

Village Square of Delafield



3161 Village Square Drive
Hartland, Wisconsin 53029
broadreachretail.com



Property Features

- High-volume grocery-anchored shopping center (572,000+ annual visits)
- 490 parking spots & pedestrian brick walkways
- Located at a fully signalized intersection with dedicated left turn lanes
- Area is home to several office parks that contain major employers: Target, Roundy's, GE Healthcare, ProHealth Care, & Medline

Join these Retailers

Pick'n Save® Great Clips



Retail Spaces for Lease

Suite	Size	Available
3059	1,520 sf	NOW
3130	3,370 sf	NOW
3131A	1,260 sf	NOW
3138	1,155 sf	NOW
Pad #1	1.65 ac	NOW
Pad #2	1.07 ac	NOW
Pad #3	1.35 ac	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Gary Block
gblock@broadreachretail.com 443.890.1538

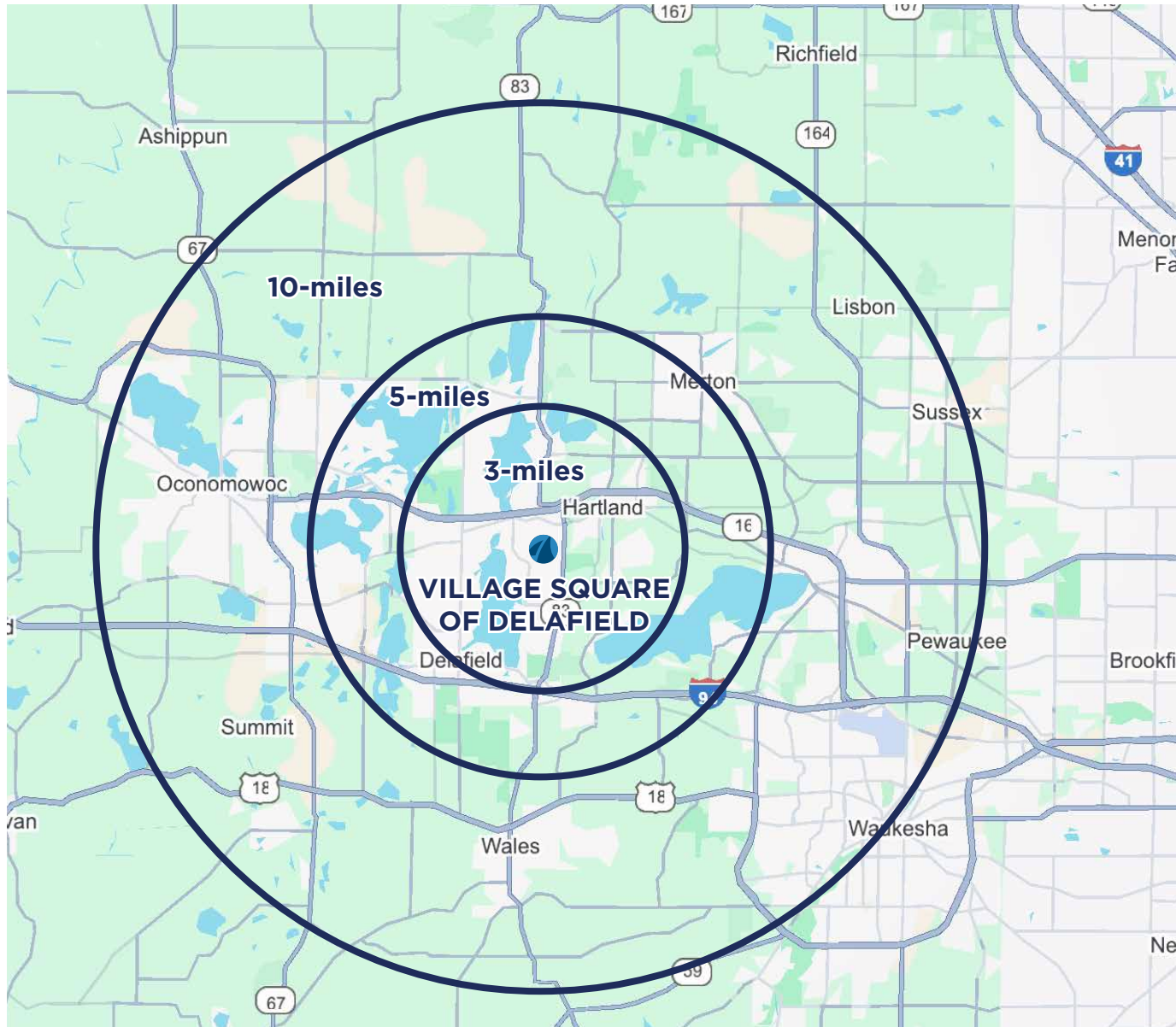


Location



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Demographics (2024 Estimates)

- 3-Mile Radius
 - Population: 20,436
 - Average Household Income: \$164,282
- 5-Mile Radius
 - Population: 48,405
 - Average Household Income: \$167,964
- 10-Mile Radius
 - Population: 192,293
 - Average Household Income: \$138,947

Property Highlights

- 81,639 square foot shopping center
- Anchor: Pick 'n Save
- Located in Waukesha County, the third most populous county in the state
- Convenient to Milwaukee MSA
- Great mix of national and local tenants
- Adjacent to Heritage Lake Country Senior Living (124 units)
- Quarter mile from Westrock Residences (267 units), a new-build multifamily community

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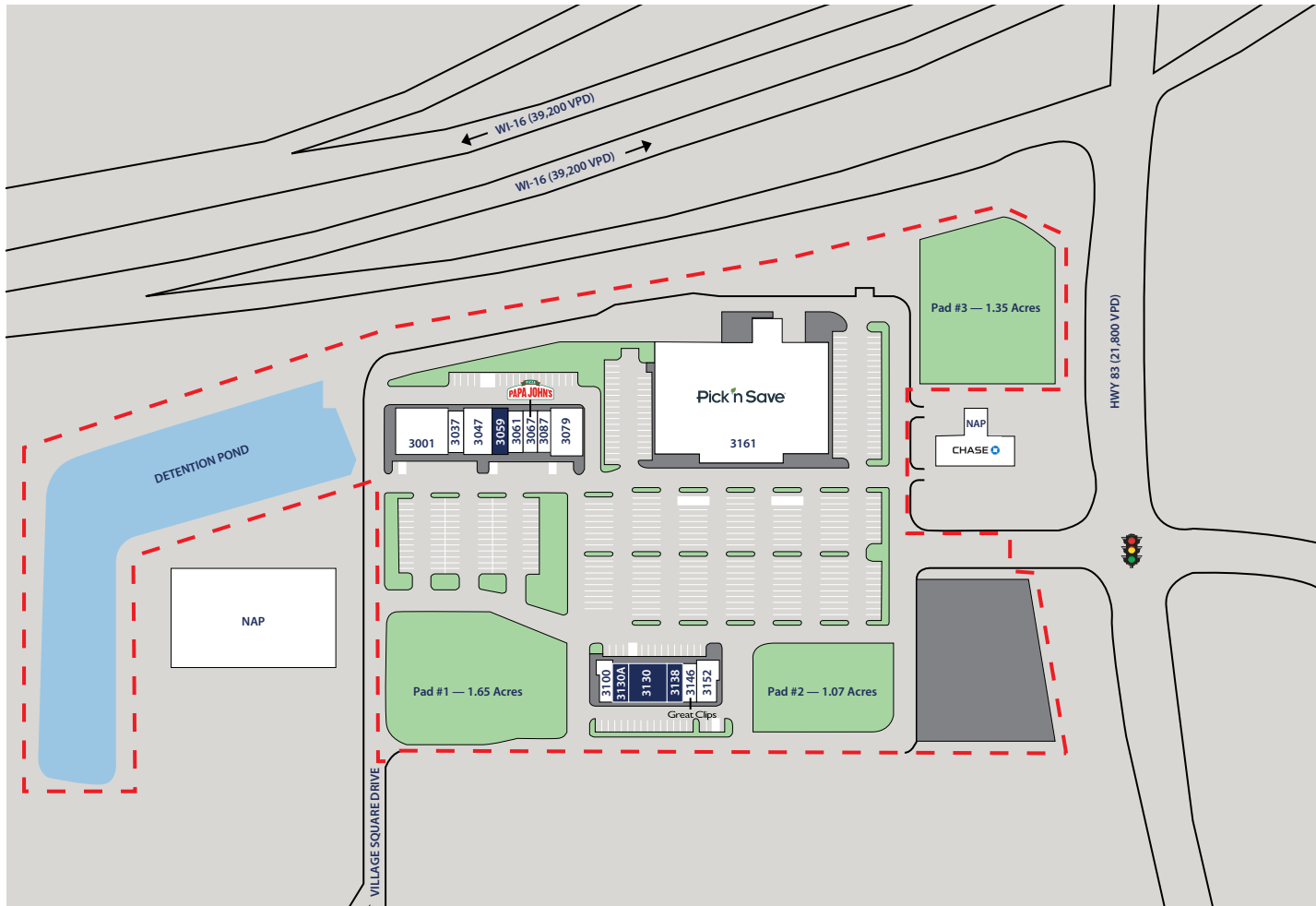


Site Plan



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Suite	Tenant	SF
3001	Sola Salons	5,314
3037	Brooke Rose Massage Therapy	1,272
3047	Savory	2,683
3059	Available	1,520
3061	Asian Kitchen	1,272
3067	Papa John's	1,225
3087	Choice Dry Cleaners	1,095
3079	Cloud 9 Dental	3,000
3100	E Nails	1,245
3130	Available	3,370
3130A	Available	1,260
3138	Available	1,155
3146	Great Clips	961
3152	Inclusion Coffee Company	1,829
3161	Pick 'n Save	54,438
Total		81,639
Pad #1		1.65 Acres
Pad #2		1.07 Acres
Pad #3		1.35 Acres

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Market Aerial



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VILLAGE SQUARE OF DELAFIELD



Hartland Plaza

State Highway 16

State Highway 83

State Highway 16

Cottonwood Plaza

Westrock Residences

Heritage Lake Country
Senior Living

State Highway 83

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 **Broad Reach**
RETAIL PARTNERS LLC