

BURLEIGH SQUARE SHOPPING CENTER

NEC of W. Burleigh St. & N. 124th St. / Wauwatosa



MID-AMERICA[®]
Real Estate-Wisconsin, LLC

**OUTPARCEL AVAILABLE
UP TO 5,000 SF**



RETAIL OPPORTUNITY

BURLEIGH SQUARE SHOPPING CENTER



Address

12000 W. Burleigh St.
Wauwatosa, WI 53222

Availability

Proposed Retail Building:
1,200 - 5,000 SF available
w/ Drive-Thru opportunity

Property Details

- Outparcel available for ground lease
- Drive-thru capability
- Single tenant or multi tenant
- Central location in **MAYFAIR** trade area

Within a 3-Mile Radius in 2024



1.2M
TOTAL VISITS
Placer.ai



\$1,174,901,753
RETAIL GOODS SPENDING
esri



\$143,836,082
FOOD AWAY FROM HOME
esri





Traffic Counts

17,900 VPD W. Burleigh Street
157,000 VPD on Interstate 41
16,100 VPD on 124th Street

Co-Tenants



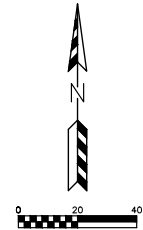
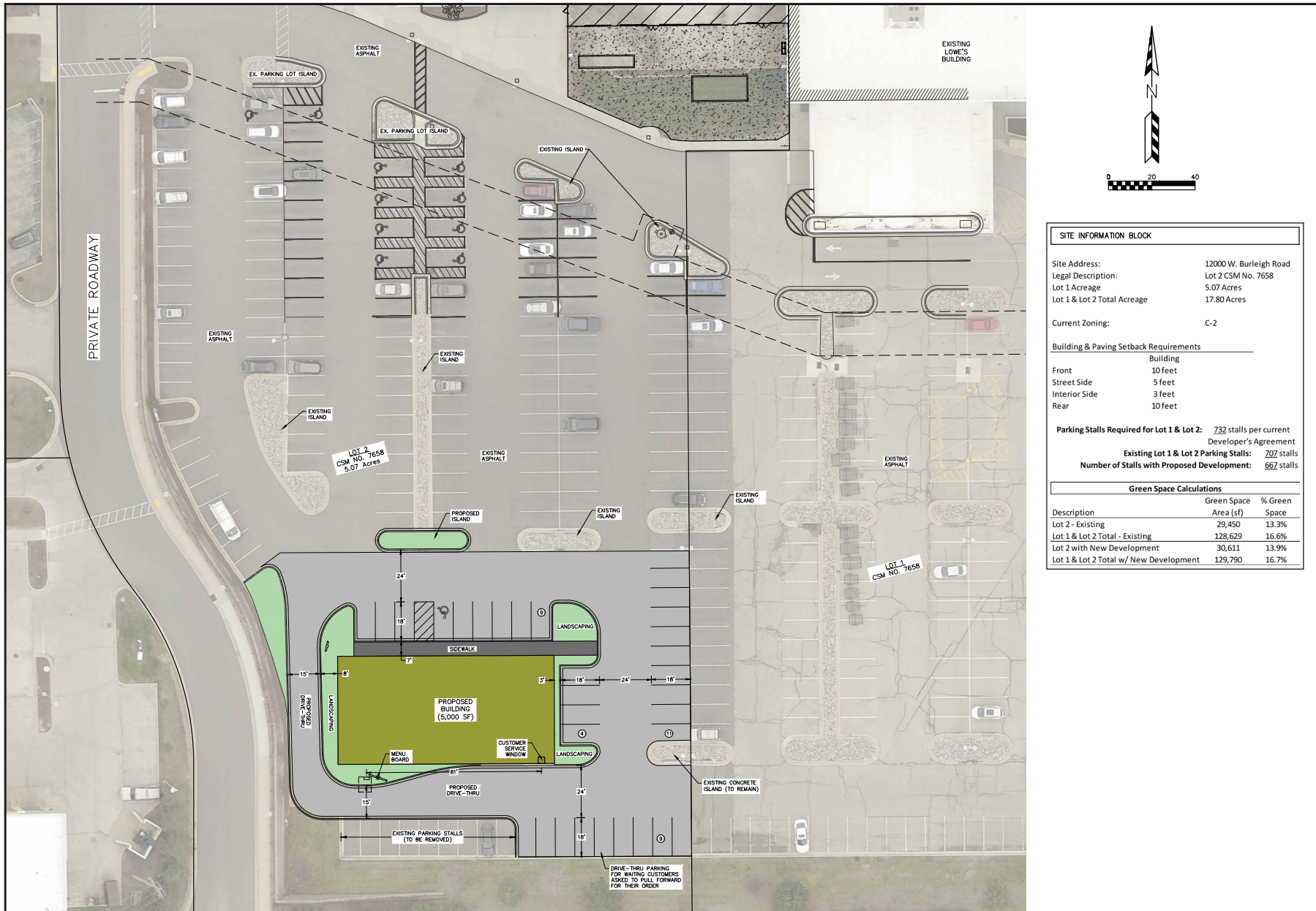
Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	5,359	79,072	261,481
 HOUSEHOLDS	2,470	34,221	109,895
 AVG HOUSEHOLD INCOME	\$131,254	\$122,678	\$109,998
 DAYTIME POPULATION	11,964	94,195	278,129

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SITE INFORMATION BLOCK		
Site Address:	12000 W. Burleigh Road	
Legal Description:	Lot 2 CSM No. 765B	
Lot 1 Acreage	5.07 Acres	
Lot 1 & Lot 2 Total Acreage	17.80 Acres	
Current Zoning:	C-2	
Building & Paving Setback Requirements		
Front	10 feet	
Street Side	5 feet	
Interior Side	3 feet	
Rear	10 feet	
Parking Stalls Required for Lot 1 & Lot 2: 732 stalls per current Developer's Agreement		
Existing Lot 1 & Lot 2 Parking Stalls: 207 stalls		
Number of Stalls with Proposed Development: 667 stalls		
Green Space Calculations		
Description	Area (sf)	% Green Space
Lot 2 - Existing	29,450	13.3%
Lot 1 & Lot 2 Total - Existing	128,629	16.6%
Lot 2 with New Development	30,611	13.9%
Lot 1 & Lot 2 Total w/ New Development	129,790	16.7%

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS



Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

NON-CONFIDENTIAL INFORMATION (*the following information may be disclosed by the Firm and its Agents*): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

CONFIDENTIAL INFORMATION: _____

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.