

# PEWAUKEE CROSSINGS

N20W22951 WATERTOWN ROAD, PEWAUKEE, WI 53186

RETAIL FOR LEASE



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,061 SF up to 2,113 SF
<b>LEASE RATE:</b>	Negotiable
<b>TAX/CAM</b>	\$7.41 PSF (2026)
<b>BUILDING SIZE:</b>	15,683 RSF
<b>YEAR BUILT:</b>	2006
<b>LOT SIZE:</b>	2.09 Acres
<b>ZONING:</b>	B-5

## PROPERTY DESCRIPTION

Excellent visibility along this high traffic corridor surrounded by corporate offices and near Microsoft and Anthem. Great signage opportunity with valuable exposure.

Current tenants include Jimmy John's, Snack Depot, Biggy Coffee, AP Tattoo, Hatch Fitness, and The Crossings Restaurant.

## PROPERTY HIGHLIGHTS

- Tenant Improvement Package Available
- Ample Parking
- B-5 Zoning Allows for Wide Range of Usages
- High Traffic Counts: Hwy F 34,700 VPD | Watertown 10,400 VPD



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**MATTHEW KLEIN, CCIM**  
Senior Vice President, Principal  
(612) 382-3403  
mklein@suntide.com  
20186454, Minnesota



# AVAILABLE SPACE

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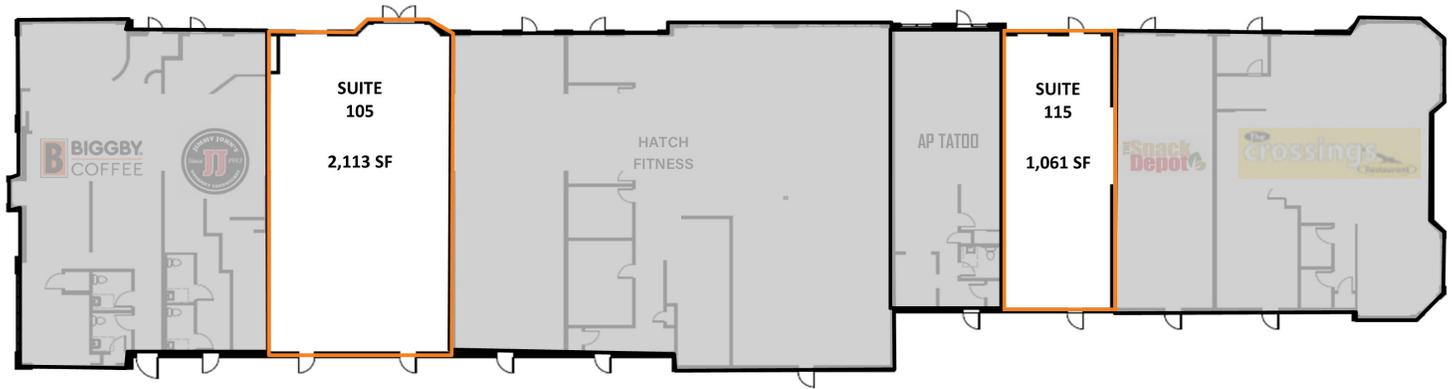
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## Suite 105

2,113 SF

## Suite 115

1,061 SF



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# AERIAL PHOTOS

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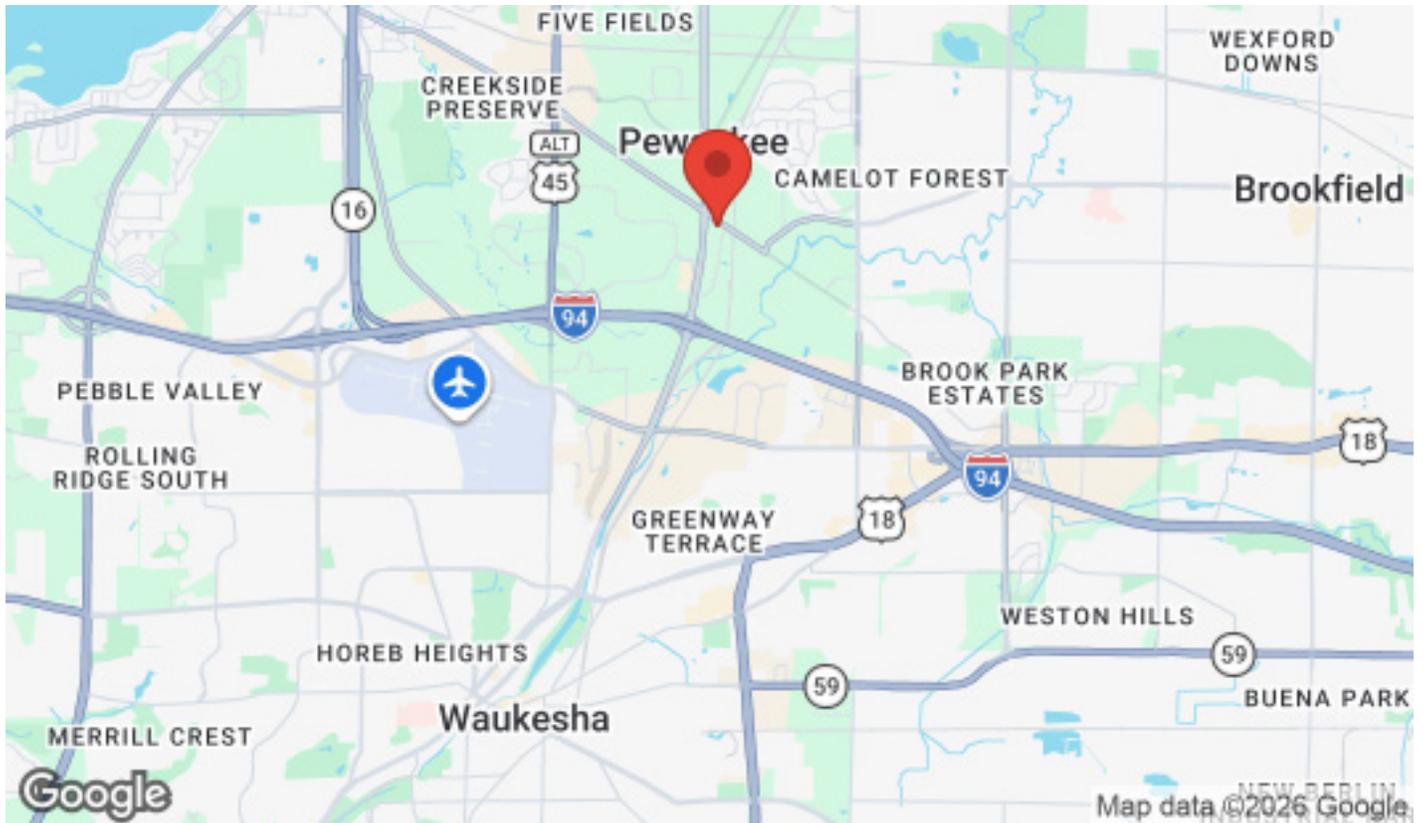
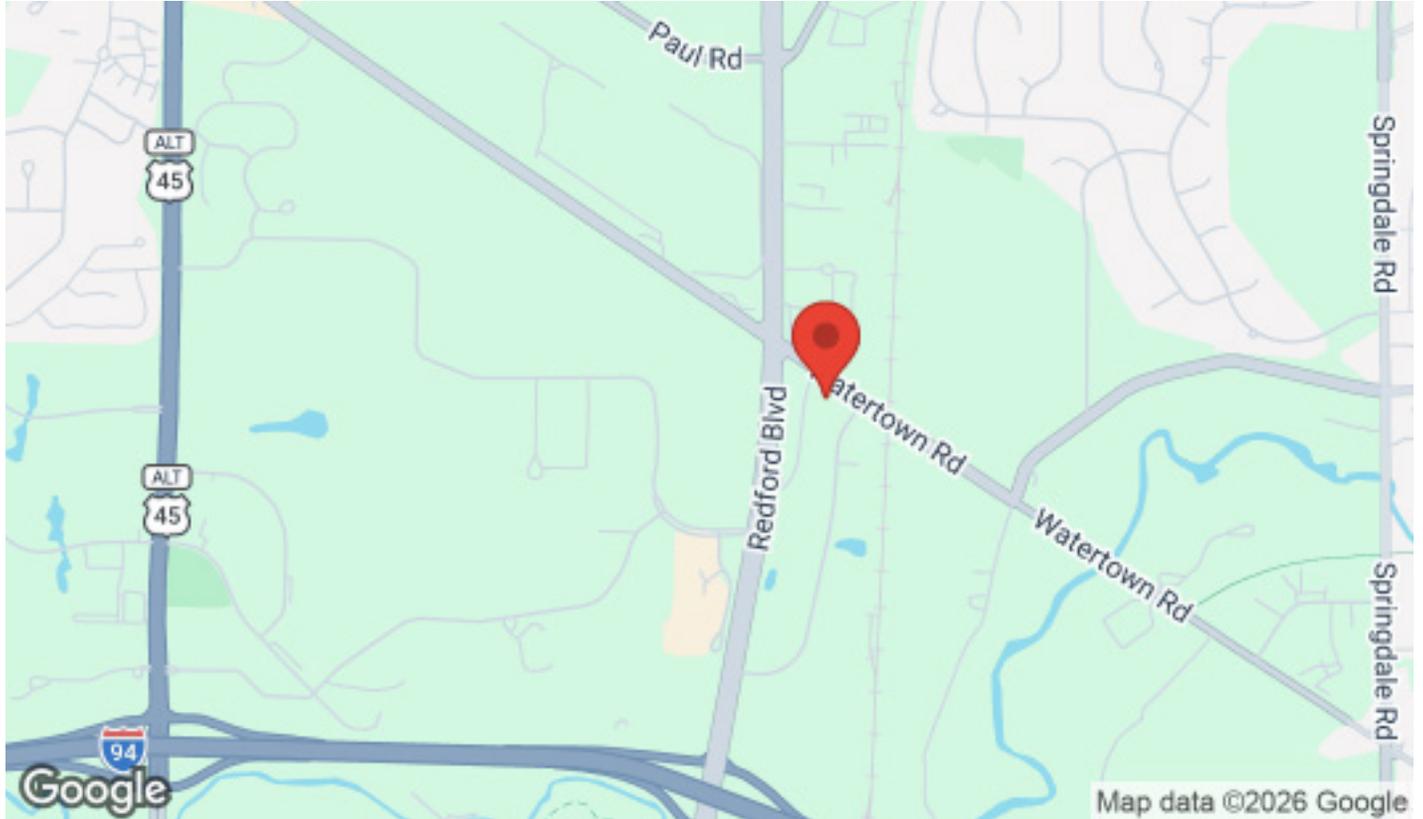
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# LOCATION MAPS

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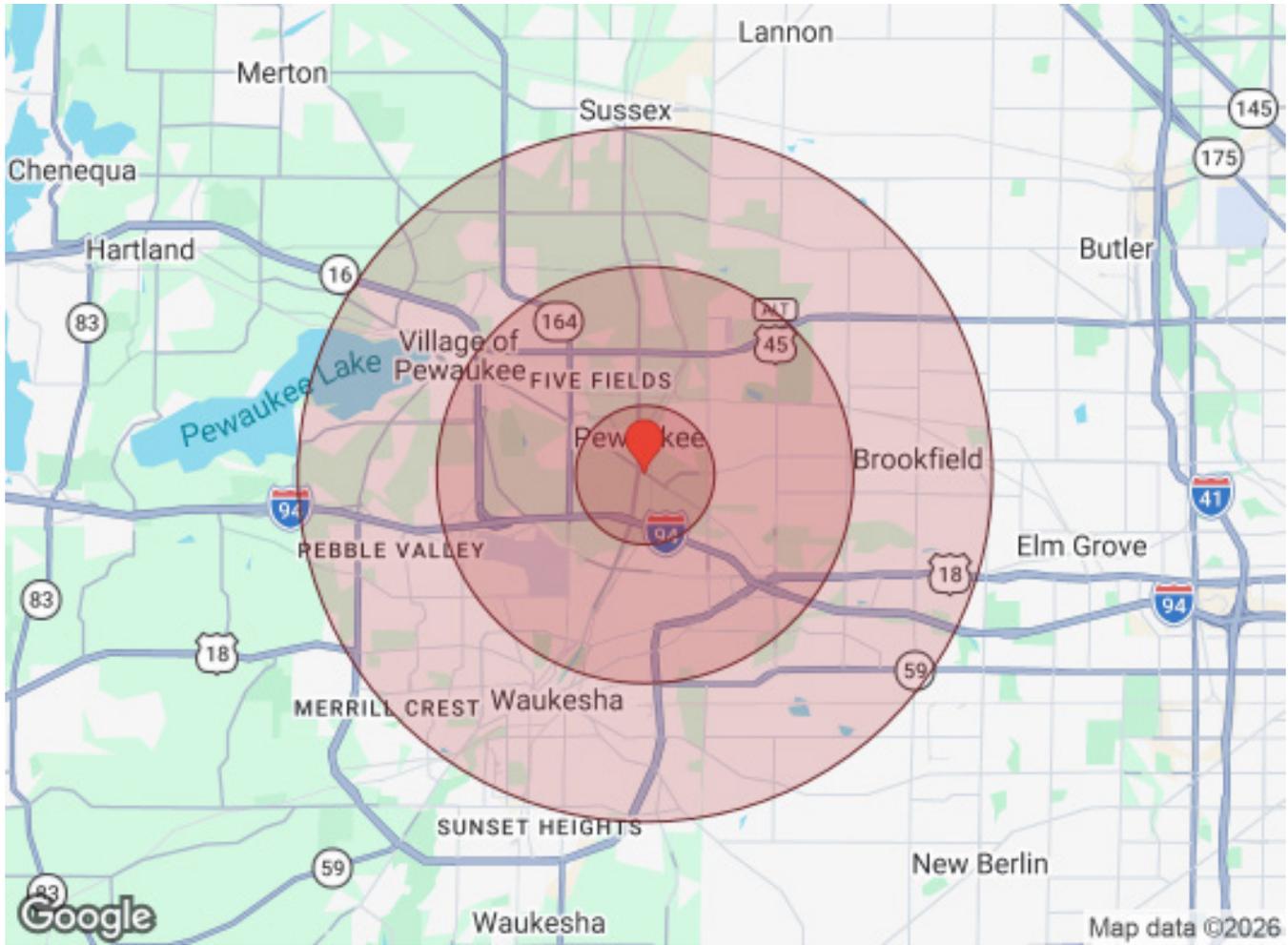
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,687	17,264	56,937
Female	1,915	18,141	60,485
Total Population	3,602	35,405	117,422

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	493	5,876	20,015
Ages 15-24	399	4,489	15,033
Ages 25-54	1,202	13,445	45,366
Ages 55-64	572	4,591	15,263
Ages 65+	936	7,004	21,745

Income	1 Mile	3 Miles	5 Miles
Median	\$73,824	\$68,152	\$67,074
< \$15,000	91	947	3,281
\$15,000-\$24,999	62	1,157	3,877
\$25,000-\$34,999	123	1,190	3,871
\$35,000-\$49,999	200	1,763	6,373
\$50,000-\$74,999	239	2,951	9,534
\$75,000-\$99,999	266	2,076	7,501
\$100,000-\$149,999	243	2,298	7,908
\$150,000-\$199,999	200	1,000	2,802
> \$200,000	115	1,010	2,708

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,661	15,407	50,855
Occupied	1,574	14,703	48,043
Owner Occupied	1,209	9,504	32,530
Renter Occupied	365	5,199	15,513
Vacant	87	704	2,812



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