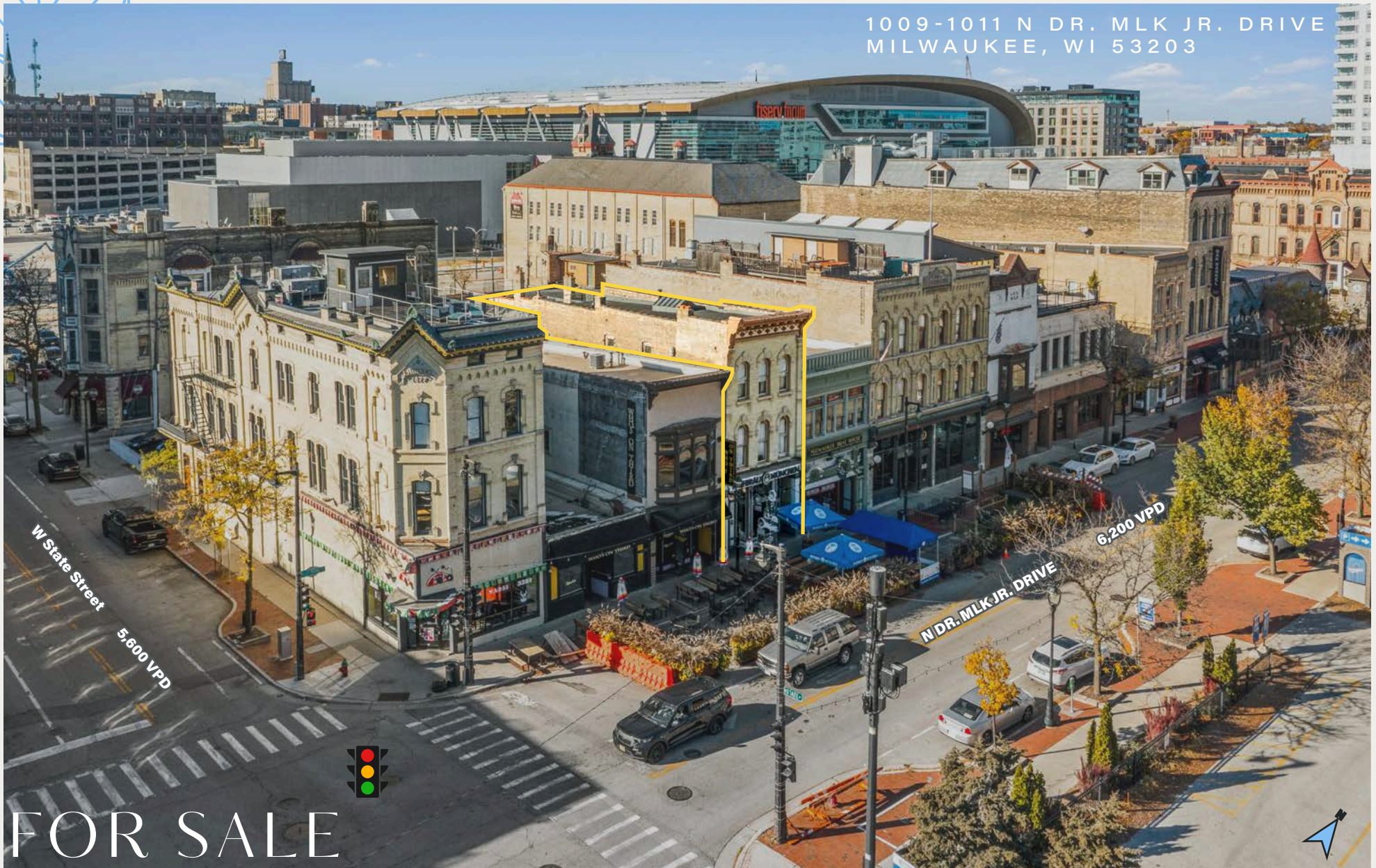


1009-1011 N DR. MLK JR. DRIVE
MILWAUKEE, WI 53203

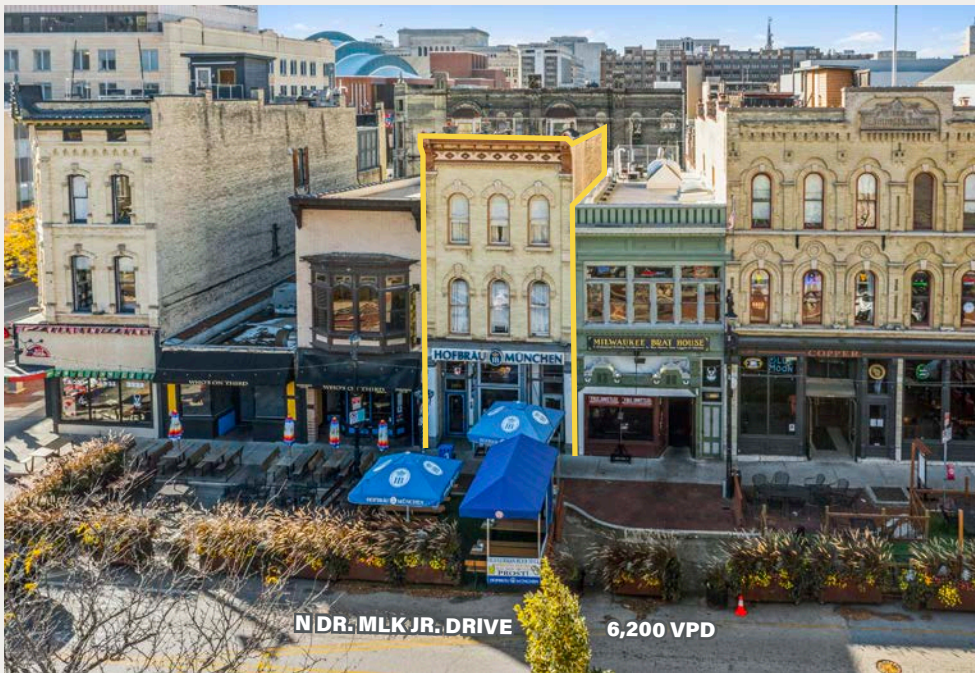


FOR SALE

1009-1011 N DR. MLK JR. DRIVE

CBRE

RESTAURANT NEAR FISERV FORUM



PROPERTY OVERVIEW

THE BUILDING

Unlock this unique bar/restaurant/multifamily opportunity at 1009-1011 N. Dr. MLK Jr. Drive in vibrant Milwaukee, Wisconsin. Available for sale or lease, this prime commercial and residential building offers a distinctive blend of historical charm and modern potential in a rapidly developing area.

The property features a spacious ground floor ideal for a bustling bar or restaurant, plus three upper-level apartments that provide additional rental income, making this a multifaceted retail/multifamily investment opportunity.

Whether you envision a thriving hospitality venue with stylish residential units above or a complete redevelopment to capitalize on Milwaukee's competitive housing market, this location delivers the perfect foundation for your vision.

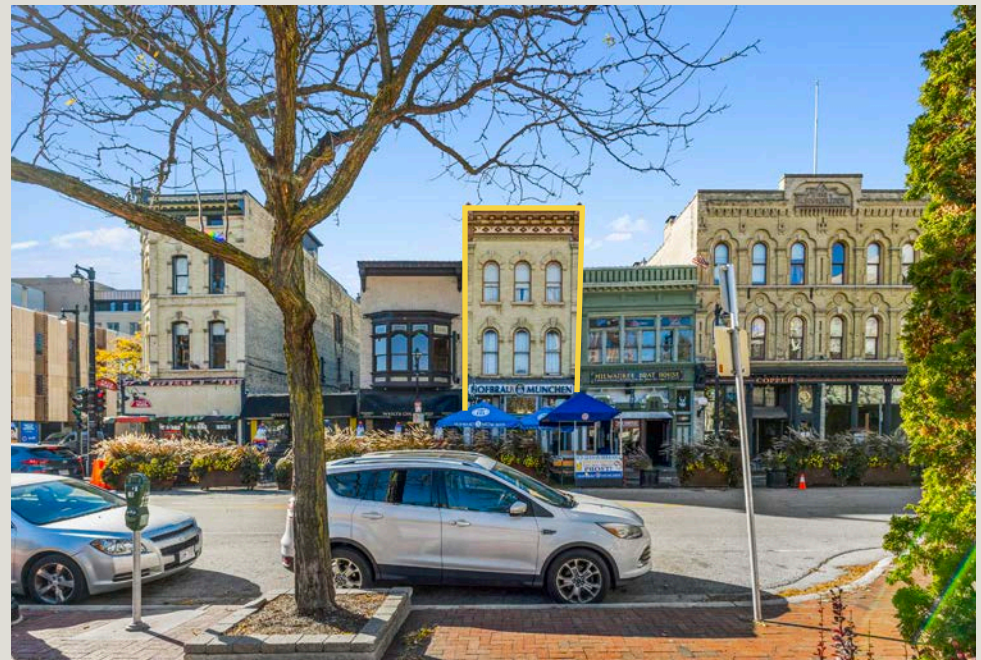
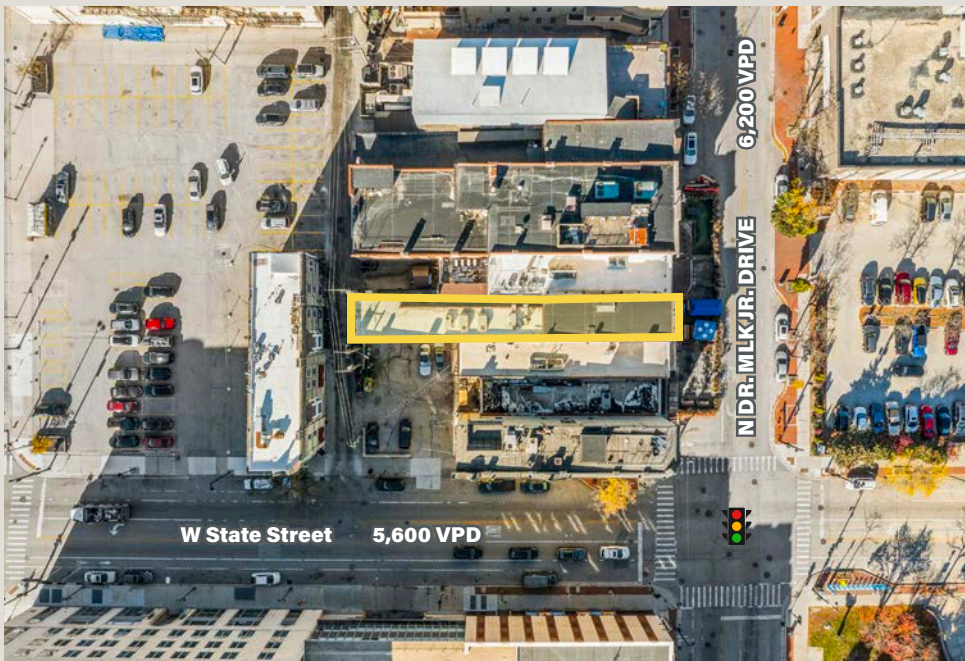
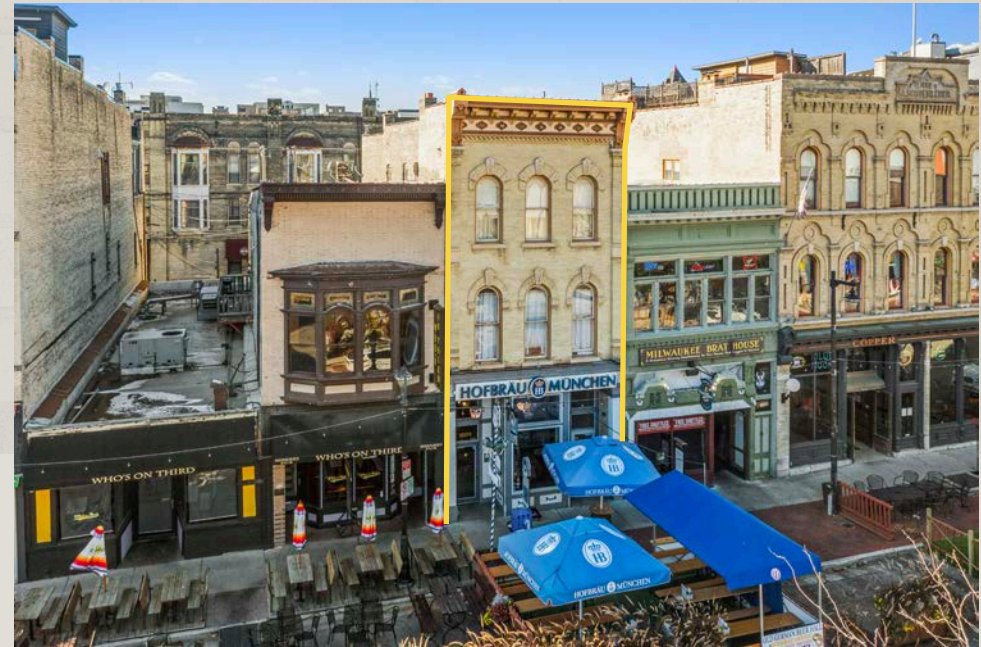
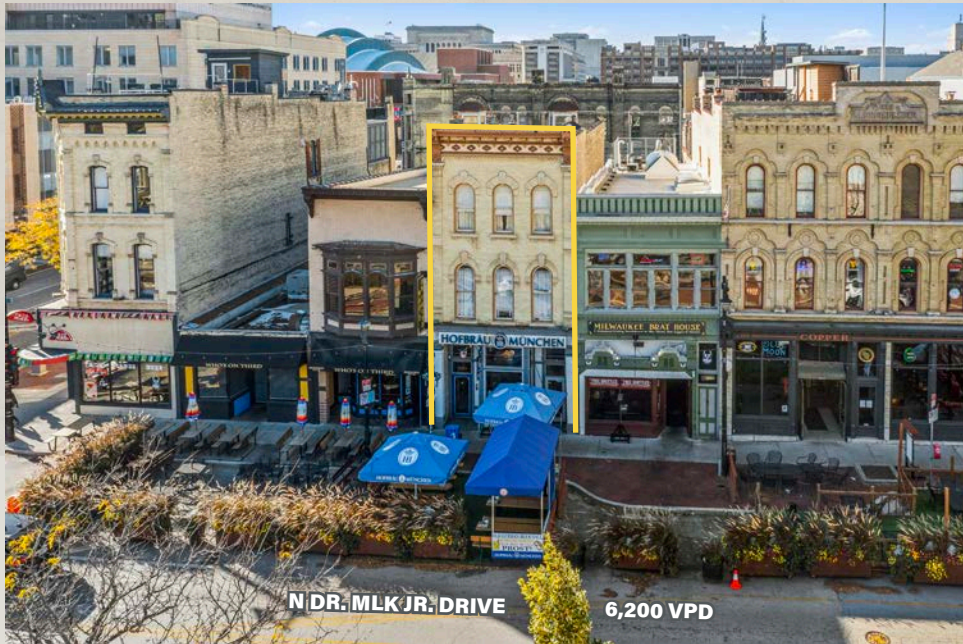
THE LOCATION

While historically known as Old World Third Street, the street was officially renamed N. Dr. Martin Luther King, Jr. Drive in 2022, connecting the entertainment district to the existing MLK Drive business district while still recognizing its unique history.

The corridor is experiencing significant revitalization, with new mixed-use developments and housing initiatives attracting both residents and businesses.

Address	1009-1011 N Dr. MLK Jr. Drive (aka Old World 3rd Street) Milwaukee, WI 53203
Building Size	6,936 SF Total Retail - 1st Floor: 2,312 SF Residential - 2nd & 3rd Floors: 4,624 SF
List Price	\$1,500,000
Lease Rate	CONTACT BROKER
Lot Size	0.07 Acre
Parcel ID	361-0530-000-4
Zoning	C9G - Mixed Activity
Year Built	1888

BUILDING PHOTOS



DOWNTOWN MILWAUKEE

Downtown Milwaukee offers a dynamic, walkable urban core that seamlessly blends historic charm with modern development. Anchored by the state-of-the-art Fiserv Forum, which serves as a major entertainment hub, the area draws consistent foot traffic from residents and visitors attending major sports events, concerts, and conventions. A growing residential population and a strong daytime workforce contribute to a vibrant atmosphere, further enhanced by the Milwaukee Riverwalk that winds through the heart of the city. This energetic district features a diverse mix of office towers, upscale hotels, modern apartments, and significant cultural landmarks.

OCTOBER 2025 METRICS



25.8K
TOTAL RESIDENTS
(2023 Census)



6.2M
TOTAL VISITS

(Represents out-of-market visitors:
Those who visit but do not live or
work downtown.)



64.1K
EMPLOYEE VISITS
(STI: Workplace 2024)



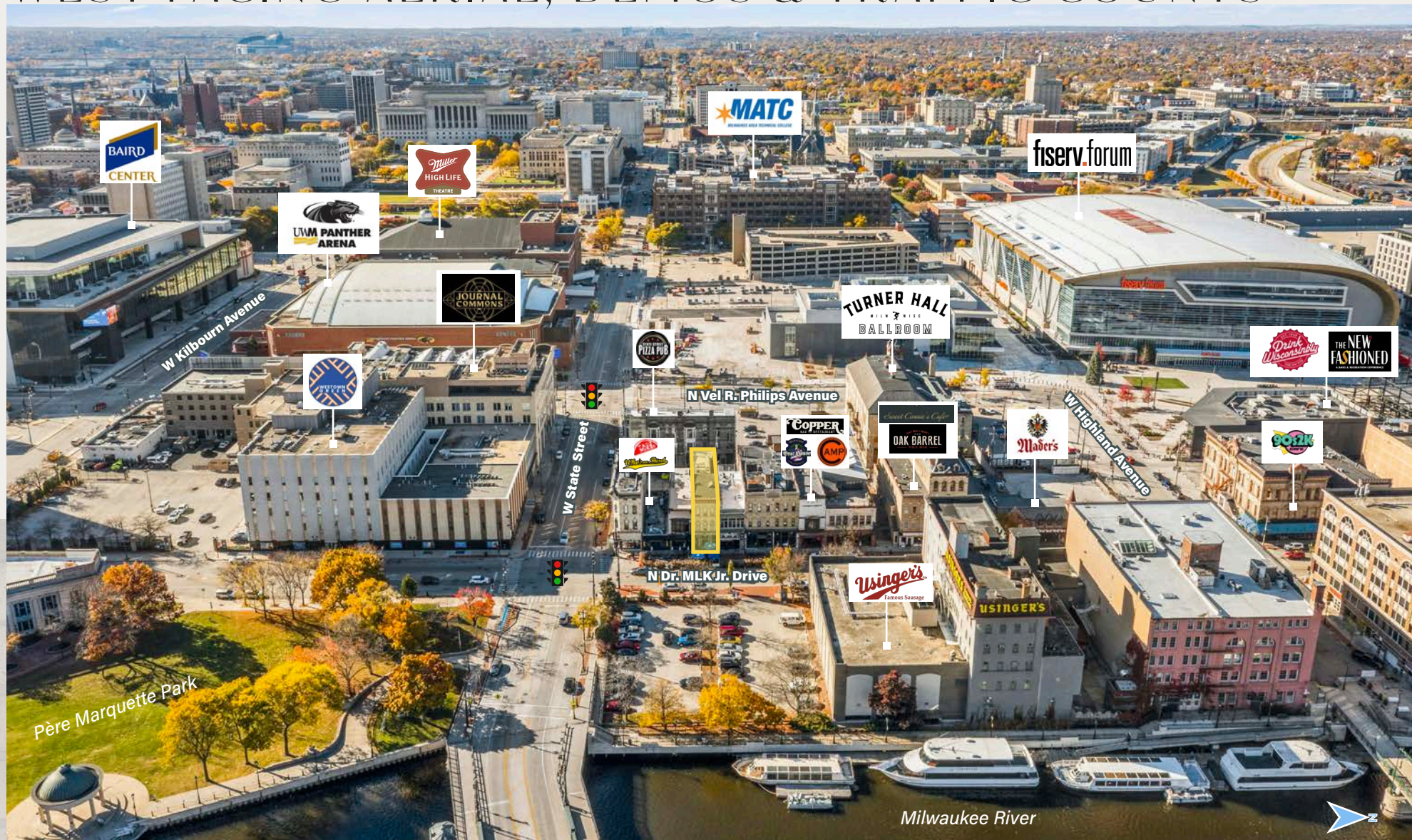
6
NEW STORE
OPENINGS
(2025)



487
TOTAL STORES &
RESTAURANTS



WEST FACING AERIAL, DEMOS & TRAFFIC COUNTS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	31,843	206,578	429,872
Average Household Income	\$96,931	\$72,560	\$83,178
Daytime Population	82,794	248,743	447,474

TRAFFIC COUNTS	VPD
N Dr. MLK Jr. Drive	6,200
W State Street	5,600

1009-1011 N DR. MLK JR . DRIVE



6,936 SF FOR SALE

CONTACT US

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CBRE

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State of Wisconsin Broker Disclosure To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

Definition of Material Adverse Facts

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 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.

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