



**WOODCREST**  
CAPITAL, LLC

# Shops at Highland Plaza

8514-8564 W Brown Deer Rd | Milwaukee WI

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**Endcap: 4,925 SF**  
**1,540 - 9,673 SF**



- 42,656 SF Center
- Milwaukee County, Wisconsin
- Large Parking Field
- Great Visibility & Access
- Newly Acquired: **Aggressive Leasing Rates**

Type	PSF
NNN's	\$ 3.79
Lease Rates	Call for Rates

Traffic Counts	
W Brown Deer Rd	26,387 VPD
N 76th St	22,021 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	8,692	47,680	142,011	303,955
Households	3,516	19,345	55,003	116,797
Average HH Income	\$43,465	\$74,311	\$87,435	\$58,825

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

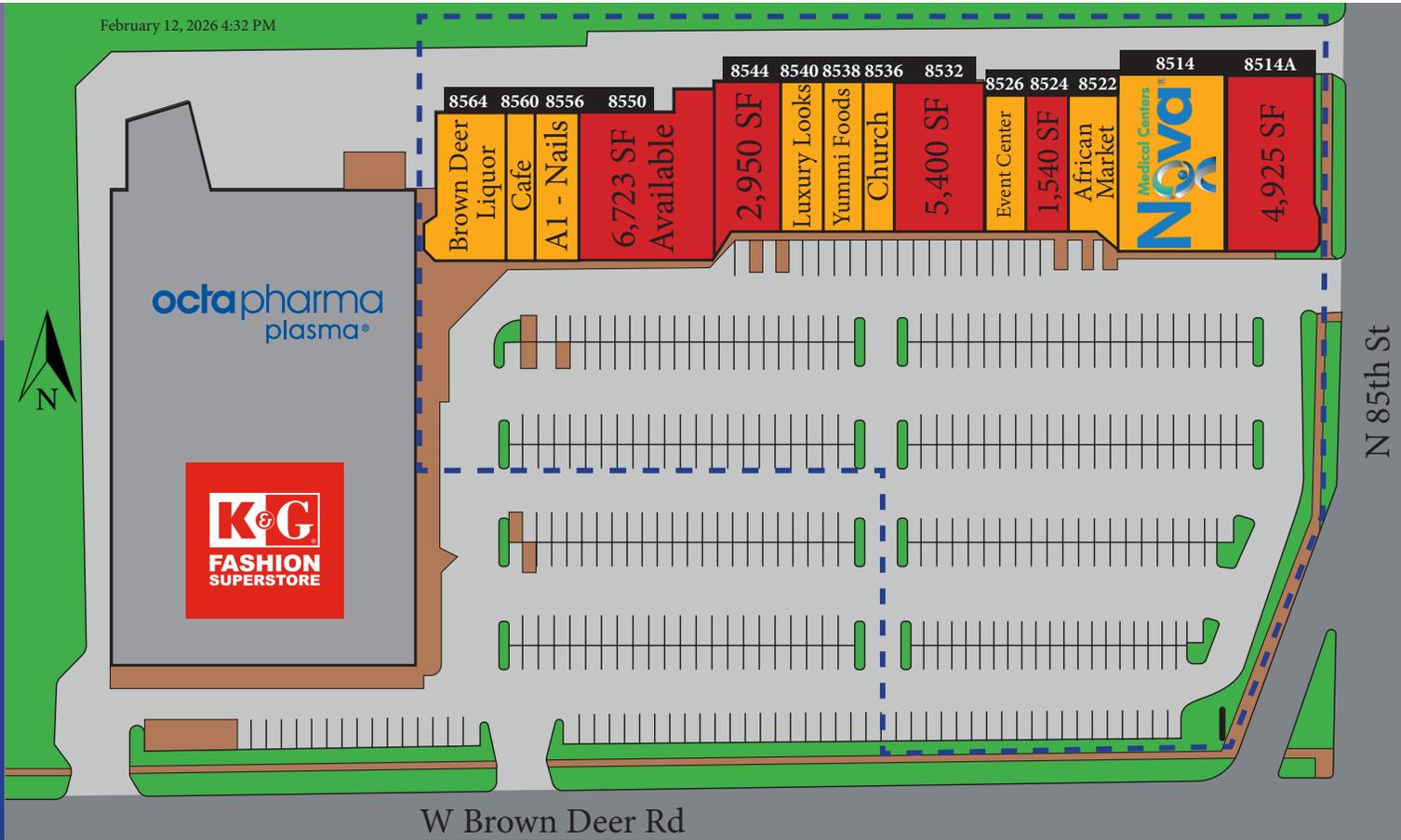
**(817) 927-0050 | woodcrestcapital.com**

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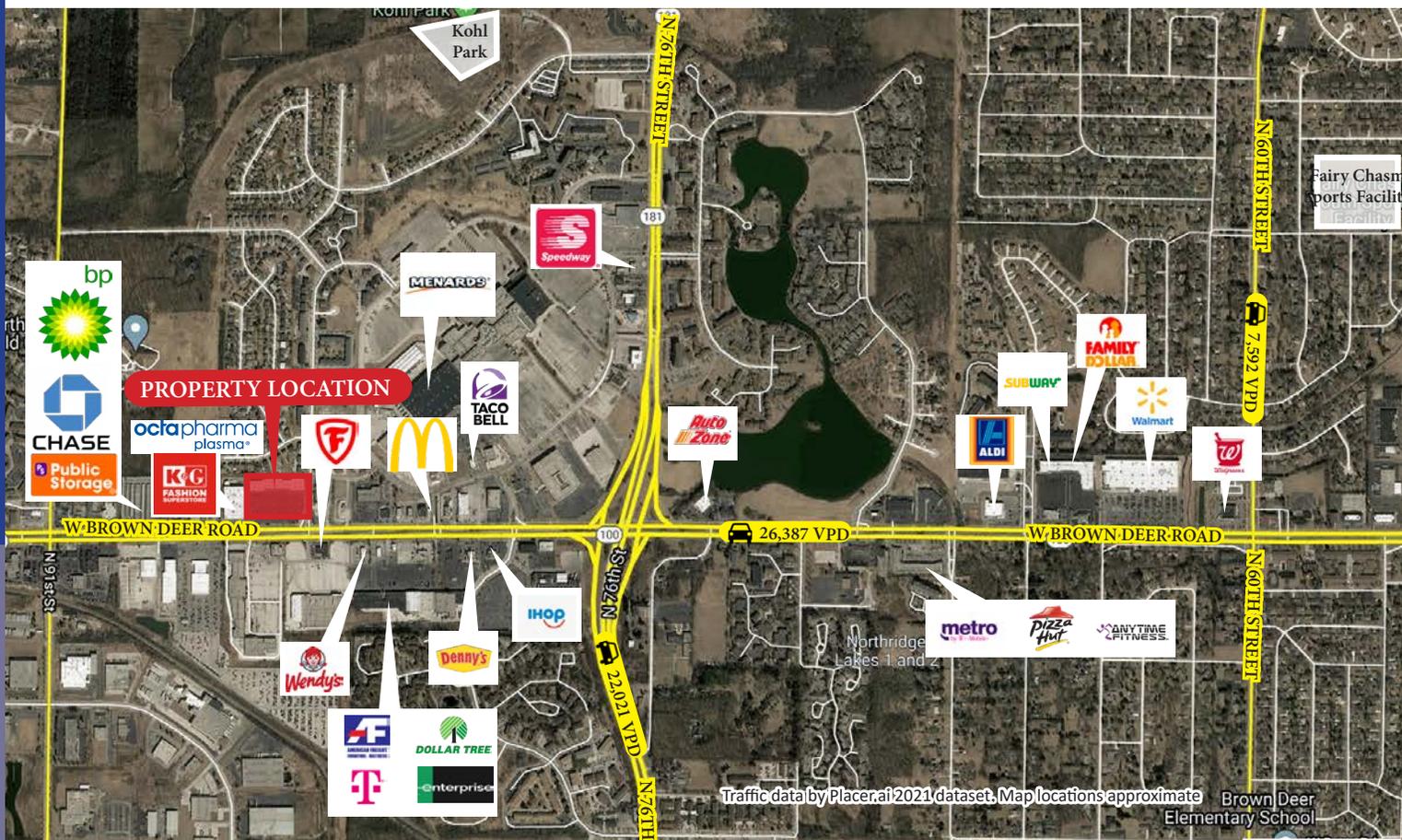
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SHOPS AT HIGHLAND PLAZA | Milwaukee, Wisconsin



Traffic data by Placer.ai 2021 dataset. Map locations approximate. Brown Deer Elementary School