

OFFICE/RETAIL FOR LEASE AND SALE

BRADLEY SQUARE SHOPPING CENTER

7919-7961 NORTH 76TH STREET, MILWAUKEE, WI 53223



OFFERING SUMMARY

SALE PRICE:	\$2,000,000 - Contact Broker Directly
AVAILABLE SF:	Suite 7961: End Unit 5,368 SF Suite 7937: In-line Unit 1,400 SF
LEASE RATE:	Negotiable
RE TAX / CAM:	\$4.89 PF/Yr (2025)
BUILDING SF:	19,839
YEAR BUILT:	1985
ZONING:	LB1 - Local Business Dist

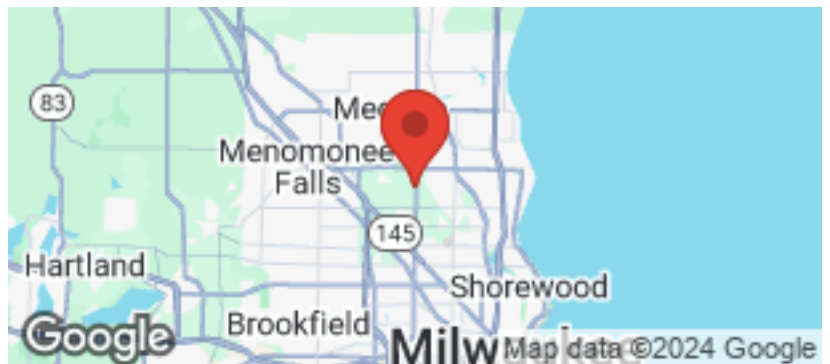
PROPERTY OVERVIEW

Office/Retail space located along N. 76th Street and W. Bradley Road. Bradley Square is ideally positioned to draw on the flow of customers with its vibrant mix of tenants including State Farm, Falling Into Loving Arms Child Care, and Convergence Resource Center. Convenient to I-41, I-43, Hwy 100, and approximately 15 miles northwest of downtown Milwaukee. Bradley Square sits along N. 76th Street which runs a total of 40 miles through all of Milwaukee and has an average traffic count over 26,000 VPD.

*This Property is also available for sale at \$2,000,000 - please contact broker directly.

PROPERTY HIGHLIGHTS

- Building Signage
- High Traffic Count Along N 76th Street - 26,200 VPD
- Northwest Area of Milwaukee
- Near Many National and Regional Retailers
- 2025 Tax/CAM: \$4.89 psf/yr



KW COMMERCIAL MIDWEST | AMK
14665 Galaxie Ave Suite 350
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SALIENT INFORMATION

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BUILDING INFORMATION:

ADDRESS: 7919 - 7961 North 76th Street
Milwaukee, Wisconsin 53223

BUILDING SIZE: 19,839 SF

YEAR BUILT: 1985

SITE SIZE: 1.420 Acres

ZONING: LB1 - Local Business District

APN: 819-999-120

PARKING: Asphalt Surface Lot

HEATING/COOLING: Rooftop Gas Forced Air Furnaces

SIGNAGE: On Building

AVAILABLE SPACE:

VACANCIES: Suite 7961: 5,368 SF - End Unit Space
Suite 7937: 1,400 SF - In-Line Space

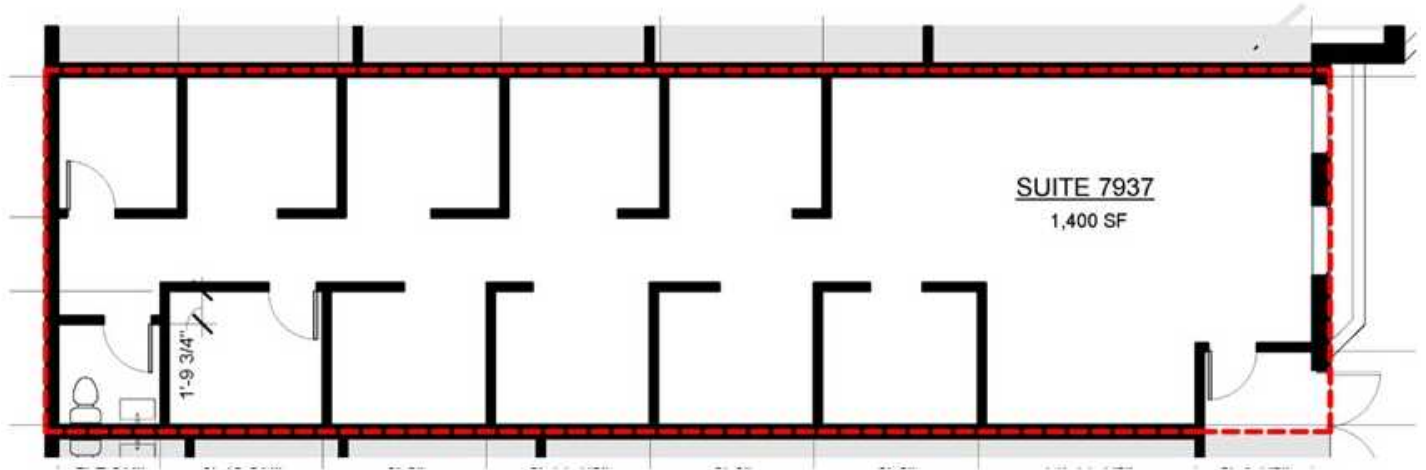
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R.E. TAX/CAM: \$4.89 PSF/Year (2025)

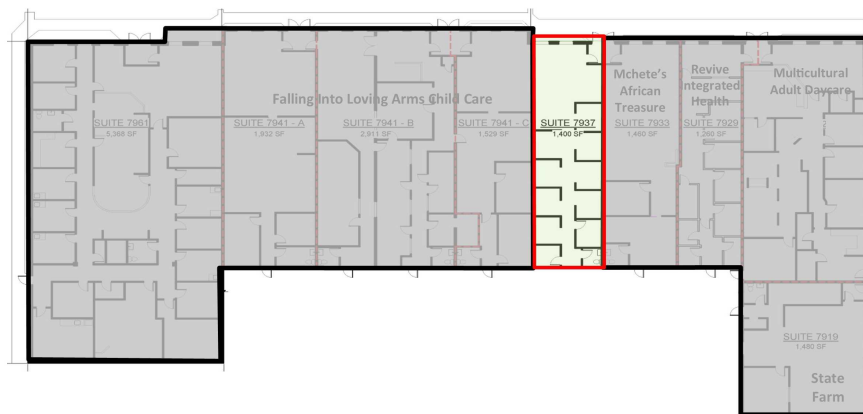


SUITE 7937: 1,400 SF

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N. 76TH STREET



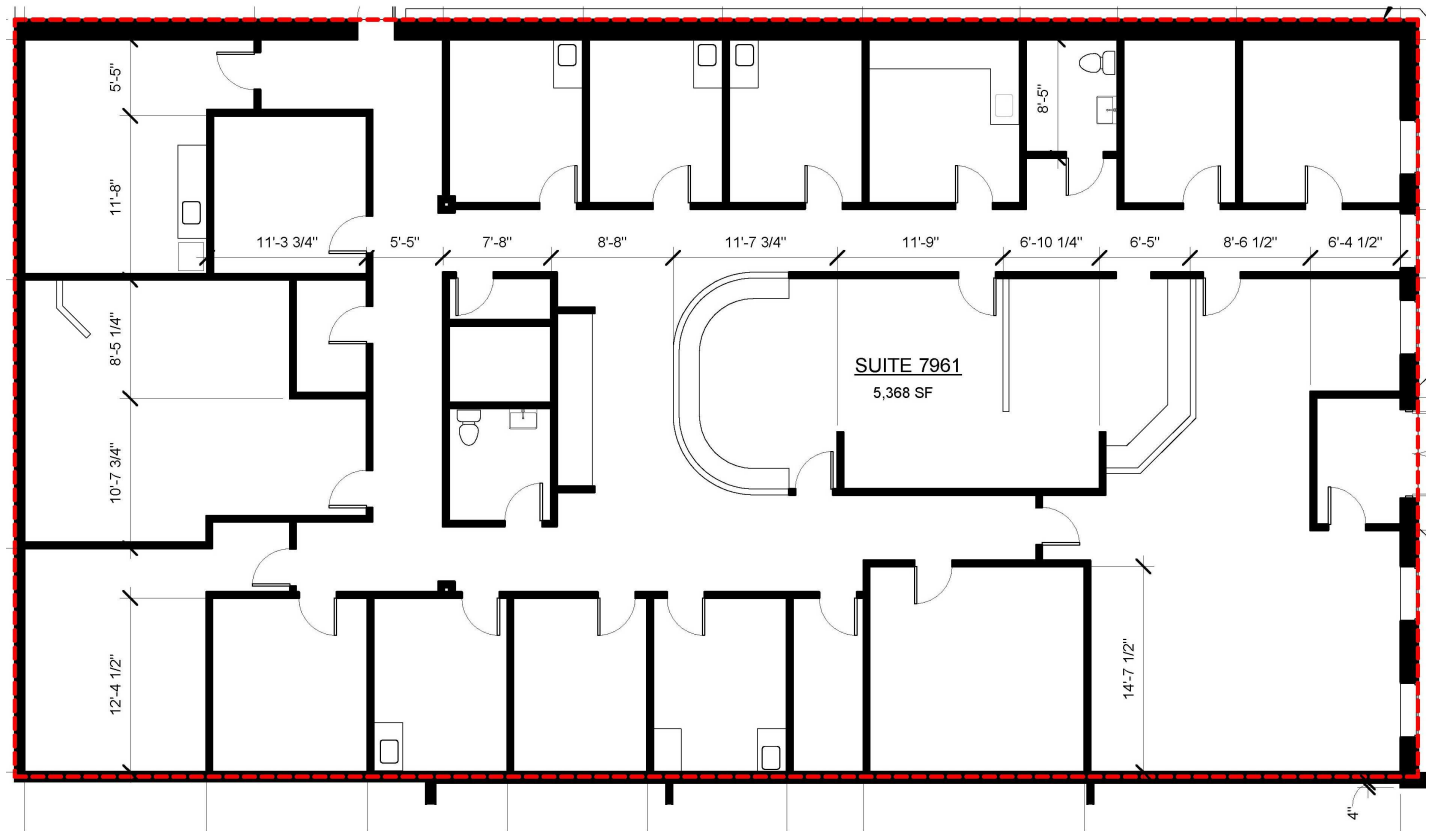
W. LOLITA AVENUE

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SUITE 7961: 5,368 SF

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N. 76TH STREET

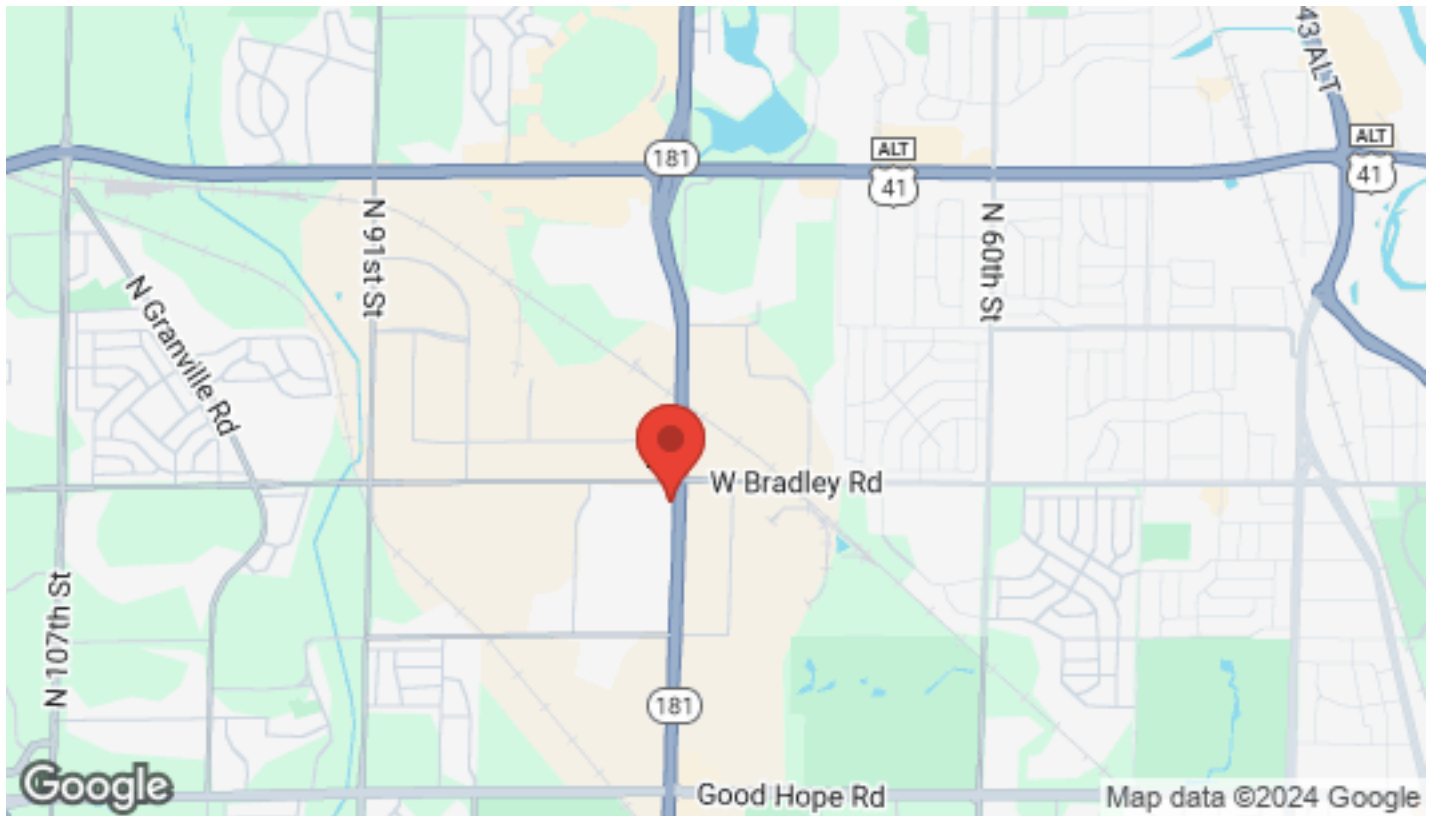


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LOCATION MAPS

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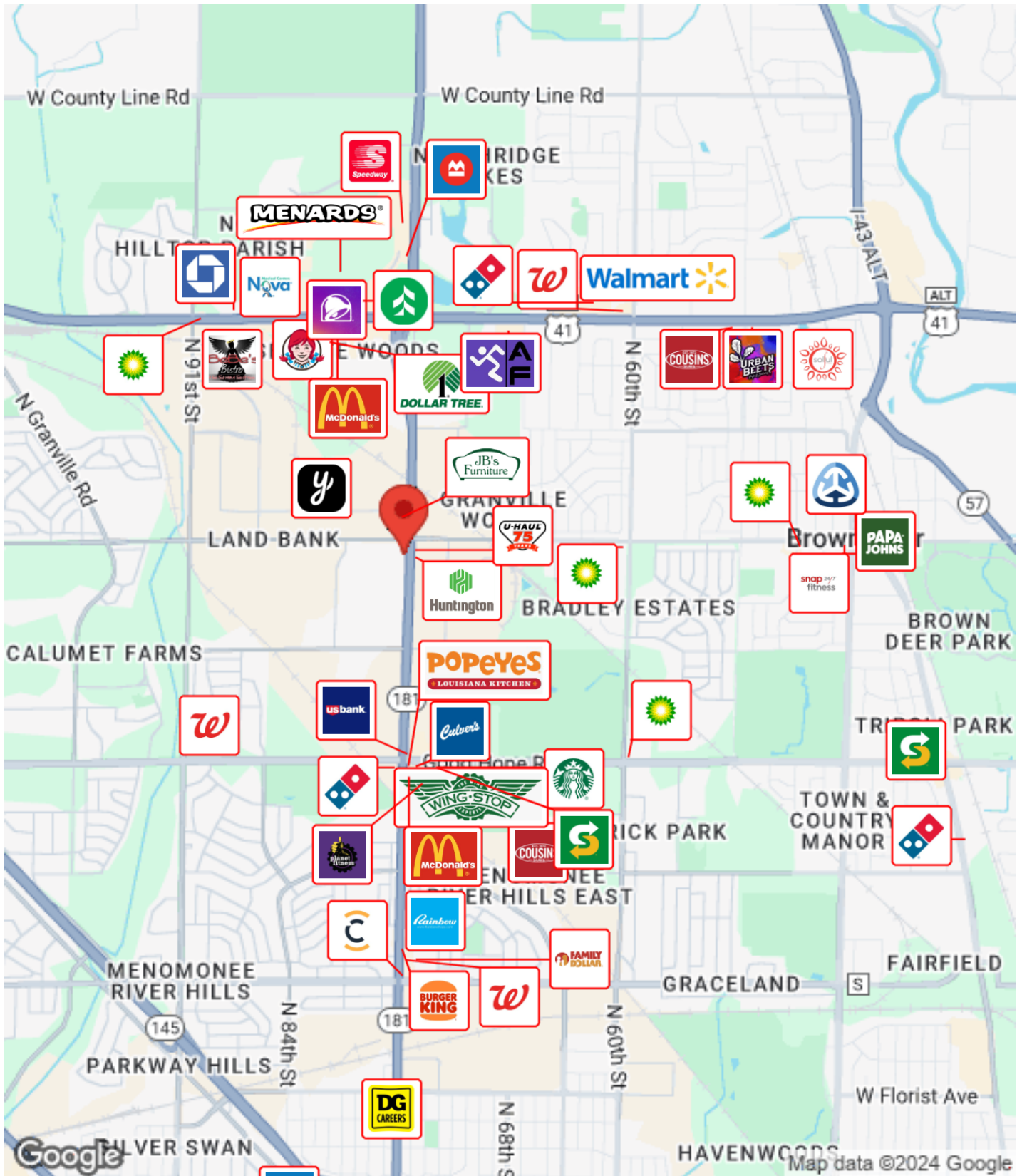


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BUSINESS MAP

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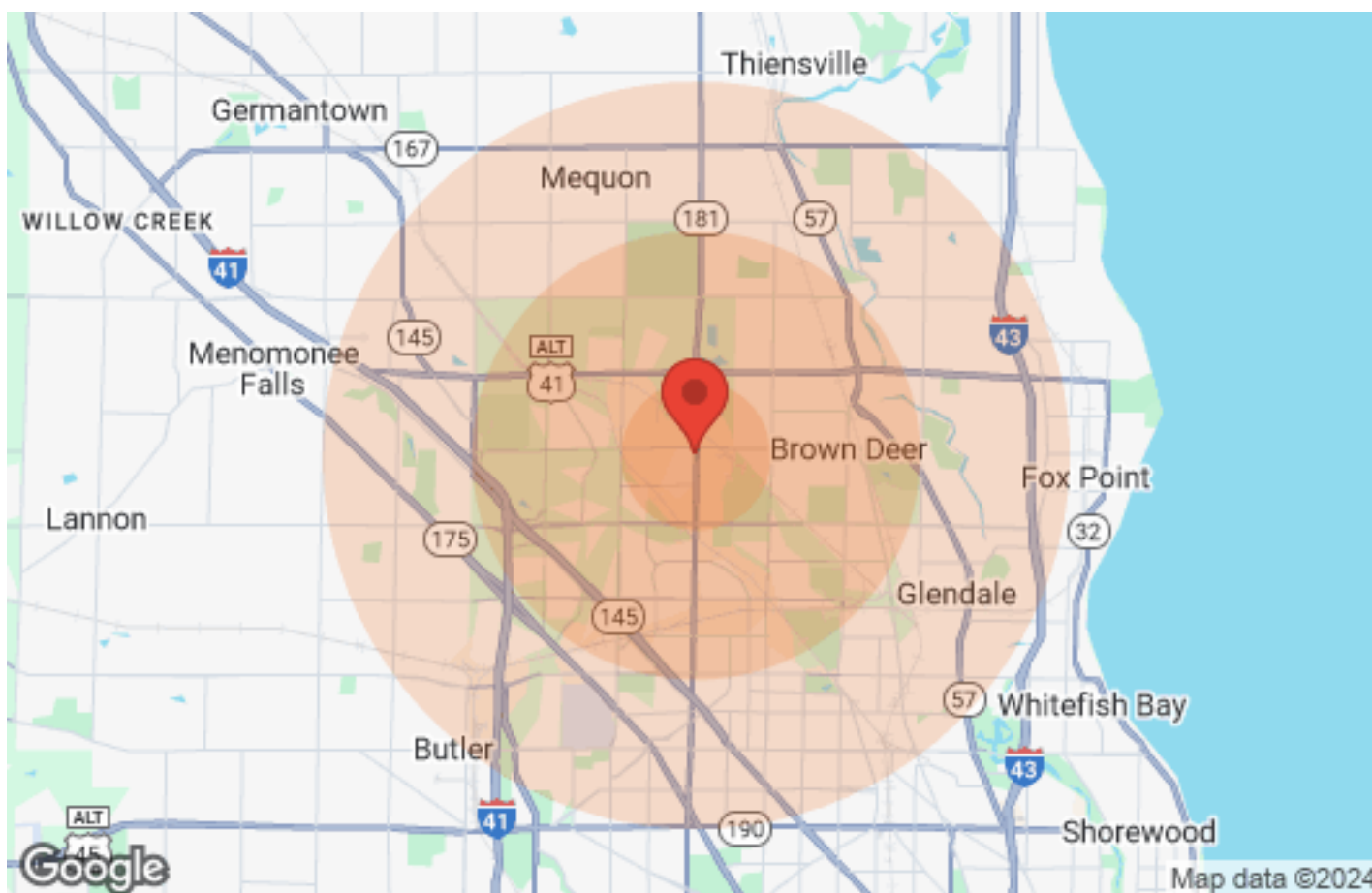
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Each Office Independently Owned and Operated

DEMOGRAPHICS

7919-7961 NORTH 76TH STREET, MILWAUKEE, WI 53223



Population	1 Mile	3 Miles	5 Miles
Male	2,568	34,818	92,725
Female	3,344	39,247	104,649
Total Population	5,912	74,065	197,374

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,291	18,785	47,799
Ages 15-24	731	11,519	30,613
Ages 25-54	2,111	27,244	71,769
Ages 55-64	661	7,488	21,203
Ages 65+	1,118	9,029	25,990

Income	1 Mile	3 Miles	5 Miles
Median	\$44,373	\$38,056	\$38,470
< \$15,000	424	4,721	11,585
\$15,000-\$24,999	299	3,579	10,037
\$25,000-\$34,999	358	3,894	9,939
\$35,000-\$49,999	665	4,673	12,110
\$50,000-\$74,999	439	5,194	12,975
\$75,000-\$99,999	201	3,312	8,907
\$100,000-\$149,999	203	2,499	6,936
\$150,000-\$199,999	25	356	1,727
> \$200,000	19	204	1,863

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,086	31,409	84,915
Occupied	2,722	28,919	78,495
Owner Occupied	1,253	14,745	44,531
Renter Occupied	1,469	14,174	33,964
Vacant	364	2,490	6,420

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DISCLAIMER

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PRESENTED BY:

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