



# 3203 North Mayfair Road Wauwatosa, WI 53222

FOR LEASE | 21,285 - 61,285 SF

WAUWATOSA, WI | RETAIL PROPERTY



### PROPERTY DESCRIPTION

21,295 SF - 61,295 SF available on the desirable Mayfair road corridor. This property offers an unbeatable location with ample parking and easy access to Route 45.

### PROPERTY HIGHLIGHTS

- Join At-Home and several national retailers located in the immediate market.
- Excellent location and parking.
- One Block from Whole Foods, Meijer, Mayfair Shoppes and the Mayfair Mall.

### OFFERING SUMMARY

Available Size:	21,285 SF - 61,285 SF
Lot Size:	10.49 Acres
Lease Rate:	\$14.95 SF/yr (NNN)
Tax Rate:	\$1.26 / SF
Nets:	\$1.65 / SF

### DAN CORWIN

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### DAVID ROTH

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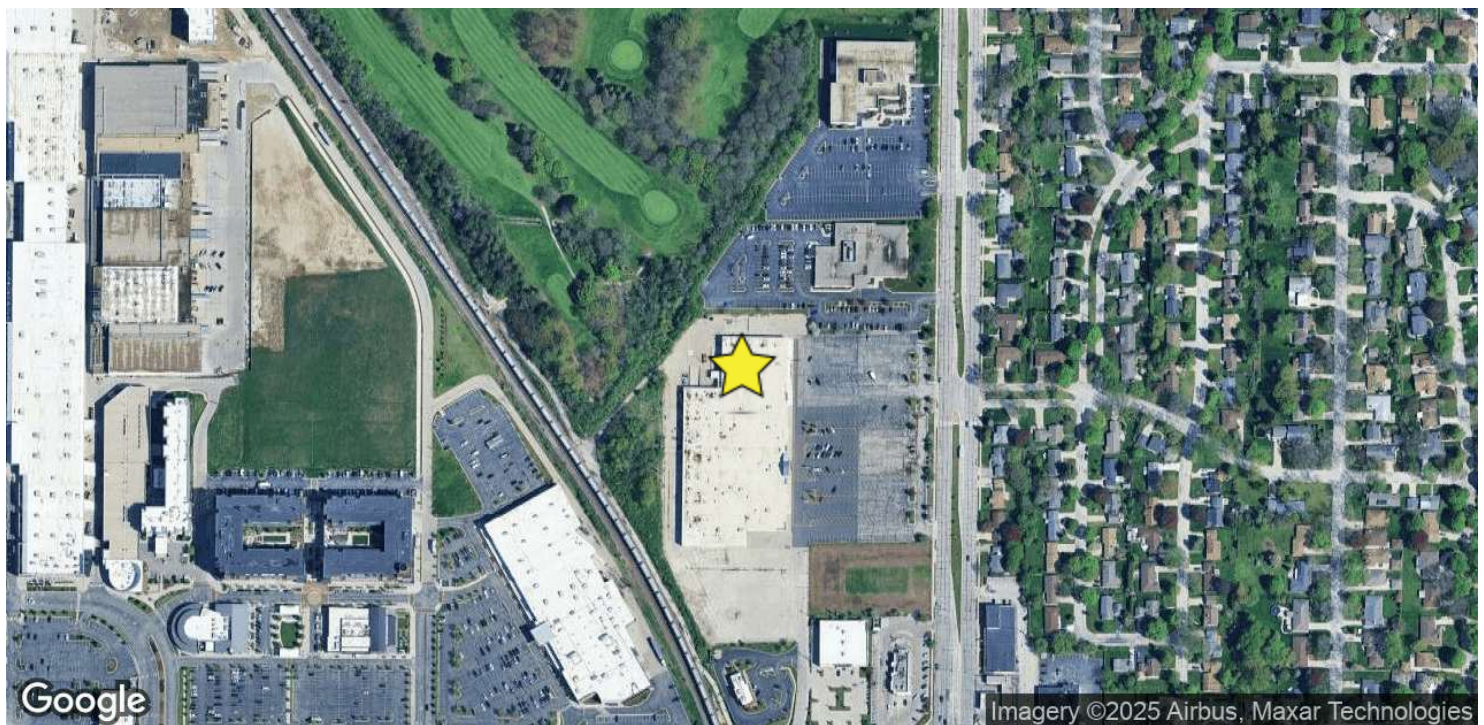
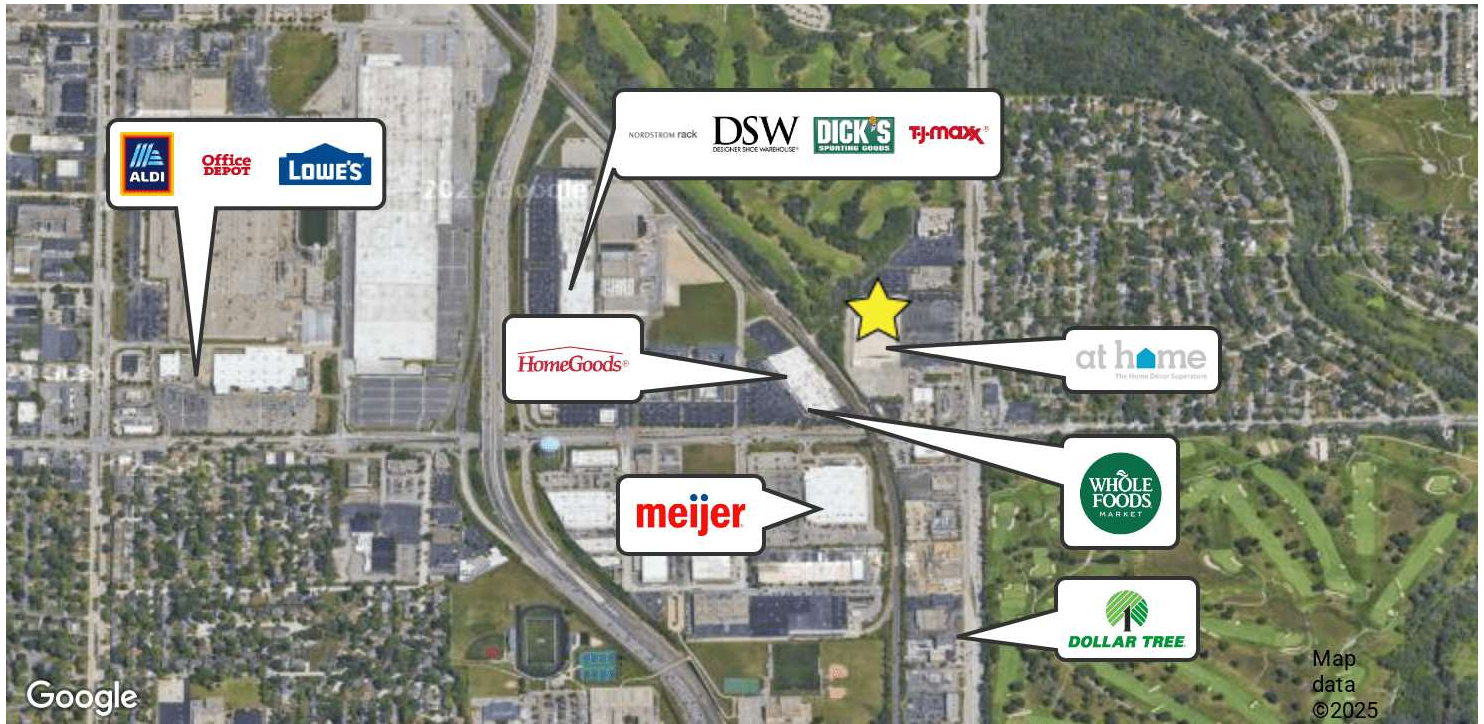
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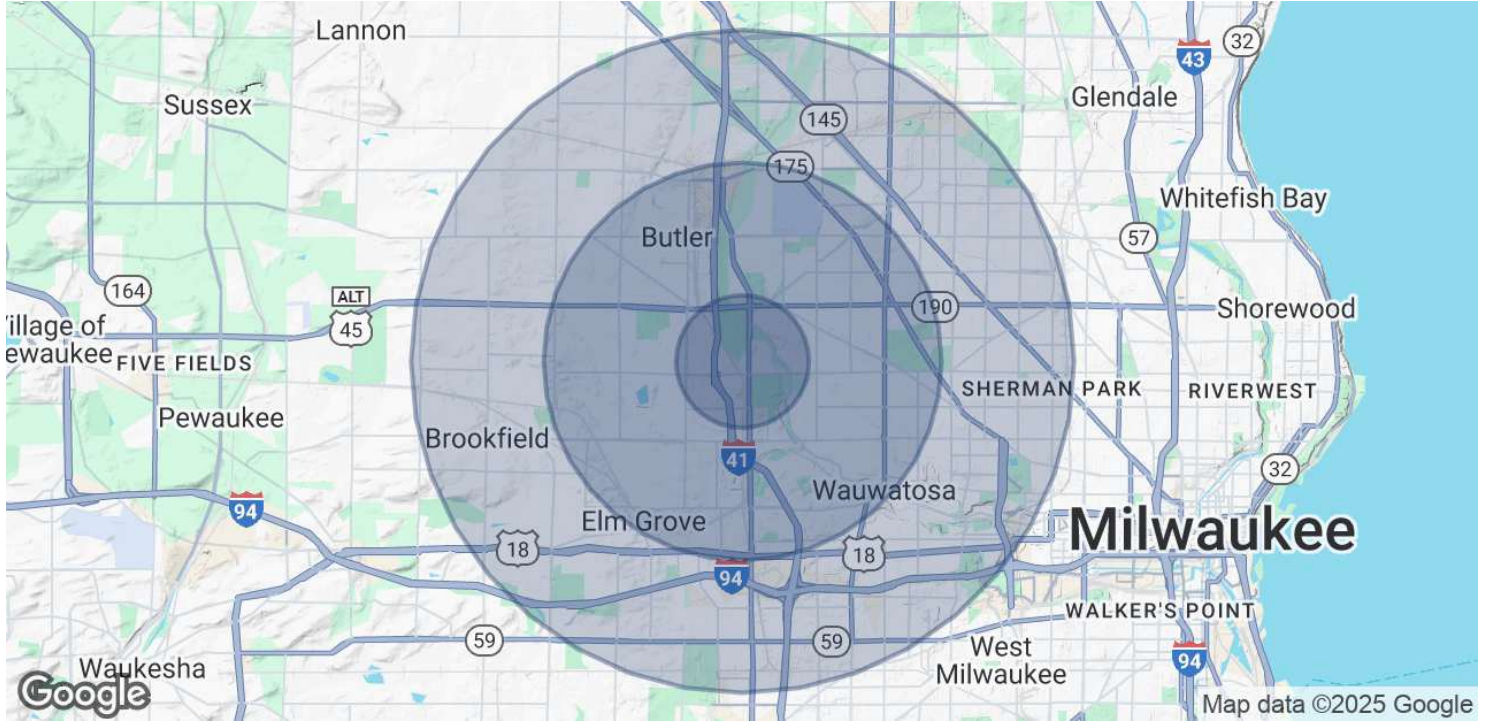
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,169	97,826	290,783
Average Age	40	39	39
Average Age (Male)	39	38	37
Average Age (Female)	42	41	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,728	41,542	119,685
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$111,880	\$105,720	\$94,451
Average House Value	\$296,210	\$293,290	\$265,356

*Demographics data derived from AlphaMap*

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