



LAND FOR SALE

2310 FOX RUN BOULEVARD, WAUKESHA, WI

LOCATION OVERVIEW

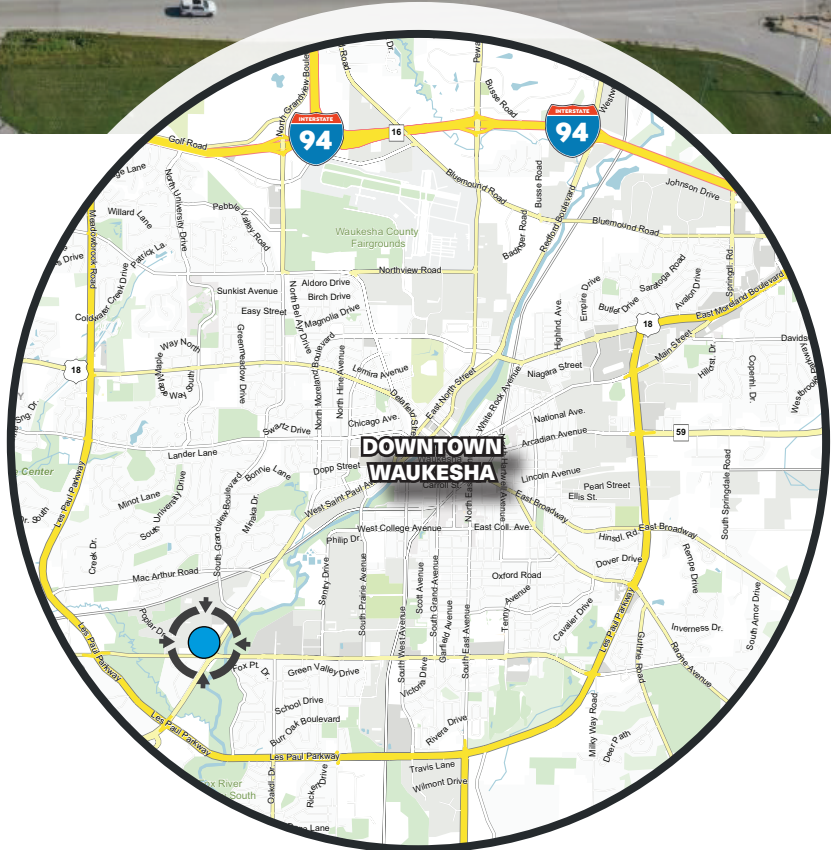
Located at the northwest corner of West St. Paul Avenue and West Sunset Drive in Waukesha, Wisconsin, the site is part of the Fox Run development which is home to a new Ascension micro hospital, Chase Bank, Landmark Credit Union, Kohl's, Aldi supermarket and The Den at Fox Run luxury apartments. The high visibility site was recently improved with modern site infrastructure, enhanced landscaping and lighting, and vastly improved visibility and access. The site is located along a dynamic commercial corridor on the southwest side of Waukesha immediately west of the Shoppes at Fox River, a 467,000 SF retail shopping destination. The site is ideal for multiple potential uses, including commercial, office and retail. Market demographics are among the best in the state.

ASKING PRICE

\$2,100,000

lot size	2.21 acres	traffic count	23,200 vpd
zoning	B-5 (PUD)	utilities	municipal
population	71,256	households	29,704

pad ready delivery / divisible / ample parking
ground lease / build-to-suit / sale



For more information

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