

# for lease

## PROPERTY OVERVIEW

President's Plaza is located on the south side of Waukesha at the southwest corner of West Sunset Drive and South East Street. Originally constructed in 1981, the property benefits from a new roof and various building systems upgrades over the past several years. The high-visibility site provides ample parking and is easily accessible from all parts of southern Waukesha County and surrounding areas.

## SPACE AVAILABLE

**1,789 SF**

### YEAR BUILT

1981

### BUILDING SIZE

27,734 SF

### TRAFFIC COUNTS

15,000 VPD

### HOUSEHOLDS (5 MILES)

31,290

### NNN EXPENSES

\$4.15 SF

### PARKING

111 stalls

### ZONING

B-5

### ASKING RATE

\$18.00 per square foot (NNN)

### TERM

5 years

## PRESIDENT'S PLAZA

**101 WEST SUNSET DRIVE  
WAUKESHA, WISCONSIN 53189**

Located along a well-established, neighborhood retail corridor in the heart of Waukesha, the property and the available lease space benefit from excellent visibility, easy access and updated building systems.

**AVAILABLE SEPTEMBER 2025**

## PROPERTY HIGHLIGHTS

President's Plaza sits between two retail nodes along Sunset Drive, one immediately to the east which is home to a Meijer Superstore and The Shoppes at Fox River to the west, a 467,000 square foot, retail shopping destination that is home to Target and T.J. Maxx. Sunset Drive is the primary retail corridor on the south side of Waukesha. A new, free-standing, Starbucks Coffee cafe is under construction on the westernmost portion of the site. The store is anticipated to open in early 2026.

**HARD CORNER  
LOCATION**

**AFFORDABLE  
SPACE**

**CONVENIENT  
ACCESS**

**AMPLE  
PARKING**

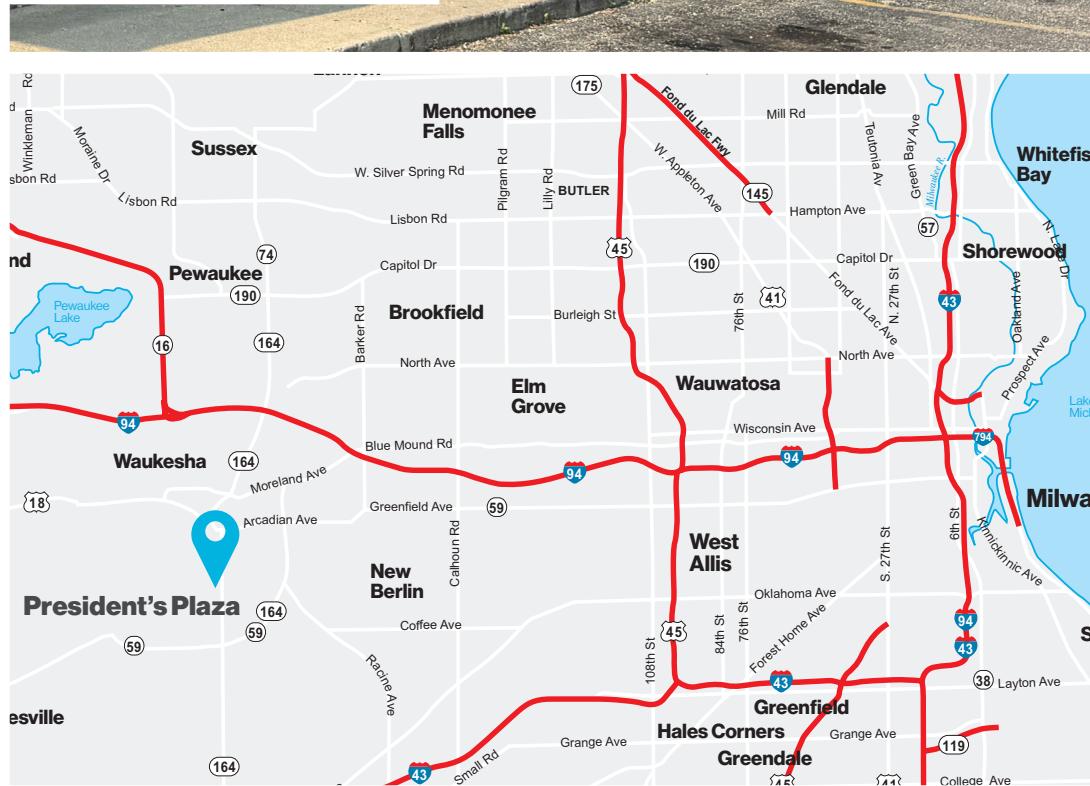
**STRONG  
CO-TENANCY**

**UNMATCHED  
VISIBILITY**

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## THE MARKET

Waukesha is a high-density metro Milwaukee suburb with a population of roughly 72,000. Home to numerous large manufacturers and Carroll University, the city is a critical regional employment hub. Employment and income demographics are among the best in the state. Waukesha is the seventh largest city in Wisconsin. Its excellent schools, thriving downtown and proximity to major employment centers position it well for continued growth and economic stability.



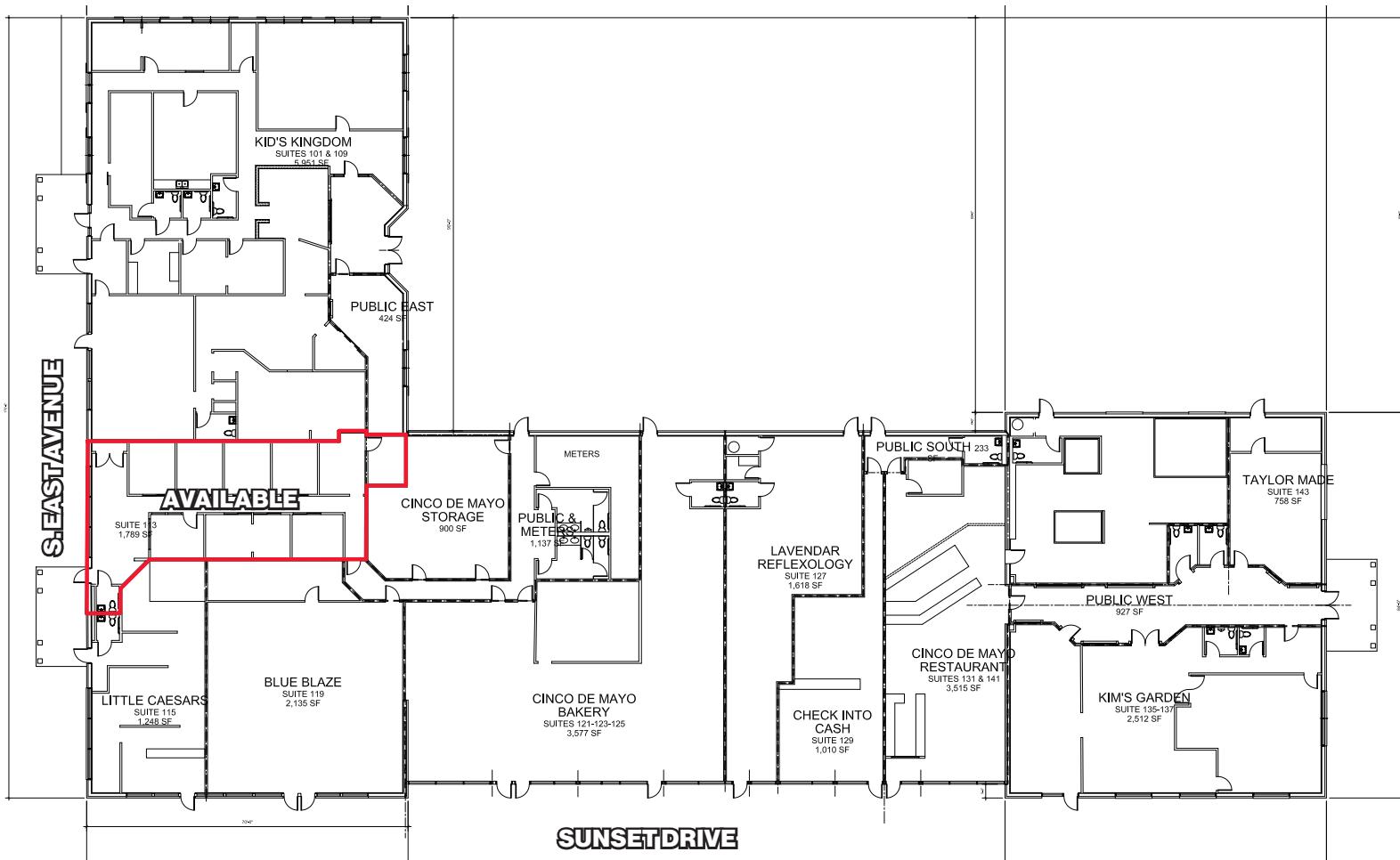
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## FOR MORE INFORMATION

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