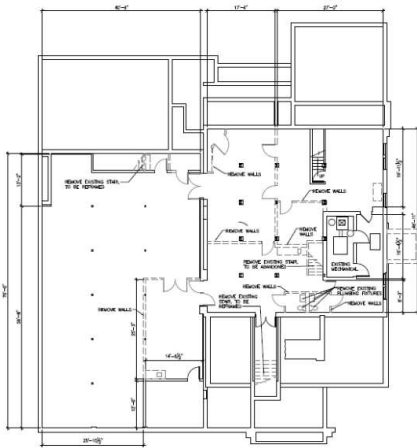
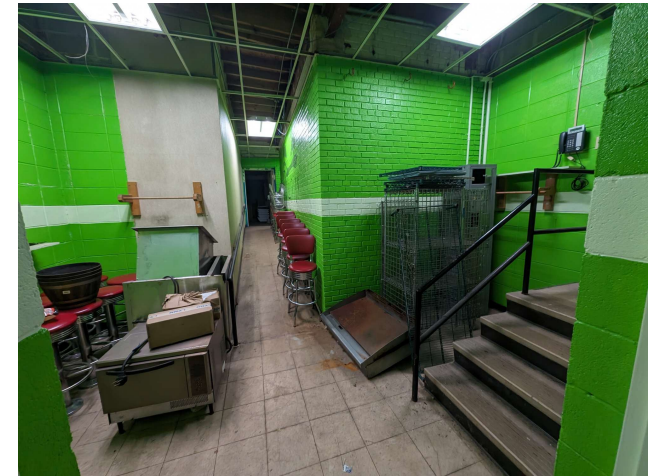
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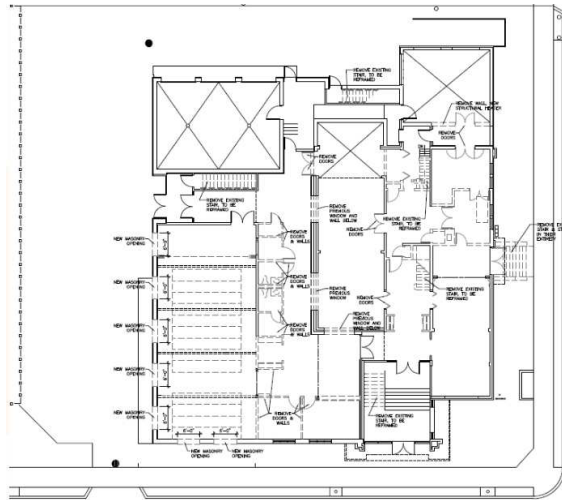
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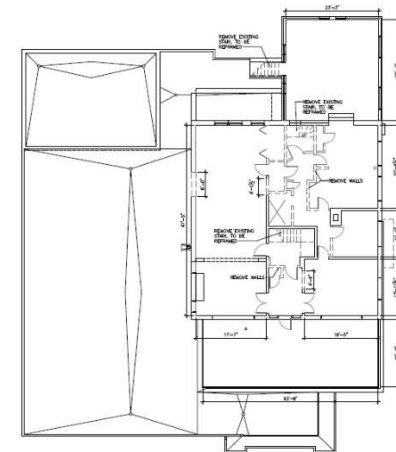
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LOWER LEVEL DEMO PLAN  
SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)



FIRST FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)



SECOND FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

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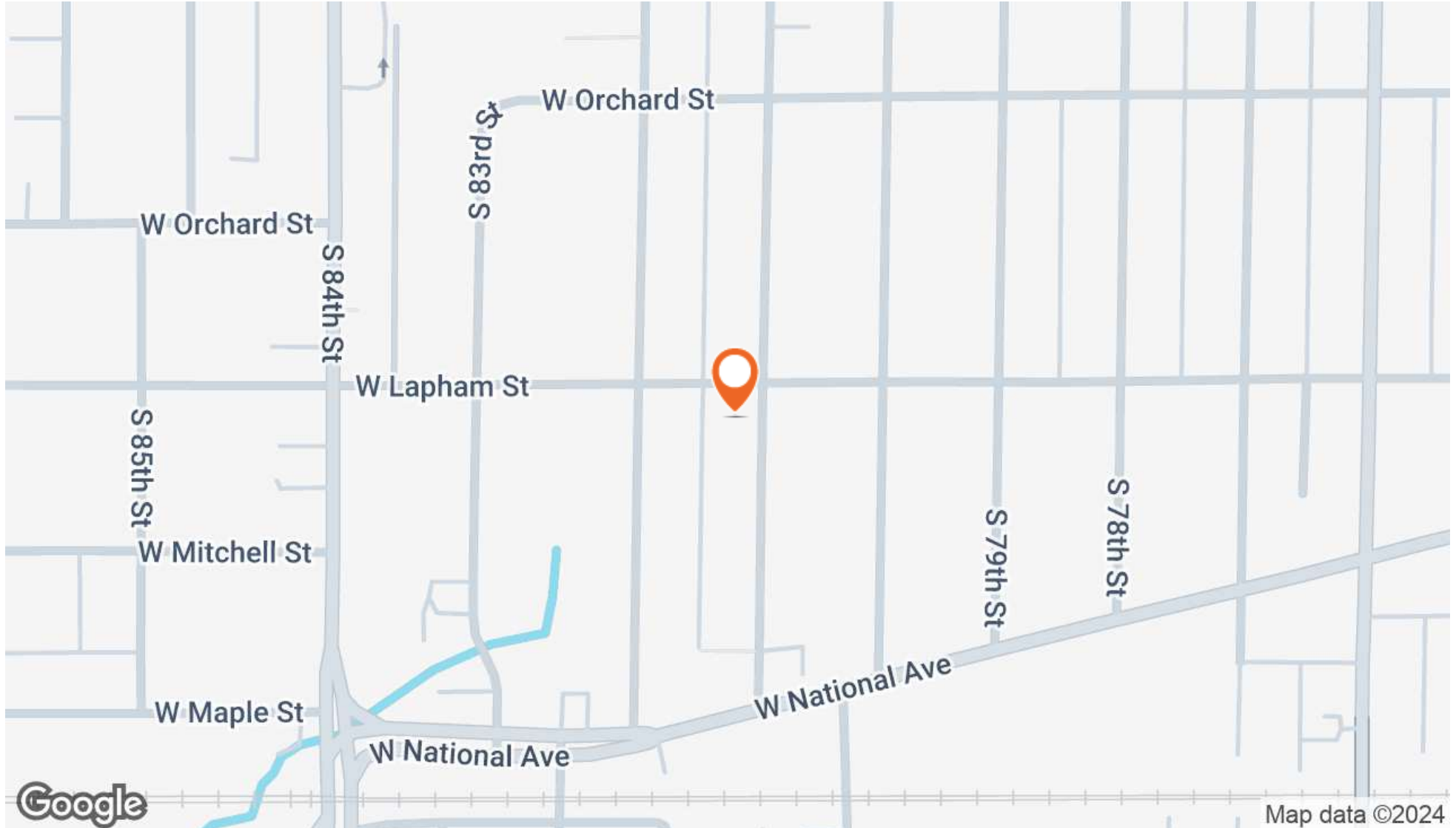


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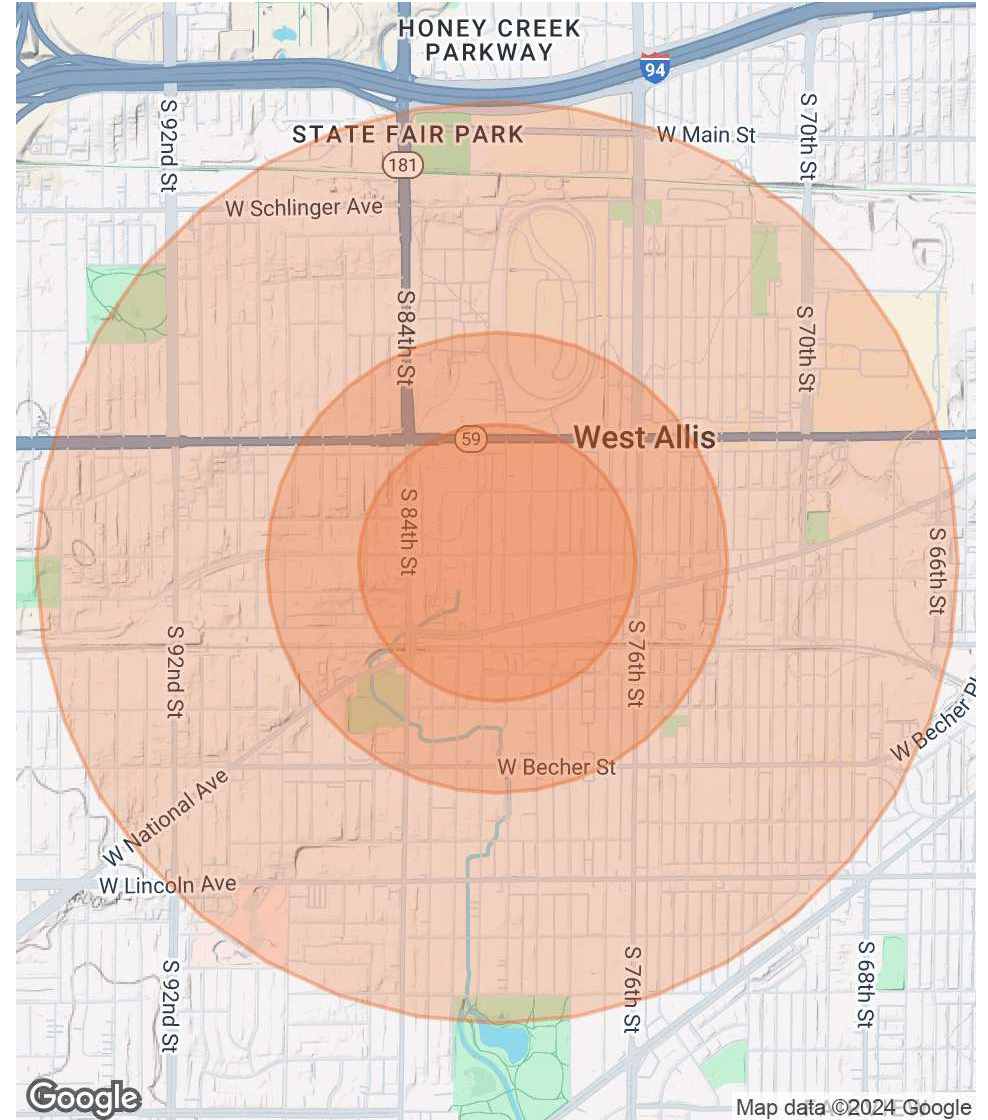
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,483	5,820	21,965
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	664	2,656	10,033
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$77,981	\$78,745	\$78,458
Average House Value	\$201,252	\$213,277	\$208,547

Demographics data derived from AlphaMap



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