

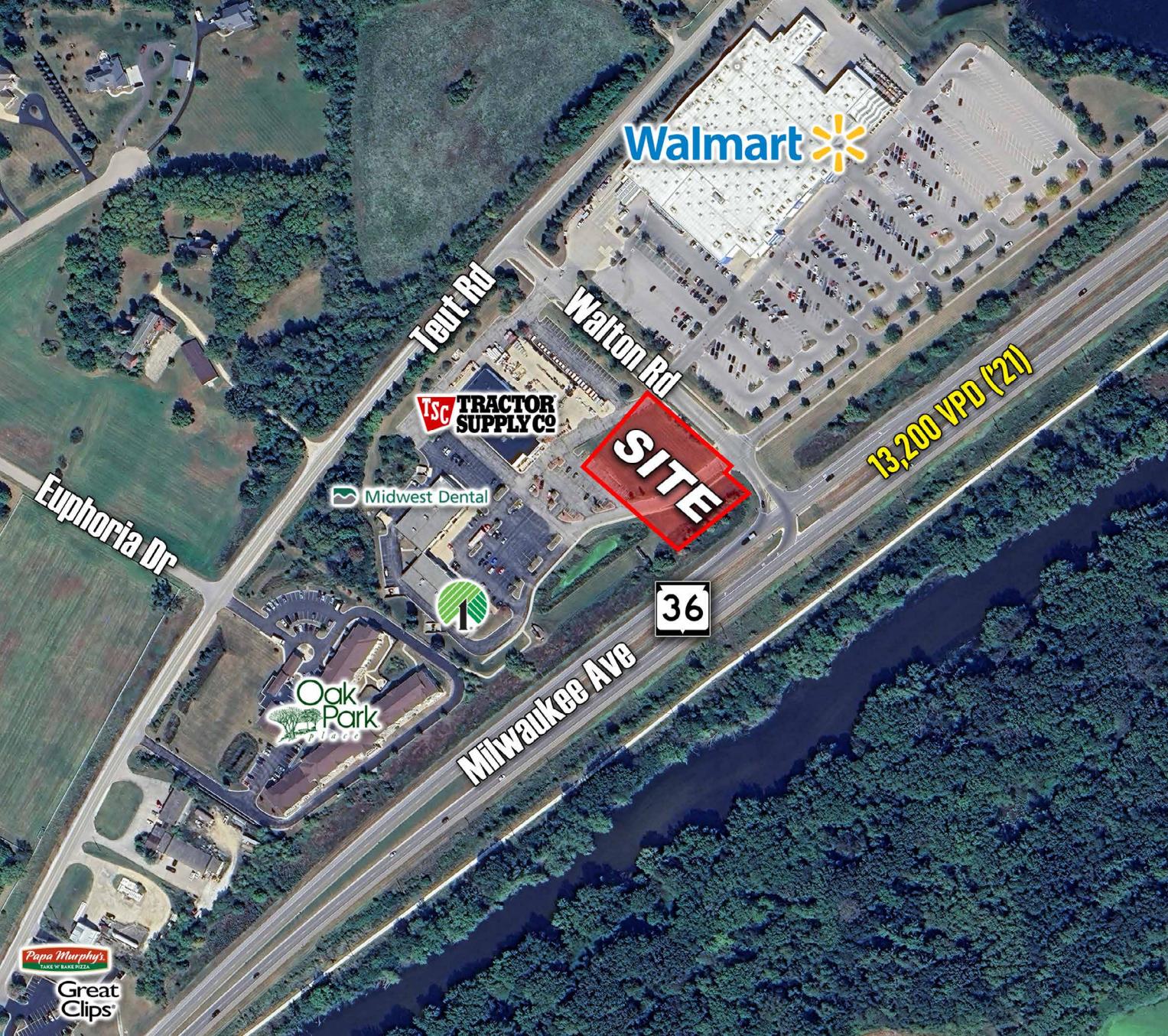
1851 MILWAUKEE AVE
Burlington, WI 53105

1.4 Acre Lot Available →

Brian Brockman
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BANG
REALTY

Bang Realty
2939 Vernon Place
Cincinnati, OH 45219
bangrealty.com



SHADOW ANCHORED BY WALMART & TRACTOR SUPPLY CO.
1851 Milwaukee Avenue, Burlington, WI 53105

AVAILABLE

1.4 Acres

PURCHASE PRICE

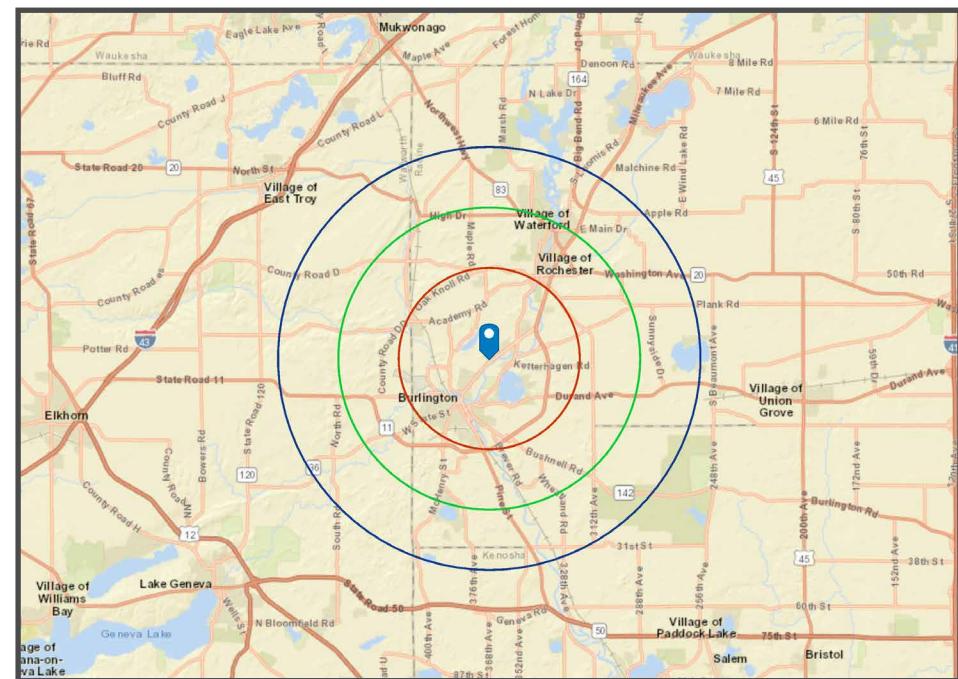
\$399,000

PROPERTY DETAILS

- Zone: B-1/PUD
- Shadow-anchored by Walmart, which has over 1.6m visits per year and 3% YOY increase in traffic
- 3/4 access directly in front of site and full access through Buckley St
- Site has conditional use permit for car wash which runs with the land

TRAFFIC COUNTS

Milwaukee Ave: 13,200 VPD



2024 DEMOGRAPHICS

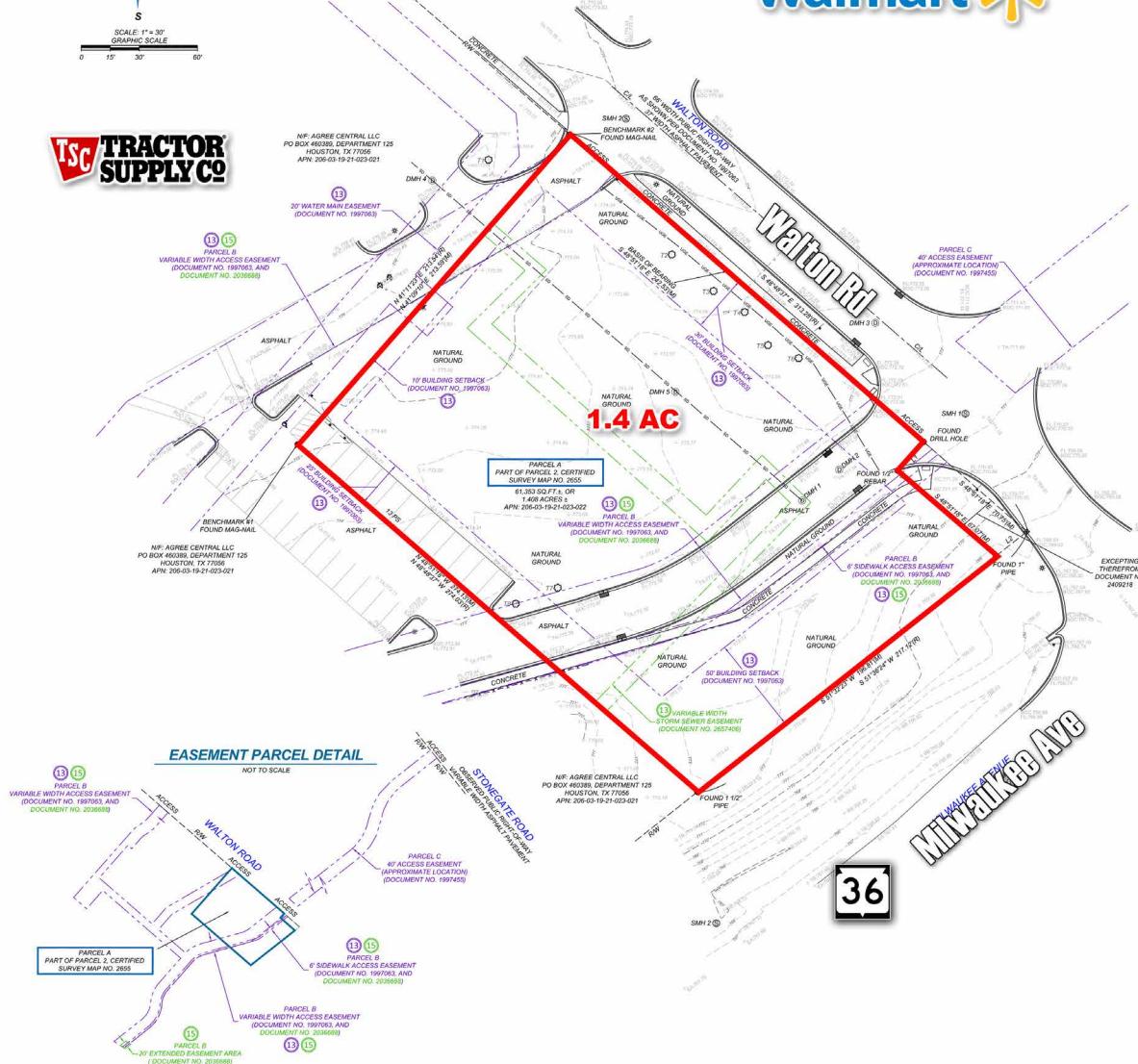
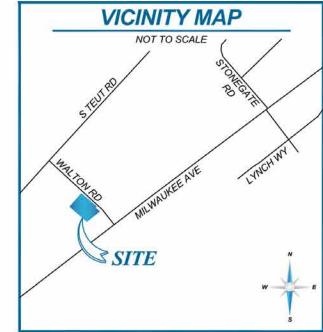
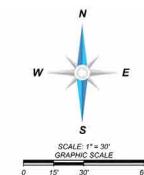
	3-Mile	5-Mile	7-Mile
Population	15,453	23,824	35,866
2029 Pop	15,742	24,373	36,632
Projected Growth	0.4%	0.5%	0.4%
Median Age	42.4	43.5	44.6
Households	6,355	9,724	14,574
AVG HH Income	\$134,785	\$131,749	\$128,129

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SURVEY

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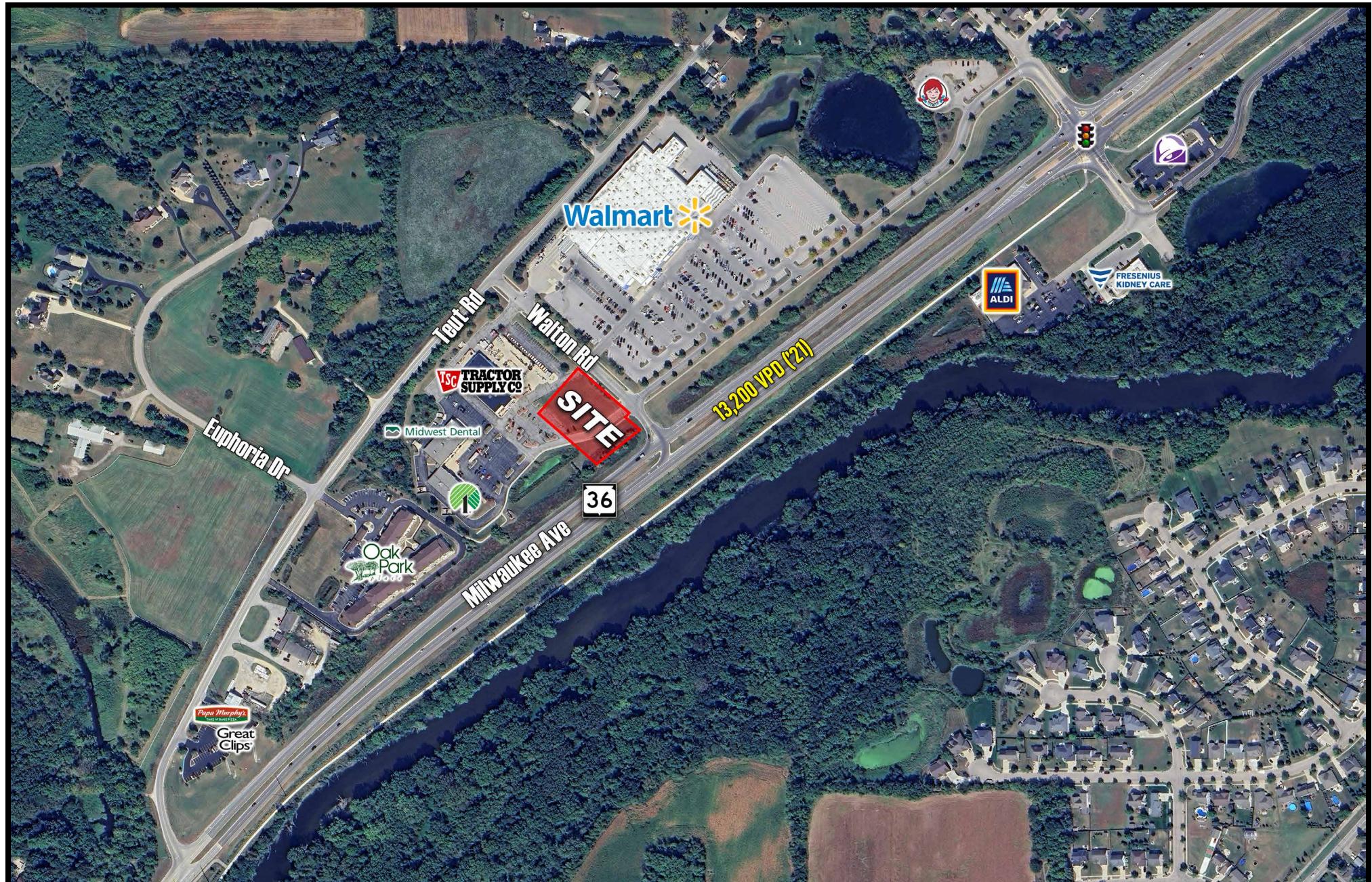
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CLOSE AERIAL

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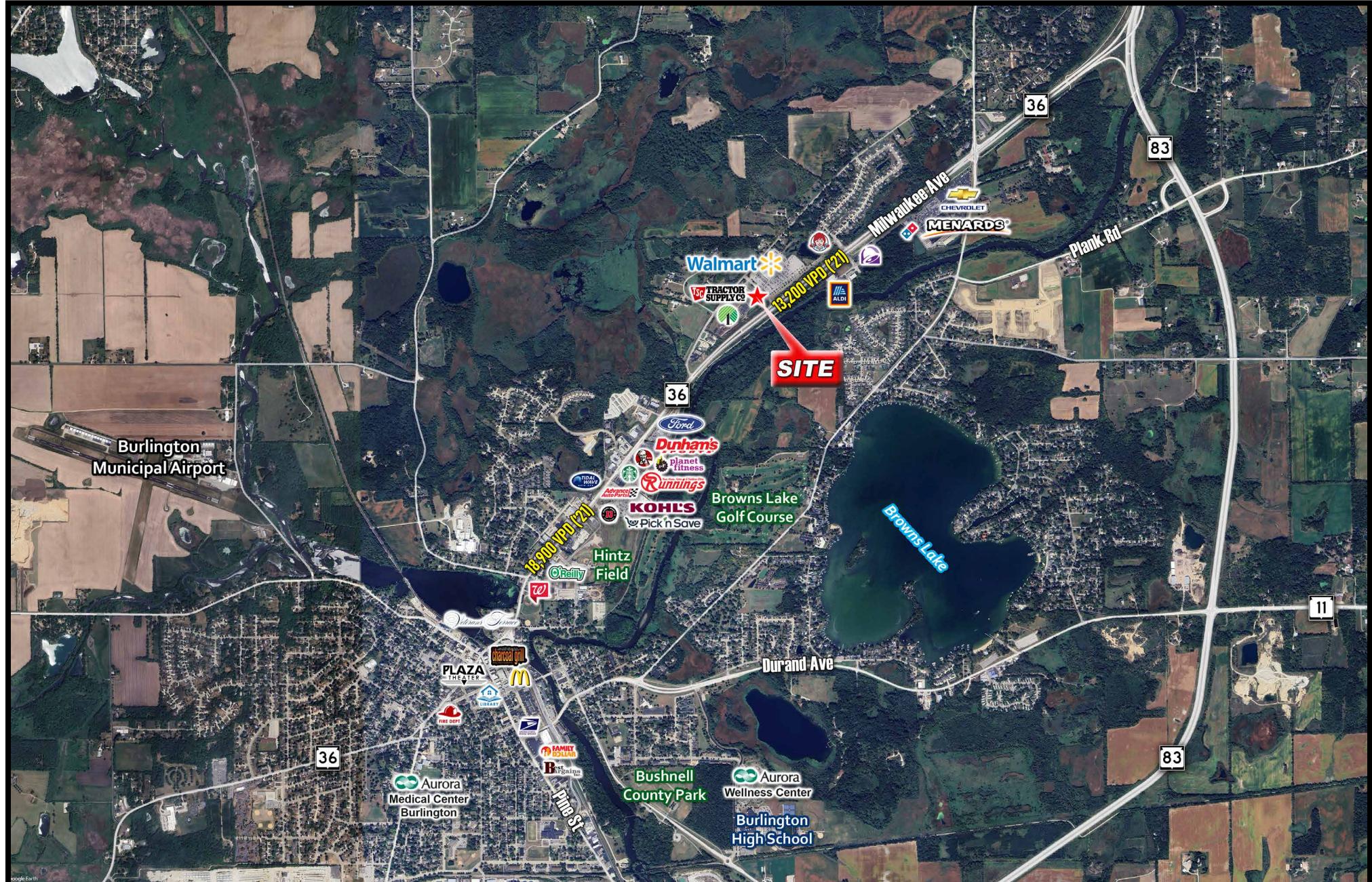


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WIDE AERIAL

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