

**111-133 EAST SILVER SPRING DRIVE**  
WHITEFISH BAY, WI. 53217

**TRANSWESTERN**

**FOR SALE**  
**MIXED USE RETAIL/OFFICE BUILDING**  
**(Part of a 3 Building Portfolio)**



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## GENERAL INFORMATION

A rare opportunity to own an exceptional Whitefish Bay commercial building portfolio on in-demand east Silver Spring Drive is now possible. Well known neighborhood retail building in the heart of “the Bay” offering outstanding existing tenants and quick relet when a rare vacancy occurs. As part of the ever-popular “Bay” shopping district, foot traffic, visibility and out-the-door lifestyle amenities can’t be beat for dining, entertainment, shopping, medical, wellness and fitness or any other type of business. Opportunity to enhance value at renewals or consider redevelopment options longer-term.

<b>List Price</b>	\$3,400,000 (\$169.46/sf per rent roll SF)-individual sale price
Building Size	20,063 SF per rent roll (+-27,880 gsf including lower level)
Stories	Two story retail/office building with partial lower level
Parcel Size	.457 acres per public records
<b>INVESTMENT HIGHLIGHTS</b>	Neighborhood retail/office property located in mature high-demand submarket with coveted demographics. Value-add opportunity.
Cap Rate – In Place EBITDA	5.43% (2025 proforma/budget)
Overall Occupancy Rate	90.2%
Office Occupancy Rate	77.2%
Retail Occupancy Rate	100.0%
Tax Key	19700400003
RET (Net) – 2025	\$40,589.57 (see 2025 tax bill below)
Assessed FMV – 2025	\$2,945,000
Zoning	G2-Commercial
Construction	Poured in place concrete foundation with spancrete floor systems w/face brick cladding
Year Built/Renovated	1952
Single/Multi Tenancy	Multi-tenant two story retail /office building
Utilities	Municipal water & sewer, gas and electric service by WE Energies.
HVAC System	Gas forced air with rooftop a/c condensers.
Electrical Service	Suitable for current use.
Roof	Asphalt shingle & rubber membrane; good condition.
Elevator	One (1) 1500# passenger elevator (1 <sup>st</sup> & 2 <sup>nd</sup> floor service); one (1) 1000# lift (1 <sup>st</sup> & lower-level service)
Fire Protection	Alarmed detection system
Parking	18 single and tandem on-site surface parking spaces behind building
Signage/Visibility	Retail exterior façade signage
Special Features	TIF District 1 (no special assessment charges per tax statement below)
Available Lease Space	See separate office leasing marketing package
Financial Data	Provided pursuant to Confidentiality Agreement; Call Broker.

*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

# FINANCIAL DATA

Rent Roll & Operating Statements provided pursuant to Confidentiality Agreement.

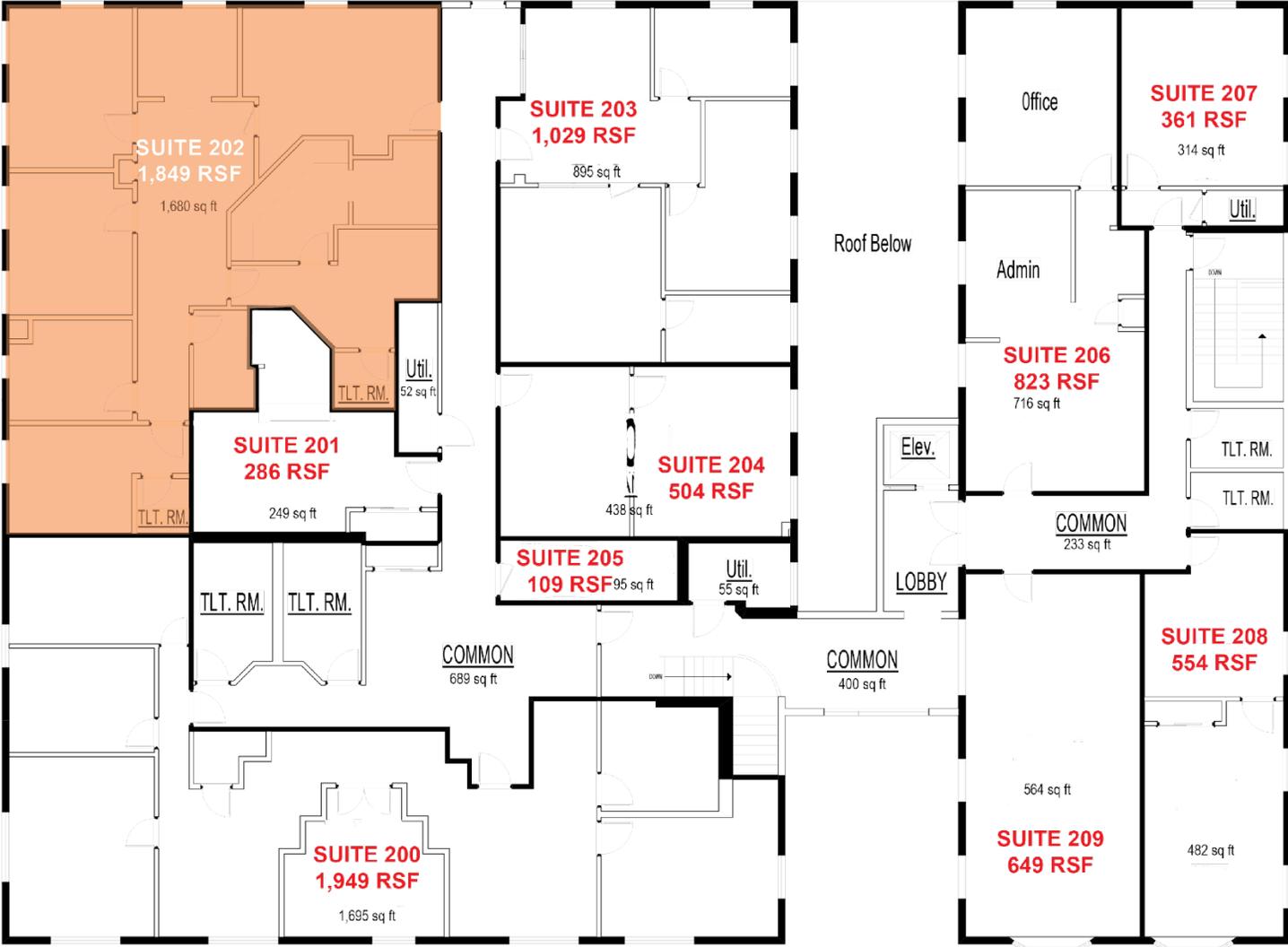
# FLOOR PLAN – 1st FLOOR



Common Area Restroom

**EAST SILVER SPRING DRIVE**

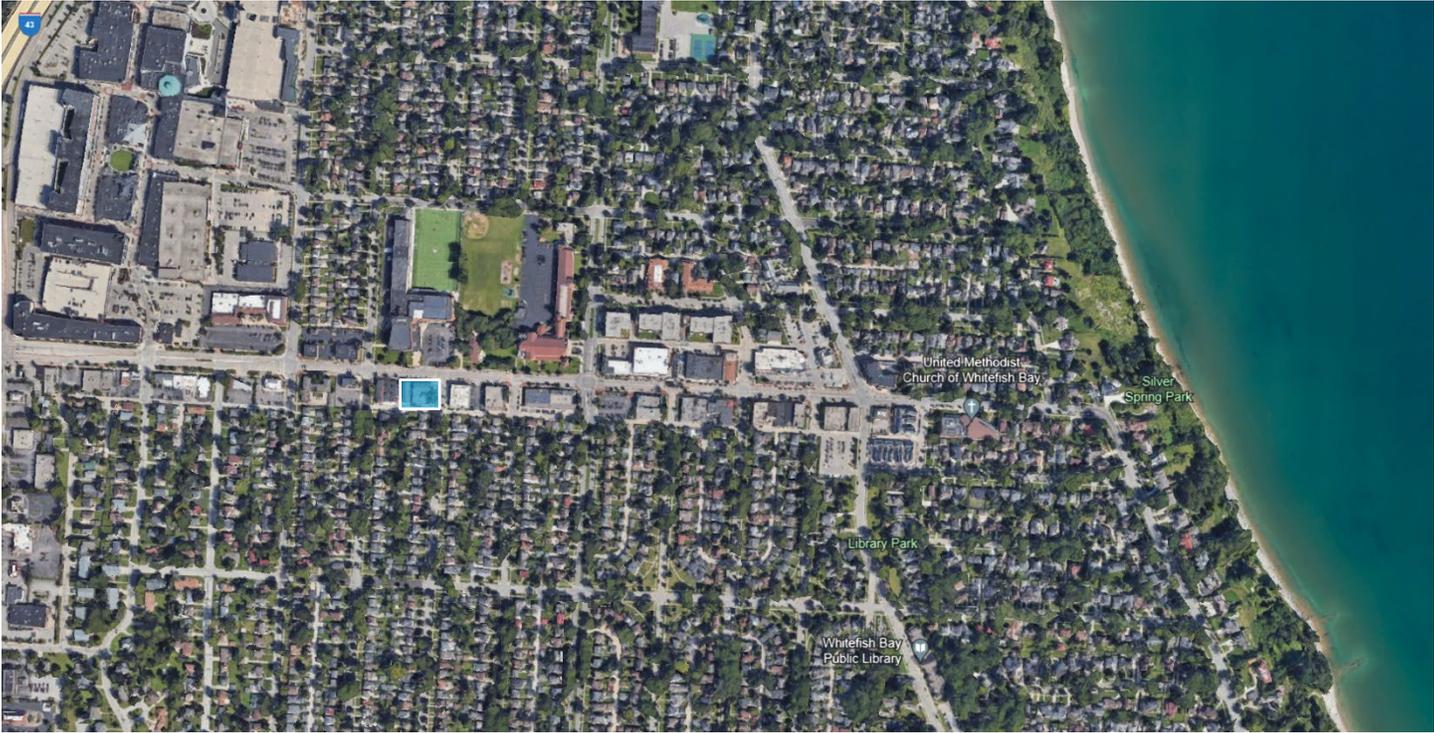
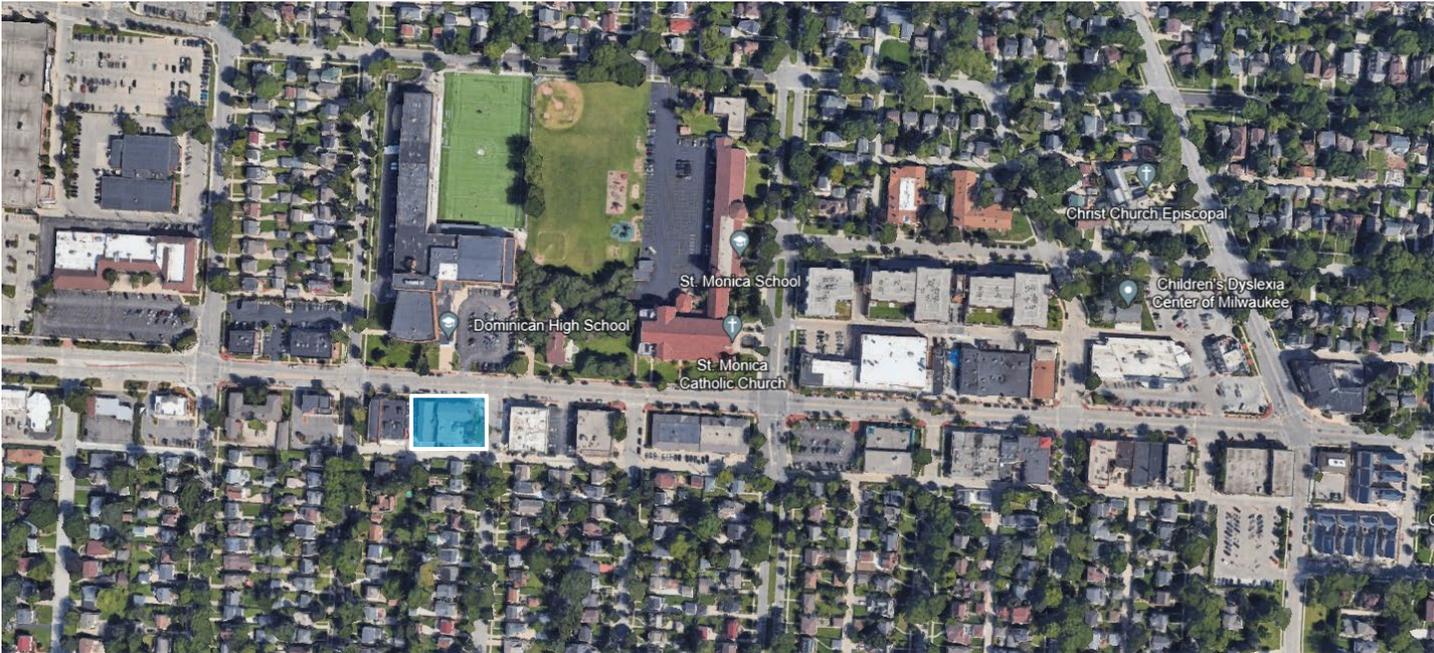
# FLOOR PLAN – 2<sup>nd</sup> FLOOR



# FLOOR PLAN – LOWER LEVEL



# PROPERTY PARCEL



# 2025 PROPERTY TAX DETAIL & LEGAL DESCRIPTION

## 2025 Real Estate Tax Summary

01/12/2026 08:43 AM

Page 1 Of 1

Parcel #: 1970040003 192 - VILLAGE OF WHITEFISH BAY  
 Alt. Parcel #: MILWAUKEE COUNTY, WISCONSIN

Tax Address: TOV LANU LLP  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - TOV LANU LLP

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 6419 WHITEFISH BAY SCHOOL DIST  
 SALES TAX CREDIT  
 TIF DISTRICT # 1  
 SP 5020 MMSD  
 Property Address(es): \* = Primary  
 \* 111- 133 E SILVER SPRING DR

Abbreviated Description: Acres: 0.000  
 (See recorded documents for a complete legal description.)  
 SILVER SPRING HIGHLANDS LOT 1, 2, 3, 4,  
 OF BLOCK 3  
 Parcel History:  
 Date Doc # Vol/Page Type

Plat: \* = Primary Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:

<b>Tax Bill #:</b> 1266	<b>Net Mill Rate</b> 0.014858592	<b>Installments</b>	
<b>Land Value</b> 941,200	<b>Gross Tax</b> 44,297.76	<b>End Date</b>	<b>Total</b>
<b>Improve Value</b> 1,812,400	<b>School Credit</b> 3,383.14	1 01/31/2026	20,429.79
<b>Total Value</b> 2,753,600	<b>Total</b> 40,914.62	2 03/31/2026	10,214.89
<b>Ratio</b> 0.9350	<b>First Dollar Credit</b> 55.05	3 05/31/2026	10,214.89
<b>Fair Mrkt Value</b> 2,945,000	<b>Lottery Credit</b> 0 Claims 0.00		
	<b>Net Tax</b> 40,859.57		

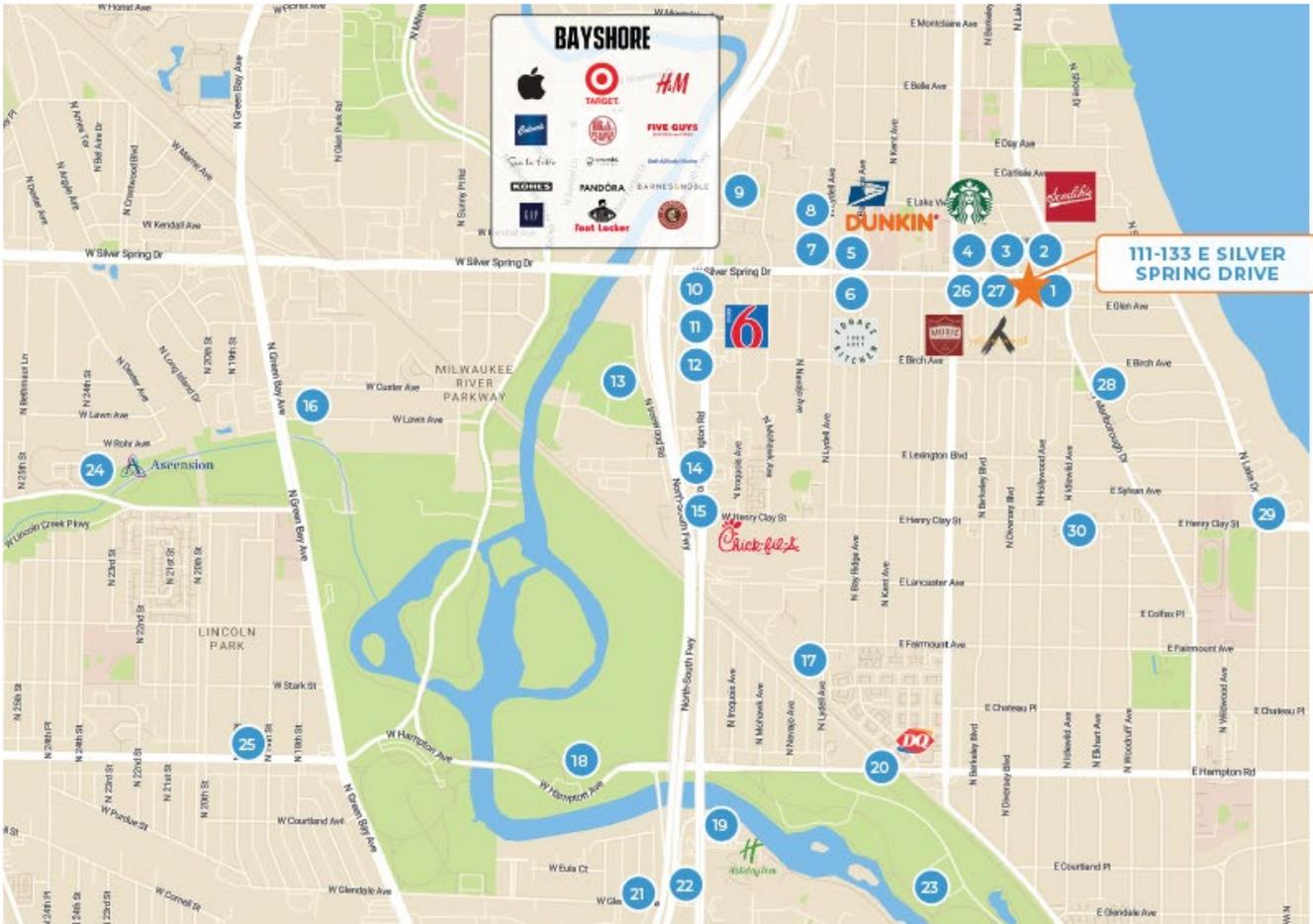
	Amt Due	Amt Paid	Balance
Net Tax	40,859.57	40,859.57	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
<b>TOTAL</b>	<b>40,859.57</b>	<b>40,859.57</b>	<b>0.00</b>

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
12/22/2025	36907	T	40,859.57

**Key:** Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

# MAP OF AREA ATTRACTIONS



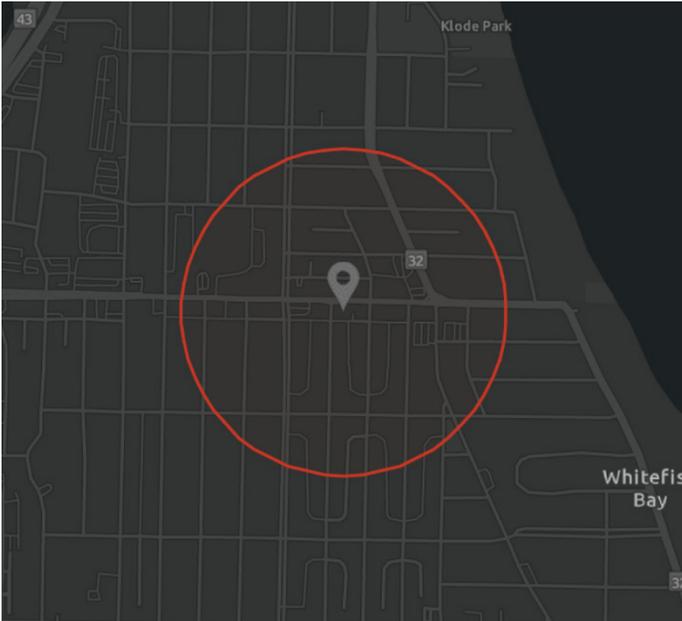
## MAP KEY

- |   |   |   |
|---|---|---|
| 1. Stone Creek Coffee   | 10. Panera Bread  | 18. Lincoln Park Golf Course  |
| 2. Sendik's Food Market   | 11. Motel 6   | 19. Holiday Inn Milwaukee   |
| 3. The Bay Restaurant   | 12. La Quinta Inn   | 20. Dairy Queen   |
| 4. Starbucks  | 13. The Bavarian Bierhaus   | 21. Sprecher Brewing Co   |
| 5. Dunkin'  | 14. Kopp's Frozen Custard   | 22. Solly's Grille  |
| 6. Forage Kitchen   | 15. Chick-fil-A   | 23. Estabrook Beer Garden   |
| 7. USPS   | 16. Ohollab's   | 24. Ascension Family Health Center  |
| 8. Neroli Salon & Spa   | 17. CrossFit 100  | 25. YumYum Fish & Chicken   |
| 9. Bayshore Shopping Mall   |   |   |
| <ul style="list-style-type: none"> <li>• ACX Cinemas</li> <li>• Apple</li> <li>• Athleta</li> <li>• Barnes &amp; Nobles</li> <li>• Bath &amp; Body Works</li> <li>• Cheesecake Factory</li> <li>• Chipotle</li> <li>• Crumbl Cookies</li> </ul> | <ul style="list-style-type: none"> <li>• Culver's</li> <li>• Five Guys</li> <li>• Foot Locker</li> <li>• GAP</li> <li>• H&amp;M</li> <li>• Kohl's</li> <li>• Old Navy</li> <li>• Pandora</li> <li>• Paper Source</li> </ul> | <ul style="list-style-type: none"> <li>• Potbelly Sandwich Shop</li> <li>• Sur la table</li> <li>• Target</li> <li>• Torrid</li> <li>• Trader Joe's</li> <li>• Ulta Beauty</li> <li>• Zumiez</li> </ul> |

For a complete list go to: [thebayshorelife.com](http://thebayshorelife.com)

**15 Minutes to Downtown Milwaukee**  
**19 Minutes to Milwaukee Mitchell International Airport (MKE)**

# DEMOGRAPHICS – 0.25 MILES



## INCOME



**\$172,552**

Median Household Income



**\$81,754**

Per Capita Income



**\$1,073,075**

Median Net Worth

## KEY FACTS

**41.6**

Median Age

**1,092**

Population

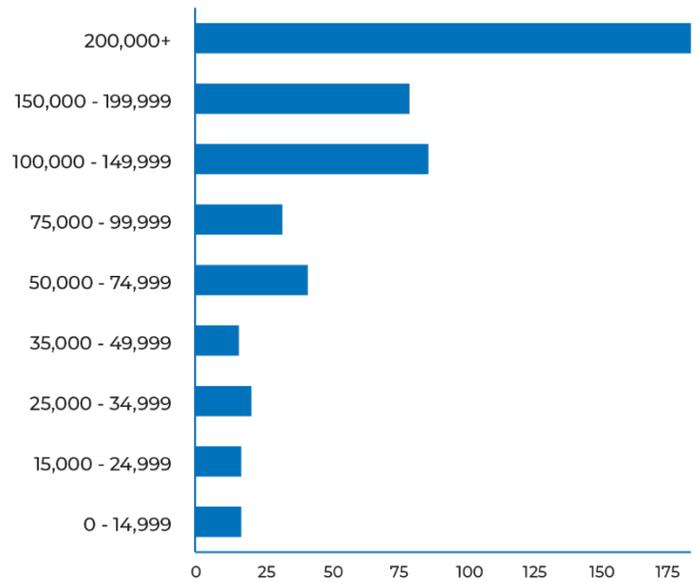
**425**

Households

**\$126,148**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**85.2%** White Collar



**7.2%** Blue Collar



**8.6%** Services

**1.0%**

Unemployment Rate

## EDUCATION

**0.4%**

No High School Diploma



**6.6%**

High School Graduate



**11.0%**

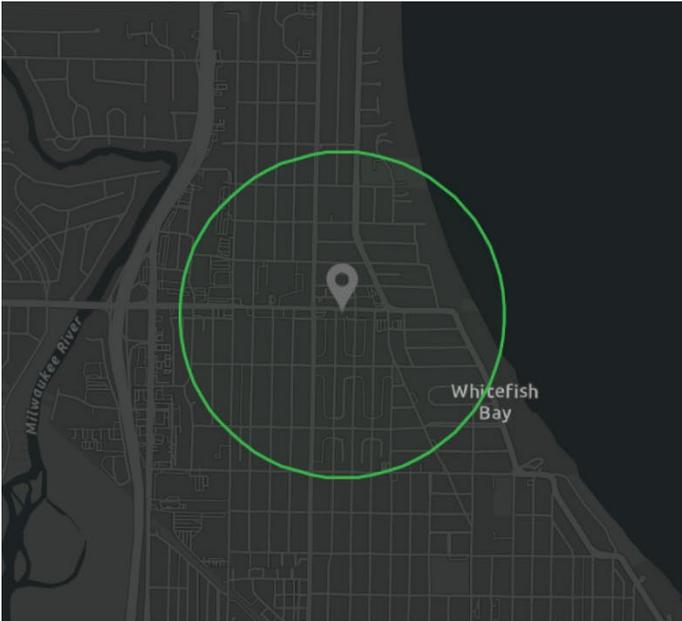
Some College



**82.0%**

Bachelor's/Grad/Prof Degree

# DEMOGRAPHICS – 0.50 MILES



## INCOME



## KEY FACTS

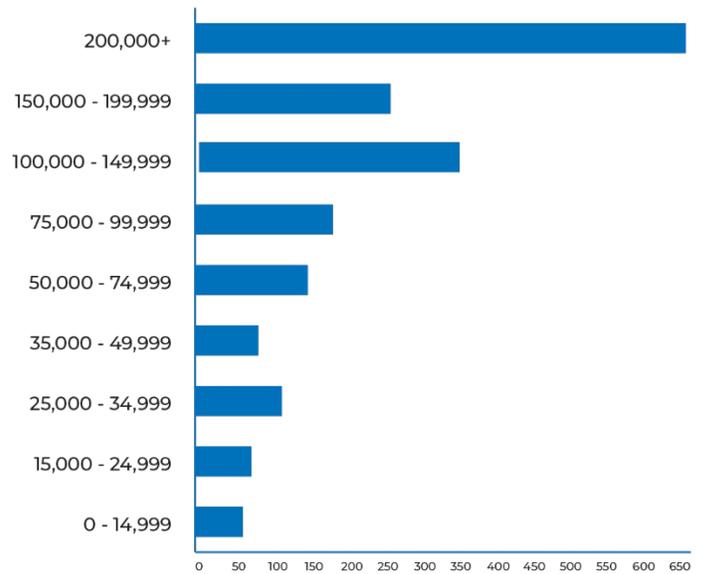
**41.3**  
Median Age

**5,128**  
Population

**1,797**  
Households

**\$115,174**  
Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**86.7%** White Collar



**5.8%** Blue Collar



**8.0%** Services

**1.6%**

Unemployment Rate

## EDUCATION

**1.4%**

No High School Diploma



**8.1%**  
High School Graduate



**10.5%**  
Some College



**80.0%**  
Bachelor's/ Grad/Prof Degree

# DRIVE TIMES



## Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

## Area Amenities

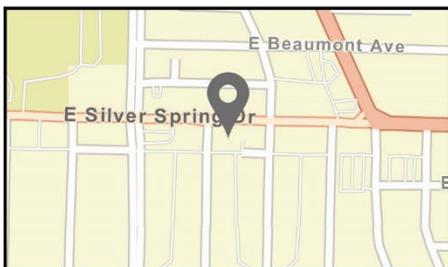
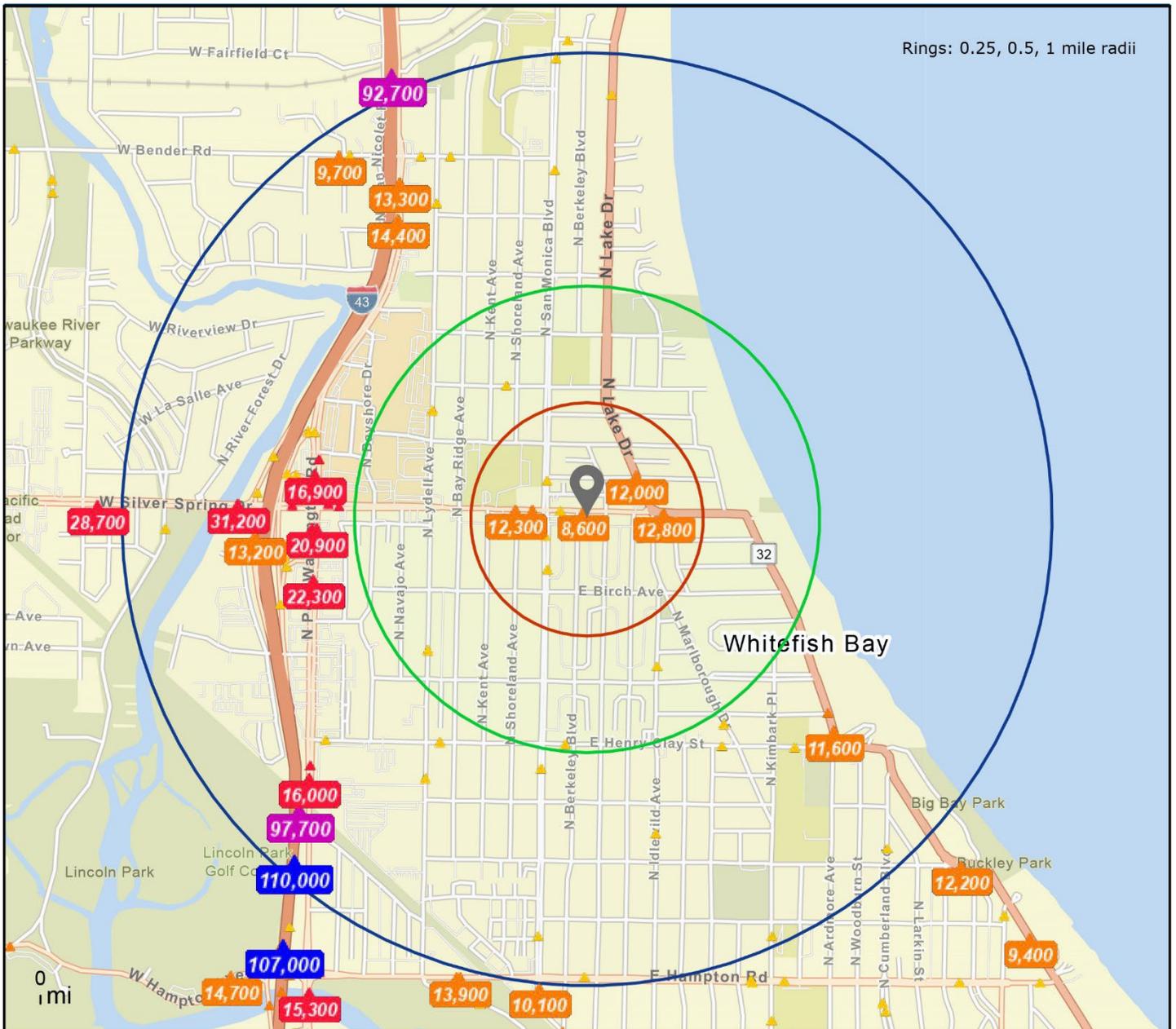
(Within Driving Distances)

- Lodging Facilities (3)
- ▲ Restaurants & Bars (50)
- Retail Shops (97)



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# TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).