

VACANT LAND FOR SALE - BUILD TO SUIT - LOT 4

PARKLAND TOWNE CENTER - LOT 4

W171S7452 Lannon Drive
Muskego, WI 53150



Prepared By:

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Broker

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EC COMMERCIAL REAL ESTATE

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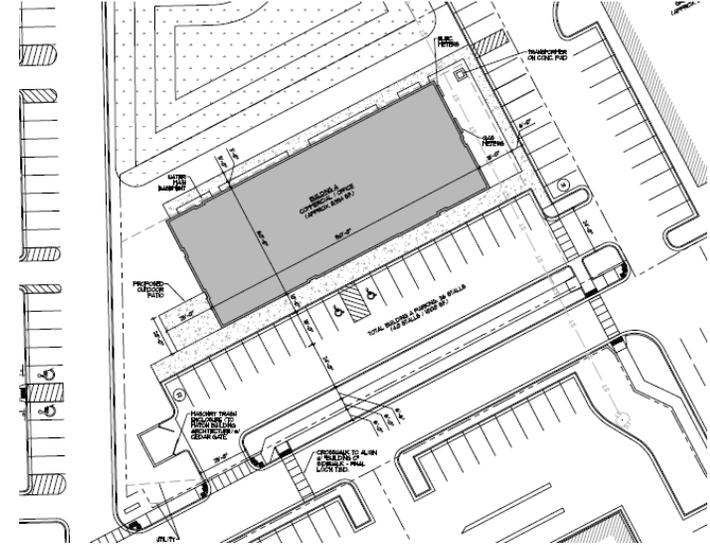
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OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.86 Acres
Building Size:	8,994 SF

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PROPERTY DESCRIPTION

Build to Suit
Tax Key: 2198984017

LOCATION DESCRIPTION

Uncover the potential of the Parkland Towne Center area in Muskego, WI, offering a prime location for Retail / Street Retail investors. Surrounding the property, there is a wealth of attractive amenities, which draw in steady foot traffic and provide ample retail opportunities.

Convenient access to local dining establishments such as The Lodge Muskego, Papa John's, Jimmy John's and Milkcan Hamburgers & Custard, this area offers an enticing mix of commerce and culinary experiences.

Additionally, the property is ideally situated near recreational spaces like Idle Isle Park and several lakes increasing visitors with seasonal activities, making it a desirable location for retail investment in the heart of Muskego.

Close proximity to I43, 92 miles to Chicago & 75 miles to Madison.

SITE DESCRIPTION

Mixed use development including The View Apartments (90 Luxury Condo Style Apartments), Retail Strip Mall (The Lodge Muskego - Food & Spirits, Papa John's, Luxe Nail & Spa, Lakeview Family Chiropractic), Landmark Credit Union, and LOT 2 for future anchor mid box user.

Signalized intersection at the main entrance with 2nd entrance on Lannon Dr.

2 monument signage locations.

Strong long-term residential base with upper middle class incomes. Influx of 500 employees due to new residential developments (single family, apartments and senior living)

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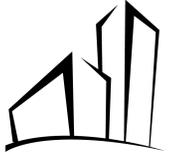
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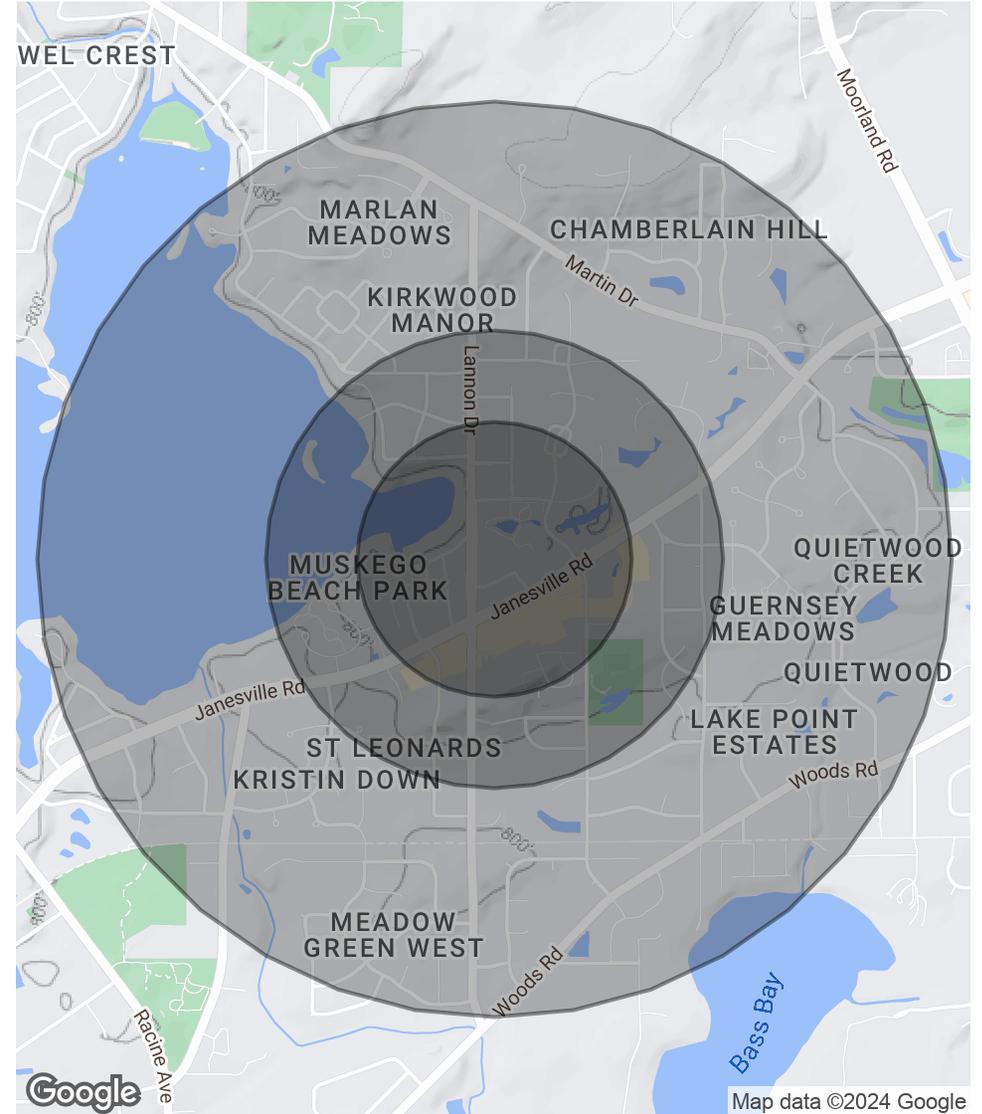


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	601	1,858	5,472
Average Age	44	44	45
Average Age (Male)	43	44	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	252	771	2,270
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$136,890	\$131,660	\$134,588
Average House Value	\$480,723	\$479,748	\$469,045

Demographics data derived from AlphaMap



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