

11110-11112 NORTH WAUWATOSA AVE.  
MEQUON, WI



**AVAILABLE FOR SALE**  
**2.56 ACRES**  
(Over 5 acres potentially available)



**DANIEL WALSH**  
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Suite ME110  
Milwaukee, WI 53203

# GENERAL INFORMATION

An exceptional investment opportunity for residential, commercial or mixed-used development in one of Milwaukee’s most active affluent suburbs. Use the 2.563-acre site for your own home/business, lease it out, or pair it with neighboring properties for a bigger project. Located just off the intersection of two important commercial arterials (Mequon Road and Wauwatosa Road), this property can be combined with adjacent parcels with willing sellers. Over 5 acres can be assembled for redevelopment!

Property Description	Wooded lot currently used for residential and commercial purposes. Improvements include 3 separate buildings: 3/2 brick duplex, large garage/workshop and 2 car garage.
List Price	\$798,600 (Approximately \$312,000 per acre)
Buildings	2,475sf 3/2 Duplex, 880sf garage/workshop, and 440sf 2 car garage
Parcel Dimensions	2.563 acres
Zoning	AC – Arrival Corridor
Tax Key	1402706005
2024 Real Estate Taxes	\$6,587

### Average Household Income

	1 Mile	3 Mile	5 Miles
2020	\$117,347	\$118,244	\$117,760
2027	\$131,757	\$135,966	\$135,496

### Population

	1 Mile	3 Miles	5 Miles
2020	4,114	27,096	73,425
2027	4,483	27,155	73,924



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

# AERIAL



— SUBJECT PROPERTY

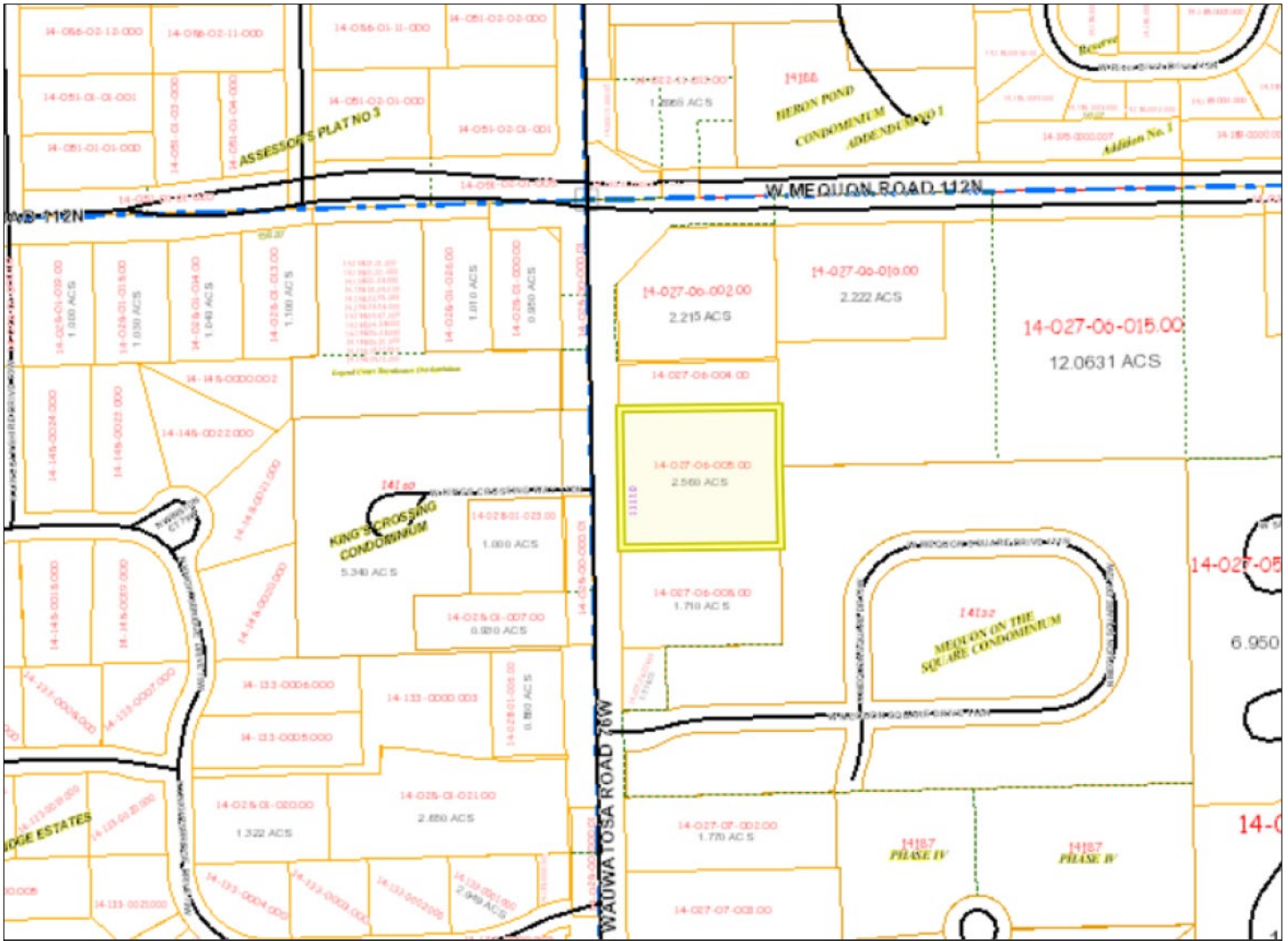
— OTHER POTENTIALLY AVAILABLE PROPERTIES

Parcel A: 11126 N Wauwatosa Ave, Listed – \$499,000 - 0.84 Acres

Parcel B: 11044 N Wauwatosa Ave - 1.71 Acres

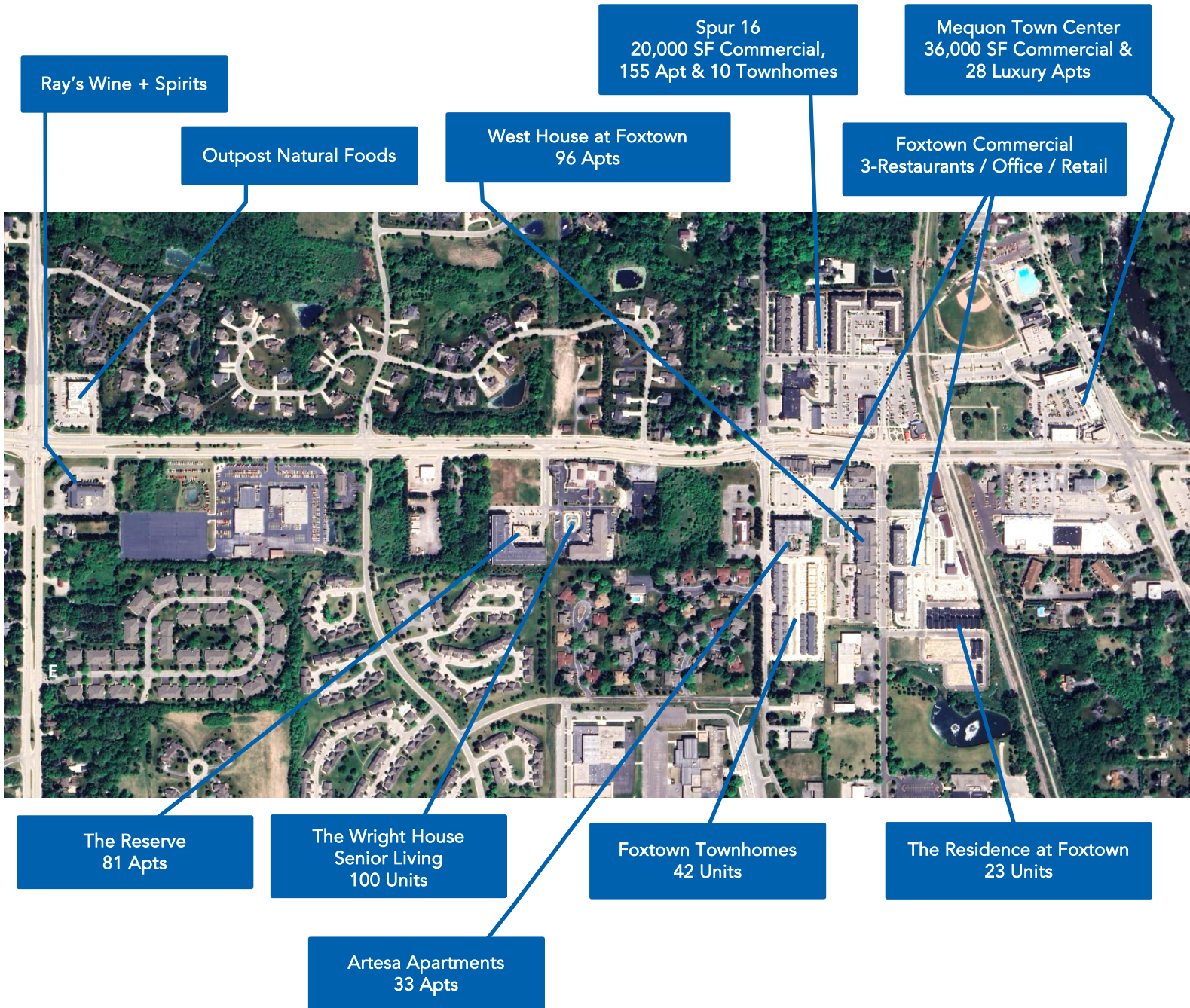
Parcel C: 11032 N Wauwatosa – 0.32 Acres

# PARCEL MAP



— SUBJECT PROPERTY

# PROXIMATE NEW DEVELOPMENT



# DEMOGRAPHICS – 1 MILE



## Demographic and Income Profile

11110 N Wauwatosa Rd, Mequon, Wisconsin, 53097  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 43.21995  
Longitude: -88.00274

Summary	Census 2010	Census 2020	2024	2029				
Population	3,490	4,077	4,355	4,425				
Households	1,418	1,680	1,831	1,903				
Families	1,070	1,195	1,275	1,317				
Average Household Size	2.46	2.41	2.37	2.32				
Owner Occupied Housing Units	1,128	1,277	1,343	1,414				
Renter Occupied Housing Units	290	403	488	489				
Median Age	44.3	44.8	44.8	45.9				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.32%	0.13%	0.38%					
Households	0.77%	0.45%	0.64%					
Families	0.65%	0.33%	0.56%					
Owner HHS	1.04%	0.69%	0.97%					
Median Household Income	2.49%	2.58%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
<\$15,000		98	5.4%	82	4.3%			
\$15,000 - \$24,999		54	2.9%	39	2.0%			
\$25,000 - \$34,999		93	5.1%	69	3.6%			
\$35,000 - \$49,999		88	4.8%	69	3.6%			
\$50,000 - \$74,999		163	8.9%	144	7.6%			
\$75,000 - \$99,999		114	6.2%	102	5.4%			
\$100,000 - \$149,999		467	25.5%	487	25.6%			
\$150,000 - \$199,999		246	13.4%	306	16.1%			
\$200,000+		507	27.7%	606	31.8%			
Median Household Income		\$127,345		\$144,021				
Average Household Income		\$174,188		\$198,746				
Per Capita Income		\$70,605		\$82,412				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	168	4.8%	219	5.4%	227	5.2%	223	5.0%
5 - 9	224	6.4%	266	6.5%	273	6.3%	250	5.6%
10 - 14	266	7.6%	267	6.5%	294	6.7%	288	6.5%
15 - 19	266	7.6%	276	6.8%	267	6.1%	276	6.2%
20 - 24	127	3.6%	168	4.1%	192	4.4%	174	3.9%
25 - 34	264	7.6%	325	8.0%	346	7.9%	420	9.5%
35 - 44	467	13.4%	529	13.0%	590	13.5%	524	11.8%
45 - 54	662	19.0%	566	13.9%	591	13.6%	614	13.9%
55 - 64	536	15.4%	639	15.7%	619	14.2%	595	13.4%
65 - 74	282	8.1%	470	11.5%	540	12.4%	557	12.6%
75 - 84	177	5.1%	253	6.2%	300	6.9%	366	8.3%
85+	54	1.5%	99	2.4%	117	2.7%	138	3.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,104	88.9%	3,361	82.4%	3,526	81.0%	3,518	79.5%
Black Alone	147	4.2%	181	4.4%	218	5.0%	233	5.3%
American Indian Alone	5	0.1%	4	0.1%	4	0.1%	4	0.1%
Asian Alone	155	4.4%	254	6.2%	286	6.6%	318	7.2%
Pacific Islander Alone	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	11	0.3%	39	1.0%	47	1.1%	52	1.2%
Two or More Races	67	1.9%	238	5.8%	274	6.3%	301	6.8%
Hispanic Origin (Any Race)	80	2.3%	147	3.6%	175	4.0%	195	4.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 09, 2025

# DEMOGRAPHICS – 1 MILE

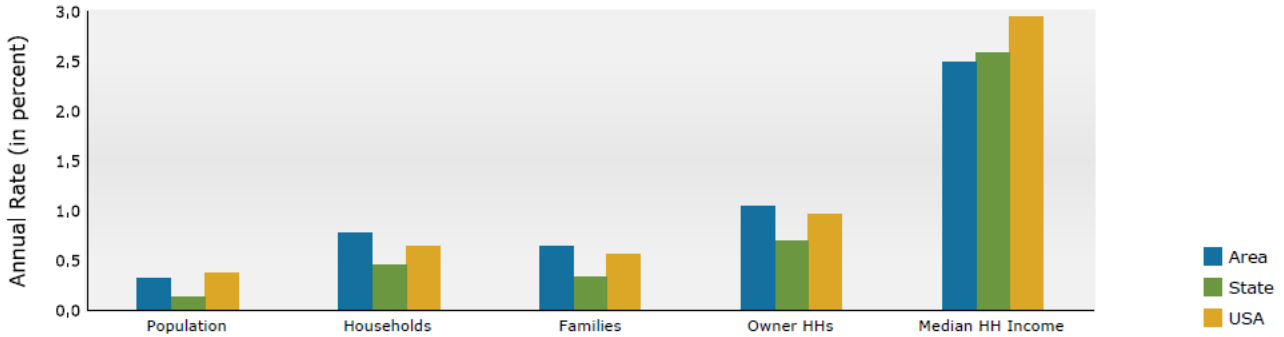


## Demographic and Income Profile

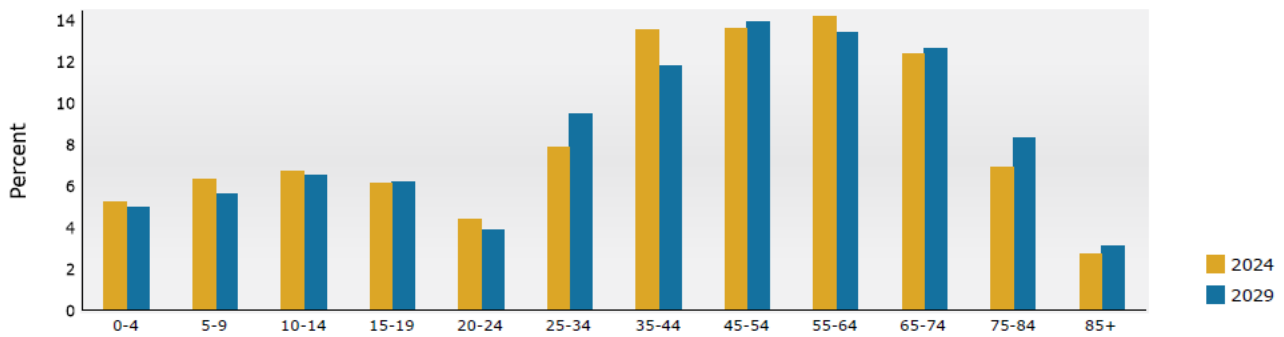
11110 N Wauwatosa Rd, Mequon, Wisconsin, 53097  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 43.21995  
 Longitude: -88.00274

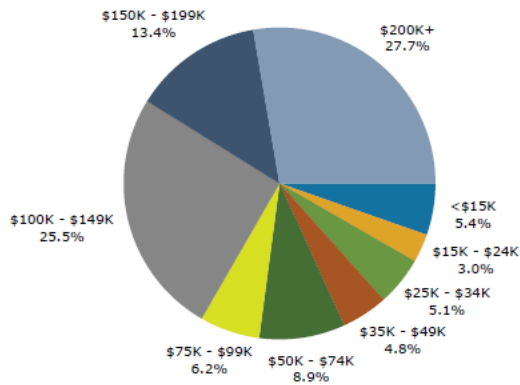
### Trends 2024-2029



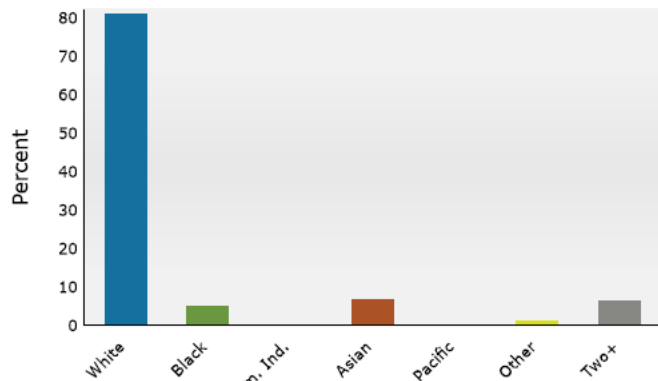
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 4.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# DEMOGRAPHICS – 3 MILES



## Demographic and Income Profile

11110 N Wauwatosa Rd, Mequon, Wisconsin, 53097  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 43.21995  
 Longitude: -88.00274

Summary	Census 2010	Census 2020	2024	2029				
Population	25,157	26,304	26,312	26,556				
Households	10,110	10,661	10,889	11,215				
Families	6,704	6,884	6,909	7,068				
Average Household Size	2.46	2.44	2.39	2.34				
Owner Occupied Housing Units	6,405	6,653	6,858	7,135				
Renter Occupied Housing Units	3,704	4,008	4,031	4,080				
Median Age	40.8	41.0	41.8	42.9				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.18%	0.13%	0.38%					
Households	0.59%	0.45%	0.64%					
Families	0.46%	0.33%	0.56%					
Owner HHs	0.80%	0.69%	0.97%					
Median Household Income	2.29%	2.58%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
<\$15,000		1,060	9.7%	953	8.5%			
\$15,000 - \$24,999		641	5.9%	512	4.6%			
\$25,000 - \$34,999		735	6.7%	627	5.6%			
\$35,000 - \$49,999		780	7.2%	712	6.3%			
\$50,000 - \$74,999		1,361	12.5%	1,274	11.4%			
\$75,000 - \$99,999		923	8.5%	862	7.7%			
\$100,000 - \$149,999		2,233	20.5%	2,403	21.4%			
\$150,000 - \$199,999		1,327	12.2%	1,695	15.1%			
\$200,000+		1,830	16.8%	2,178	19.4%			
Median Household Income		\$98,169		\$109,914				
Average Household Income		\$131,498		\$150,181				
Per Capita Income		\$54,761		\$63,807				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,575	6.3%	1,675	6.4%	1,625	6.2%	1,586	6.0%
5 - 9	1,743	6.9%	1,694	6.4%	1,714	6.5%	1,592	6.0%
10 - 14	1,962	7.8%	1,855	7.1%	1,689	6.4%	1,730	6.5%
15 - 19	1,851	7.4%	1,762	6.7%	1,737	6.6%	1,655	6.2%
20 - 24	1,329	5.3%	1,411	5.4%	1,375	5.2%	1,382	5.2%
25 - 34	2,510	10.0%	2,832	10.8%	2,782	10.6%	2,763	10.4%
35 - 44	2,981	11.8%	3,060	11.6%	3,284	12.5%	3,252	12.2%
45 - 54	3,840	15.3%	3,202	12.2%	3,114	11.8%	3,184	12.0%
55 - 64	3,522	14.0%	3,542	13.5%	3,305	12.6%	3,141	11.8%
65 - 74	1,864	7.4%	2,950	11.2%	3,089	11.7%	3,165	11.9%
75 - 84	1,267	5.0%	1,543	5.9%	1,782	6.8%	2,176	8.2%
85+	712	2.8%	777	3.0%	815	3.1%	929	3.5%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	16,755	66.6%	15,814	60.1%	15,805	60.1%	15,425	58.1%
Black Alone	6,417	25.5%	6,909	26.3%	6,704	25.5%	7,032	26.5%
American Indian Alone	57	0.2%	64	0.2%	65	0.2%	66	0.2%
Asian Alone	981	3.9%	1,492	5.7%	1,587	6.0%	1,731	6.5%
Pacific Islander Alone	10	0.0%	3	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	342	1.4%	556	2.1%	587	2.2%	621	2.3%
Two or More Races	597	2.4%	1,466	5.6%	1,561	5.9%	1,678	6.3%
Hispanic Origin (Any Race)	900	3.6%	1,390	5.3%	1,504	5.7%	1,626	6.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 09, 2025

# DEMOGRAPHICS – 3 MILES

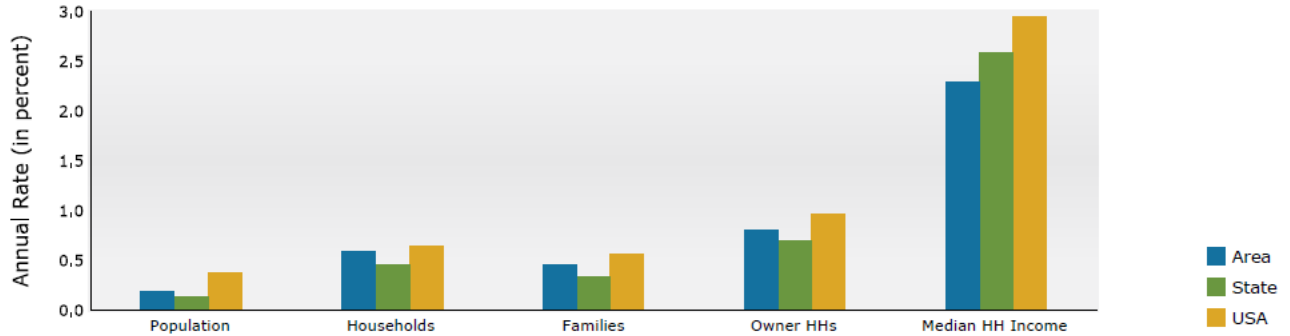


## Demographic and Income Profile

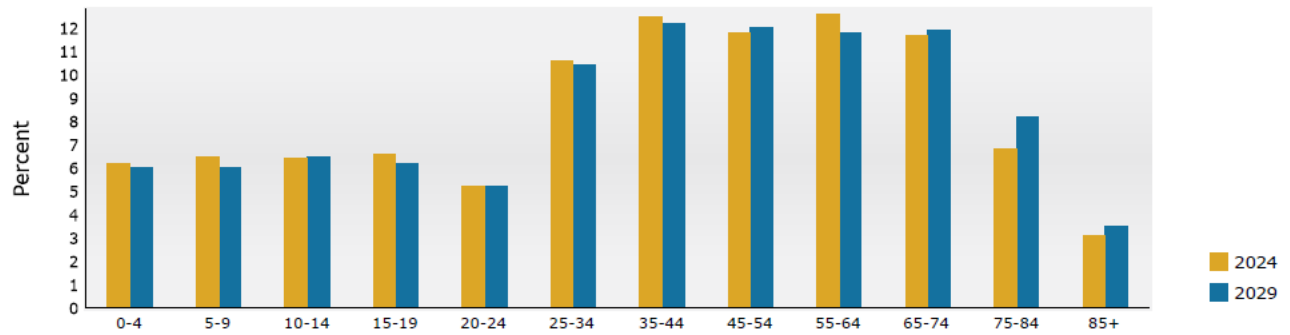
11110 N Wauwatosa Rd, Mequon, Wisconsin, 53097  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 43.21995  
 Longitude: -88.00274

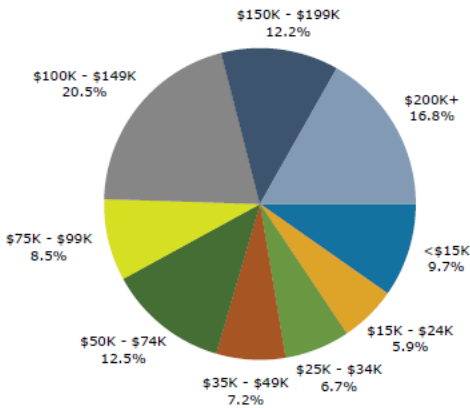
### Trends 2024-2029



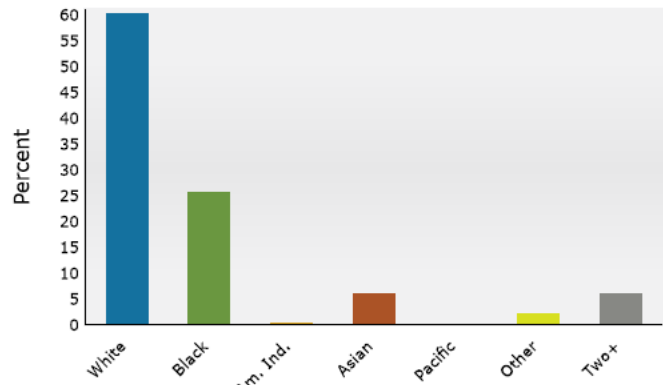
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 5.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# DEMOGRAPHICS – 5 MILES



## Demographic and Income Profile

11110 N Wauwatosa Rd, Mequon, Wisconsin, 53097  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 43.21995  
 Longitude: -88.00274

Summary	Census 2010	Census 2020	2024	2029				
Population	71,093	73,272	73,493	73,409				
Households	29,105	30,267	30,895	31,438				
Families	19,032	19,386	19,398	19,649				
Average Household Size	2.40	2.37	2.33	2.29				
Owner Occupied Housing Units	18,971	19,214	19,687	20,356				
Renter Occupied Housing Units	10,134	11,053	11,208	11,082				
Median Age	40.6	41.7	42.1	43.0				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.02%	0.13%	0.38%					
Households	0.35%	0.45%	0.64%					
Families	0.26%	0.33%	0.56%					
Owner HHs	0.67%	0.69%	0.97%					
Median Household Income	3.23%	2.58%	2.95%					
Households by Income			2024	2029				
			Number	Percent				
<\$15,000			2,786	9.0%				
\$15,000 - \$24,999			1,762	5.7%				
\$25,000 - \$34,999			2,177	7.0%				
\$35,000 - \$49,999			2,795	9.0%				
\$50,000 - \$74,999			3,996	12.9%				
\$75,000 - \$99,999			3,119	10.1%				
\$100,000 - \$149,999			6,330	20.5%				
\$150,000 - \$199,999			3,116	10.1%				
\$200,000+			4,814	15.6%				
			Number	Percent				
Median Household Income			\$89,018	\$104,348				
Average Household Income			\$125,839	\$144,097				
Per Capita Income			\$52,380	\$61,083				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,533	6.4%	4,459	6.1%	4,371	5.9%	4,273	5.8%
5 - 9	4,992	7.0%	4,638	6.3%	4,690	6.4%	4,288	5.8%
10 - 14	5,312	7.5%	5,083	6.9%	4,724	6.4%	4,761	6.5%
15 - 19	4,939	6.9%	4,897	6.7%	4,806	6.5%	4,565	6.2%
20 - 24	3,737	5.3%	4,064	5.5%	4,146	5.6%	4,053	5.5%
25 - 34	7,486	10.5%	7,853	10.7%	7,796	10.6%	7,736	10.5%
35 - 44	8,650	12.2%	8,261	11.3%	8,818	12.0%	8,777	12.0%
45 - 54	10,915	15.4%	9,018	12.3%	8,658	11.8%	8,561	11.7%
55 - 64	9,300	13.1%	10,245	14.0%	9,491	12.9%	8,744	11.9%
65 - 74	5,329	7.5%	8,293	11.3%	8,796	12.0%	9,144	12.5%
75 - 84	3,834	5.4%	4,319	5.9%	4,995	6.8%	5,994	8.2%
85+	2,065	2.9%	2,142	2.9%	2,202	3.0%	2,514	3.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,846	67.3%	43,030	58.7%	42,610	58.0%	41,297	56.3%
Black Alone	17,724	24.9%	20,409	27.9%	20,369	27.7%	20,920	28.5%
American Indian Alone	218	0.3%	199	0.3%	200	0.3%	200	0.3%
Asian Alone	2,617	3.7%	3,989	5.4%	4,300	5.9%	4,635	6.3%
Pacific Islander Alone	26	0.0%	26	0.0%	23	0.0%	22	0.0%
Some Other Race Alone	1,039	1.5%	1,478	2.0%	1,578	2.1%	1,665	2.3%
Two or More Races	1,623	2.3%	4,140	5.7%	4,413	6.0%	4,671	6.4%
Hispanic Origin (Any Race)	2,735	3.8%	3,767	5.1%	4,088	5.6%	4,374	6.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 09, 2025

# DEMOGRAPHICS – 5 MILES

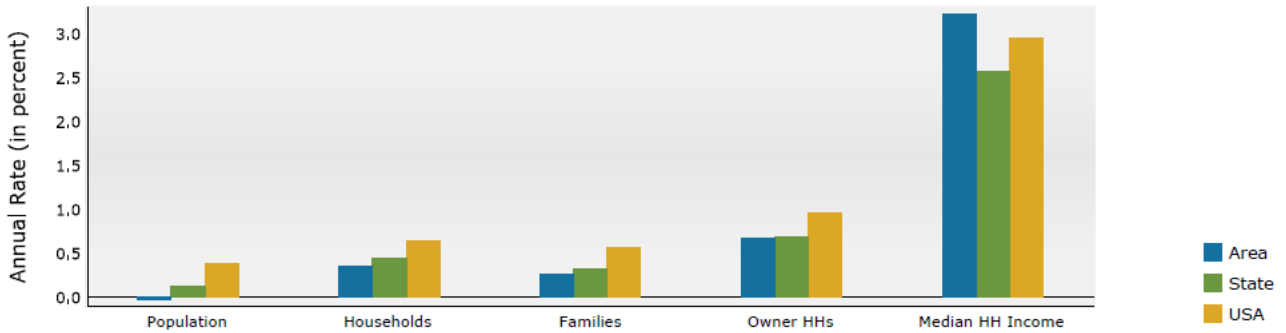


## Demographic and Income Profile

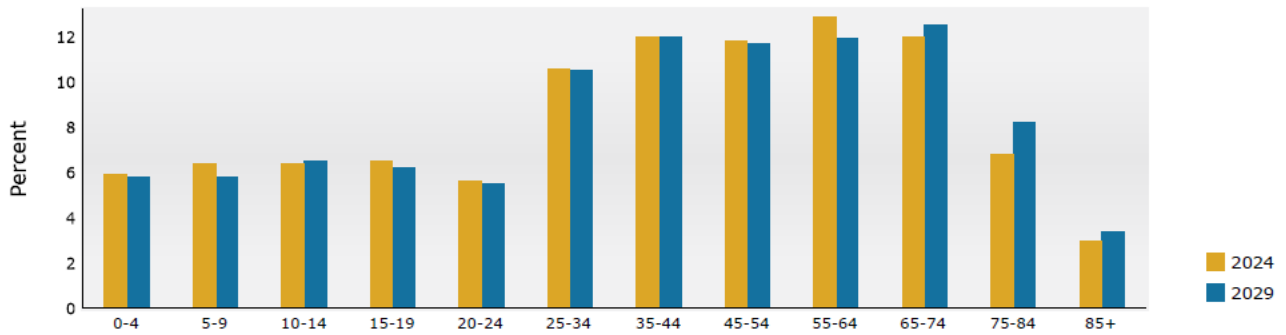
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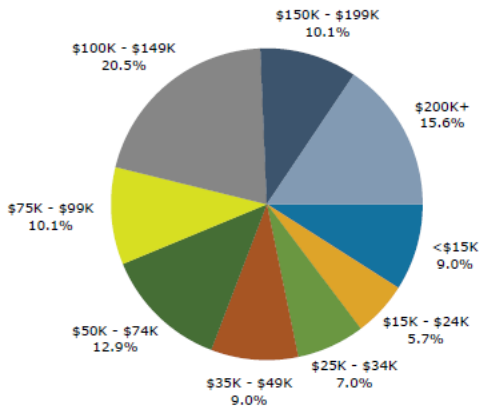
### Trends 2024-2029



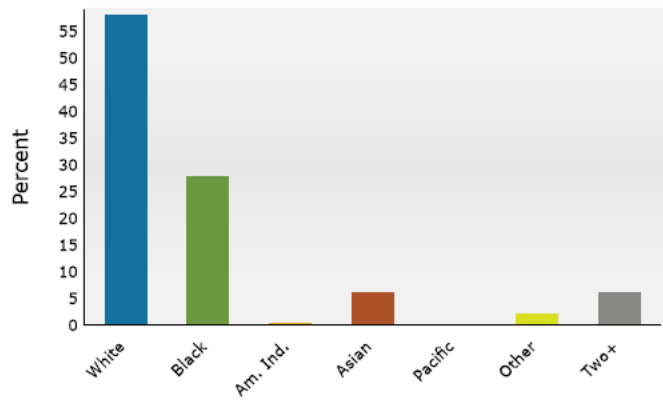
### Population by Age



### 2024 Household Income



### 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

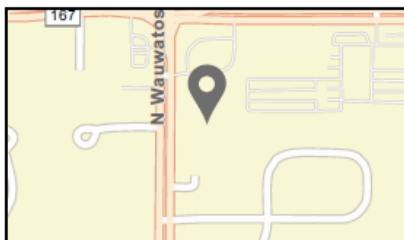
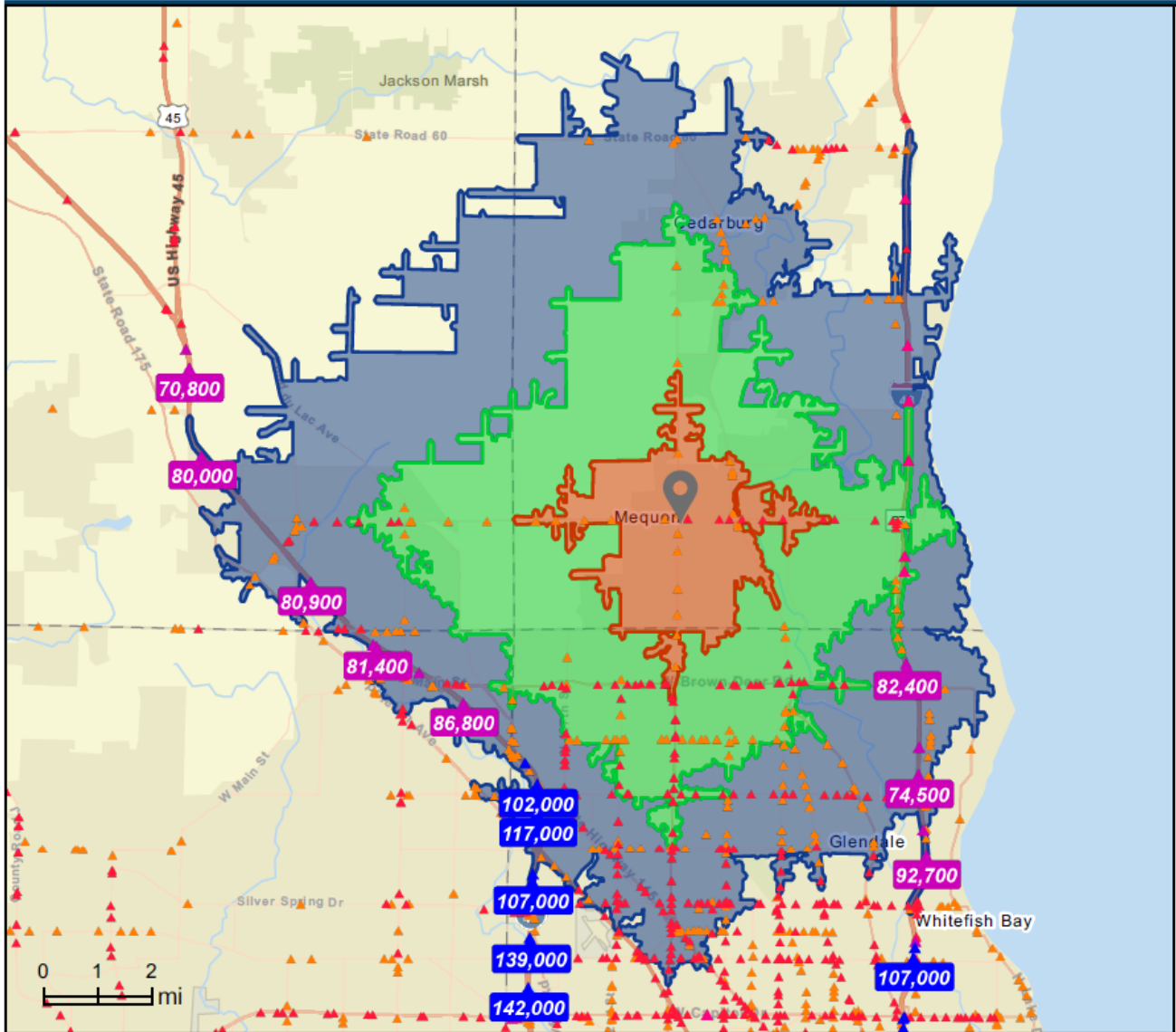
# DRIVETIME (5, 10, 15)



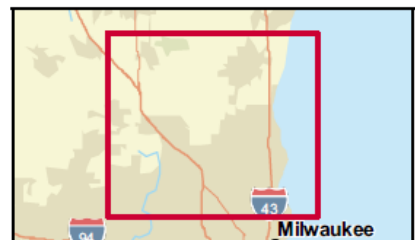
## Traffic Count Map

11110 N Wauwatosa Rd, Mequon, Wisconsin, 53097  
 Drive time bands: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 43.21995  
 Longitude: -88.00274



- 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: ©2024 Kalibrate Technologies (Q4 2024).

May 09, 2025

# NON-RESIDENTIAL CUSTOMERS

# STATE OF WISCONSIN BROKER DISCLOSURE



*Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.*

Prior to negotiating on your behalf the Brokerage firm or agent associated with the firm, must provide you the following disclosure statement.

## DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

\_\_\_\_\_

**NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

\_\_\_\_\_

## CONFIDENTIALITY NOTICE TO CUSTOMERS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

## NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*