

CALL FOR OFFERS DUE FRIDAY, APRIL 5



The Shoppes Of Miller Park Way

2080 - 2100 Miller Park Way
West Milwaukee, Wisconsin 53219

Property Overview

Situated on one of the busiest retail corridors in the Greater Milwaukee area, The Shoppes of Miller Park Way sits approximately 1.5 miles south of I-94. High traffic counts (42,000 VPD), a growing urban population, a strong tenant mix, and close access to Interstate 94 are just a few of the highlights of this retail center.

This property includes a 3-star retail storefront in addition to two out lot tenants that include Sonic and Dental Associates. With a desirable location and a high occupancy rate, this property has a lot to offer.

Offering Summary

Price:	Subject to Offer
Link to CA:	CLICK HERE
Occupancy:	100%
Building Size:	18,620 SF (Strip Center) 18,106 SF (Dental Associates)
Year Built:	2007

For More Information

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Property Details

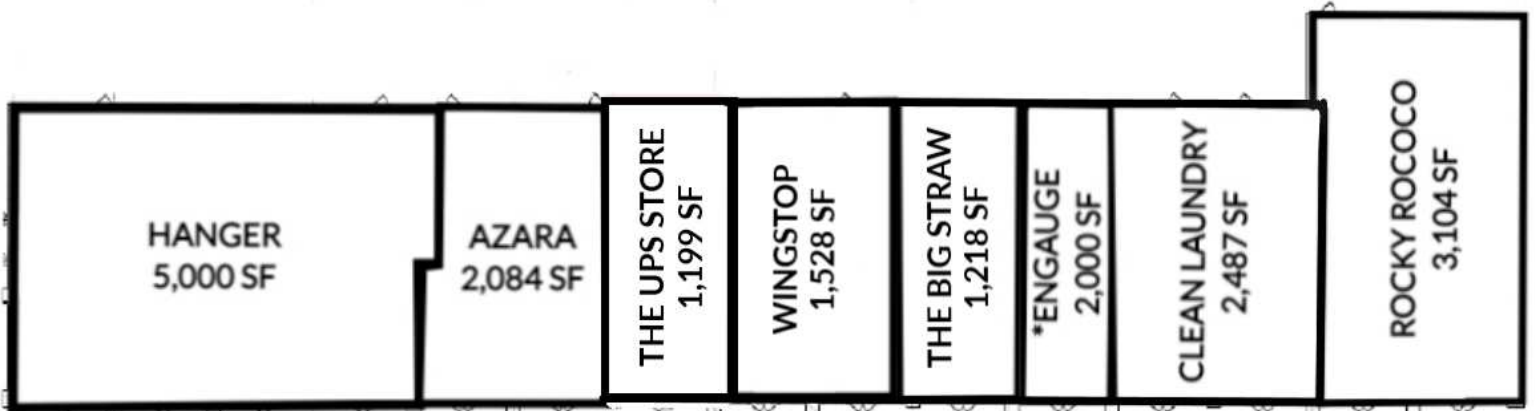
Address	2080-2100 Miller Park Way West Milwaukee, Wisconsin 53219
Building Size	18,620 SF (Strip Center) 18,106 SF (Dental Associates)
Lot Size	+/- 4.89 Acres
Zoning	B2
Percentage Leased	100%
Parking	328 Surface 16 Handicap
Year Built	2007



Property Highlights

- Close Proximity to American Family Field with Easy Access to I-94
- Highly Trafficked Retail Corridor - 42,000 AADT
- Strong Tenant Mix with Dental Associated, Sonic, Wing Stop, Rocky Rococo, Hanger Medical Clinic, Engauge Workforce Solutions and more!





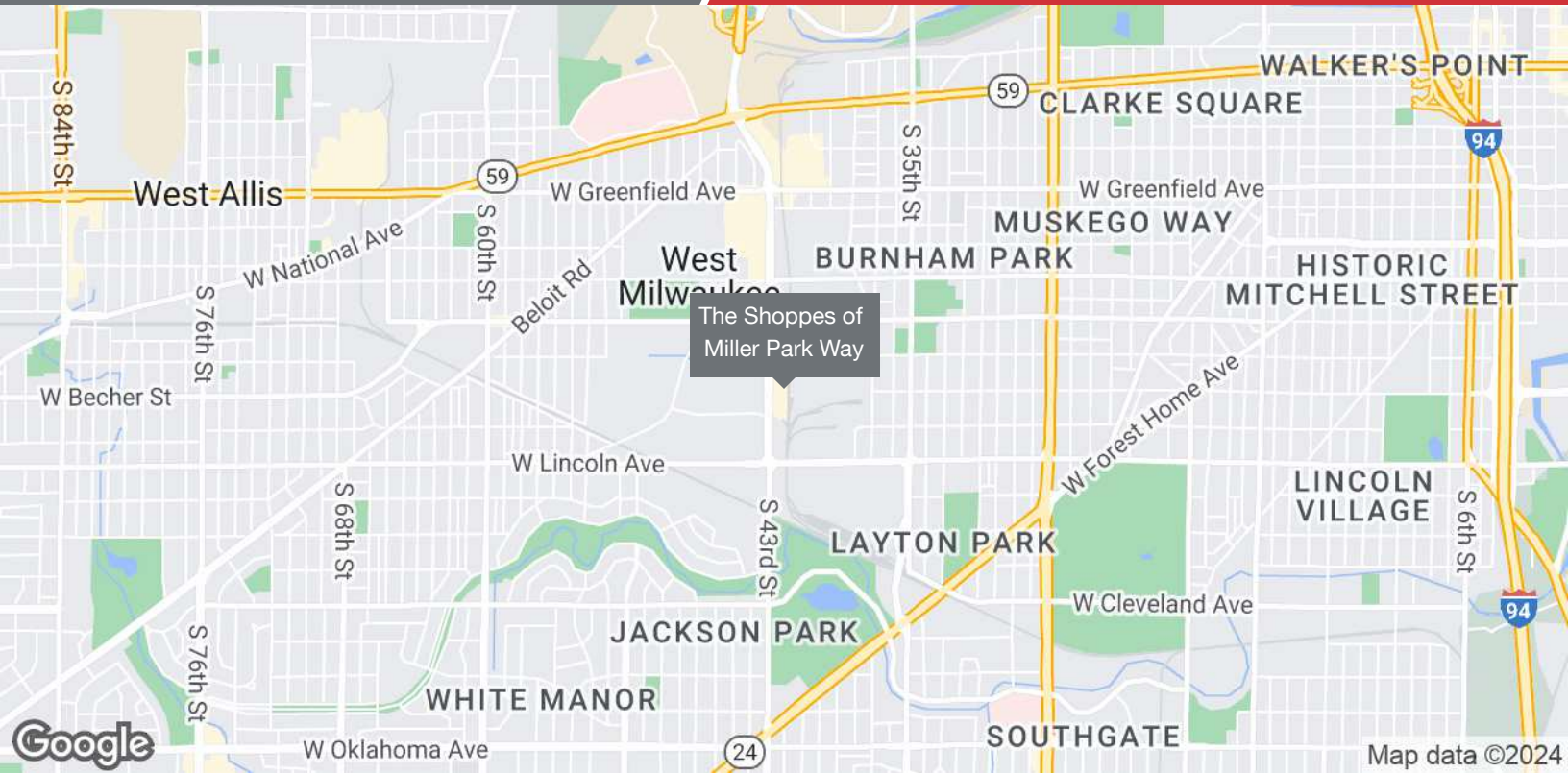
Miller Park Way Strip

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115 S. 84th St., Suite 350
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Suite	Tenant Name	Size SF	% Of Building
2086-A	Hanger	5,000 SF	13.61%
2086-B/C	Azara Hookah Zone	2,084 SF	5.67%
2086-D	UPS Store	1,199 SF	3.26%
2086-E	Wing Stop	1,528 SF	4.16%
2088-A	Engauge Workforce	2,000 SF	5.45%
2088-B	The Big Straw	1,218 SF	3.32%
2090 & 2092	Clean Laundry	2,487 SF	6.77%
2094	Rocky Rococo	3,104 SF	8.45%
2080 (Outlot)	Sonic	-	-
2100 (Outlot)	Dental Associates	18,106 SF	49.30%
Totals		36,726 SF	99.99%
Averages		4,081 SF	11.11%

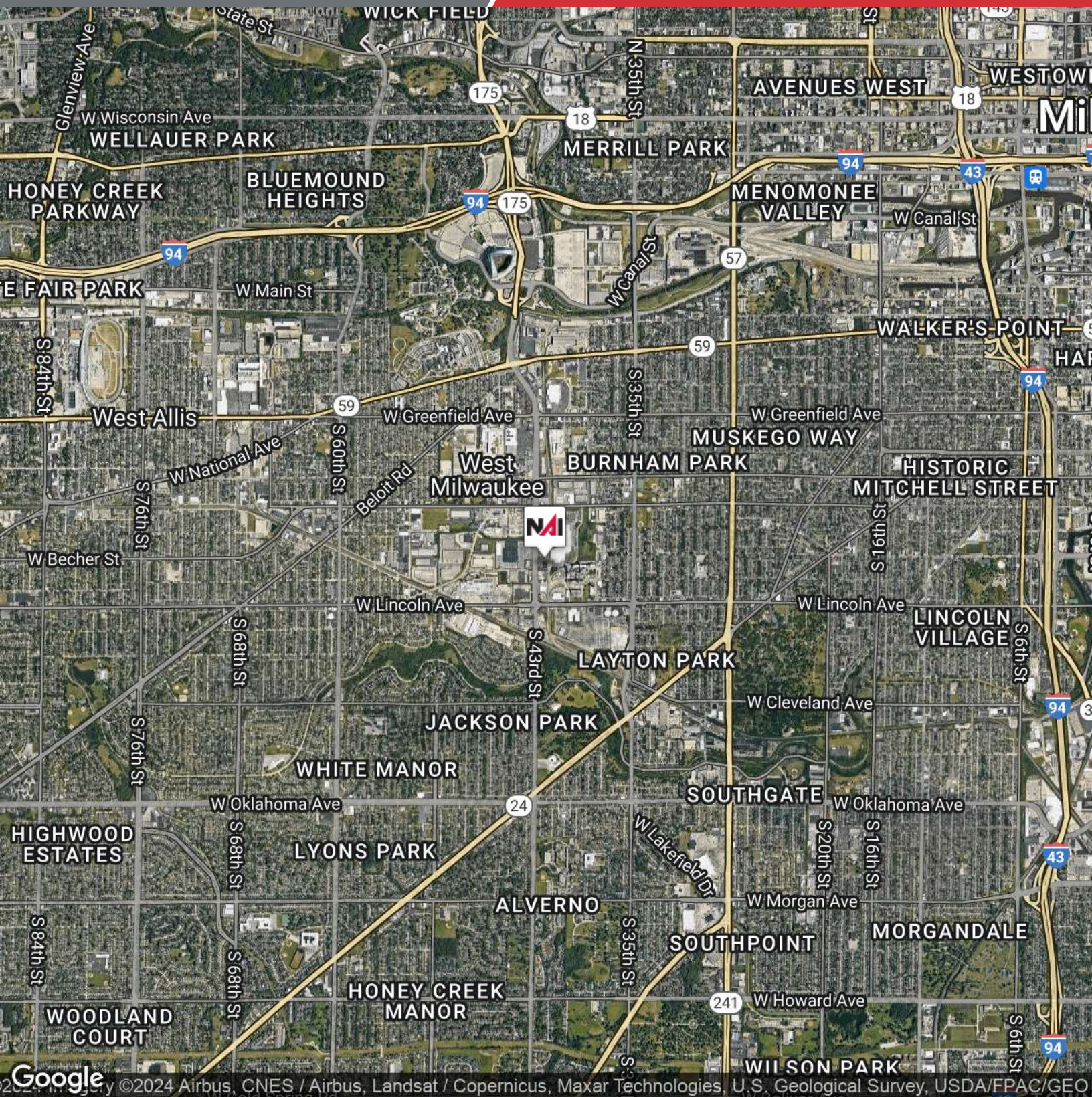
*The Sonic outlot is a ground lease

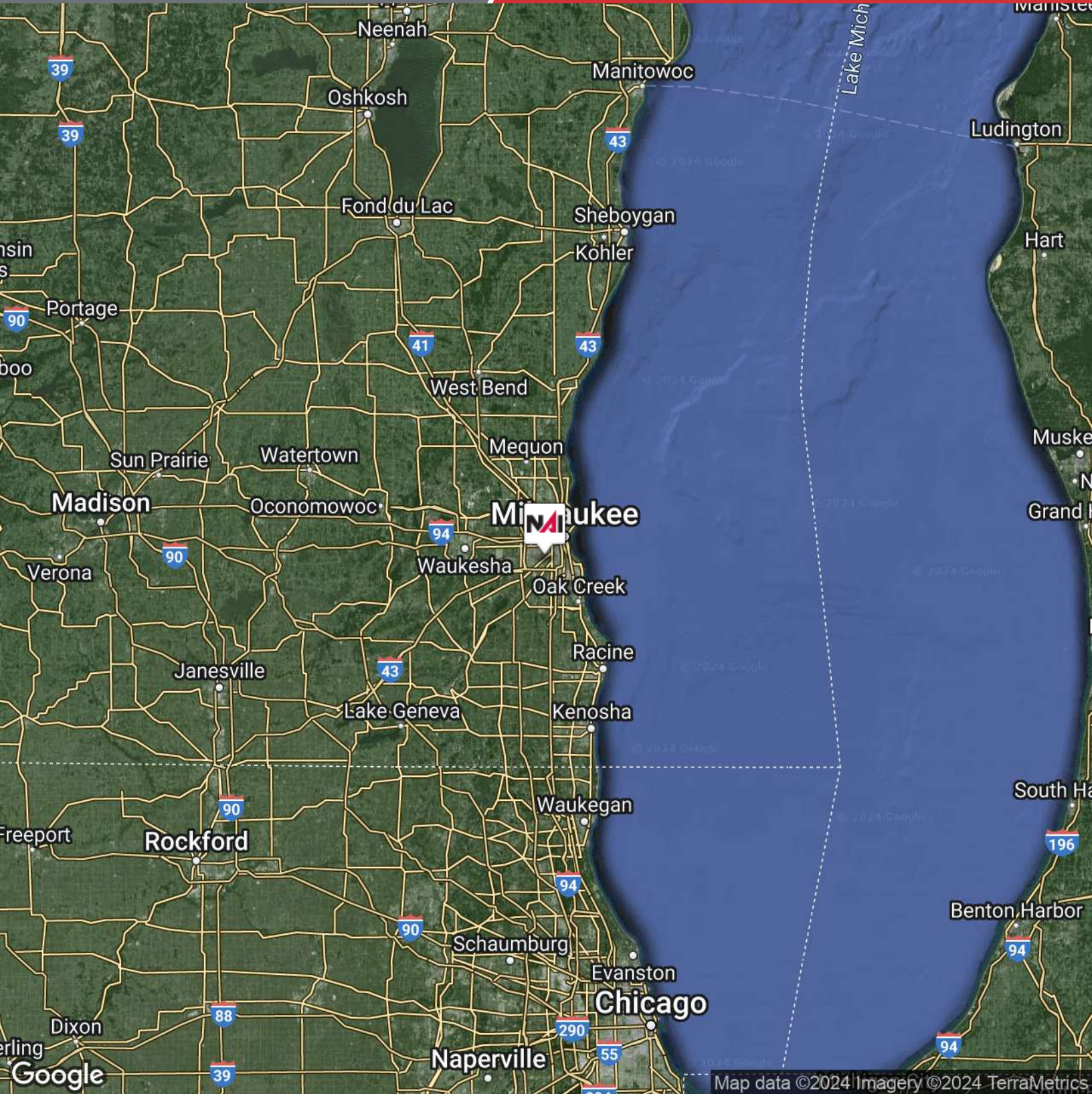


Location Summary

Located 1.5 miles south of American Family Field and the Interstate 94 stadium interchange, this property sits on the busy retail corridor of Miller Park Way.

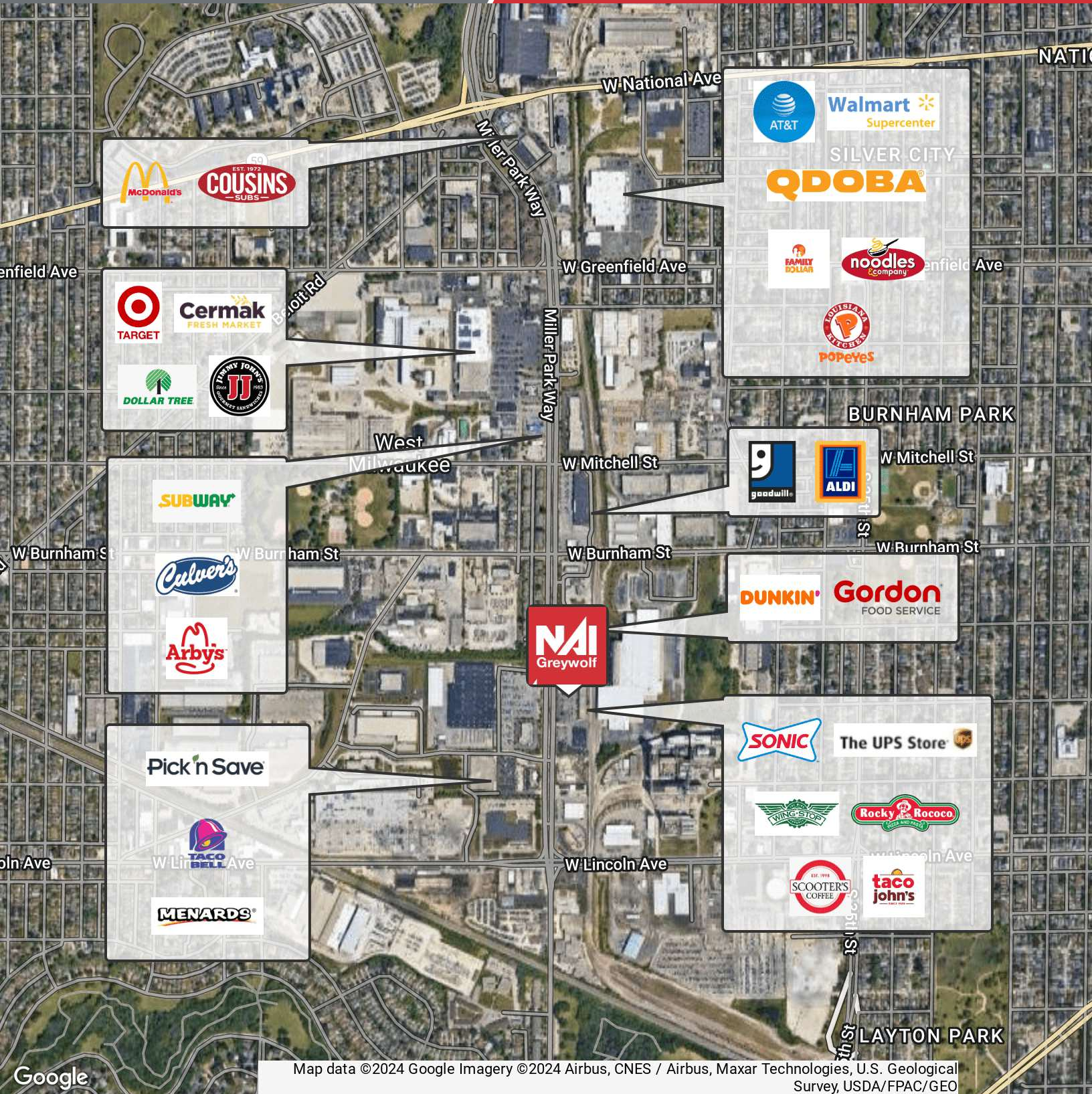
Situated just west of downtown Milwaukee, Miller Park Way is the closest retail corridor to the urban core of the city and centrally located to the greater metro market. This retail corridor is also home to other large retailers such as Target, Walmart, Cermak, and Advance Auto Parts, in addition to Menards and Pick 'n Save located directly across the street.



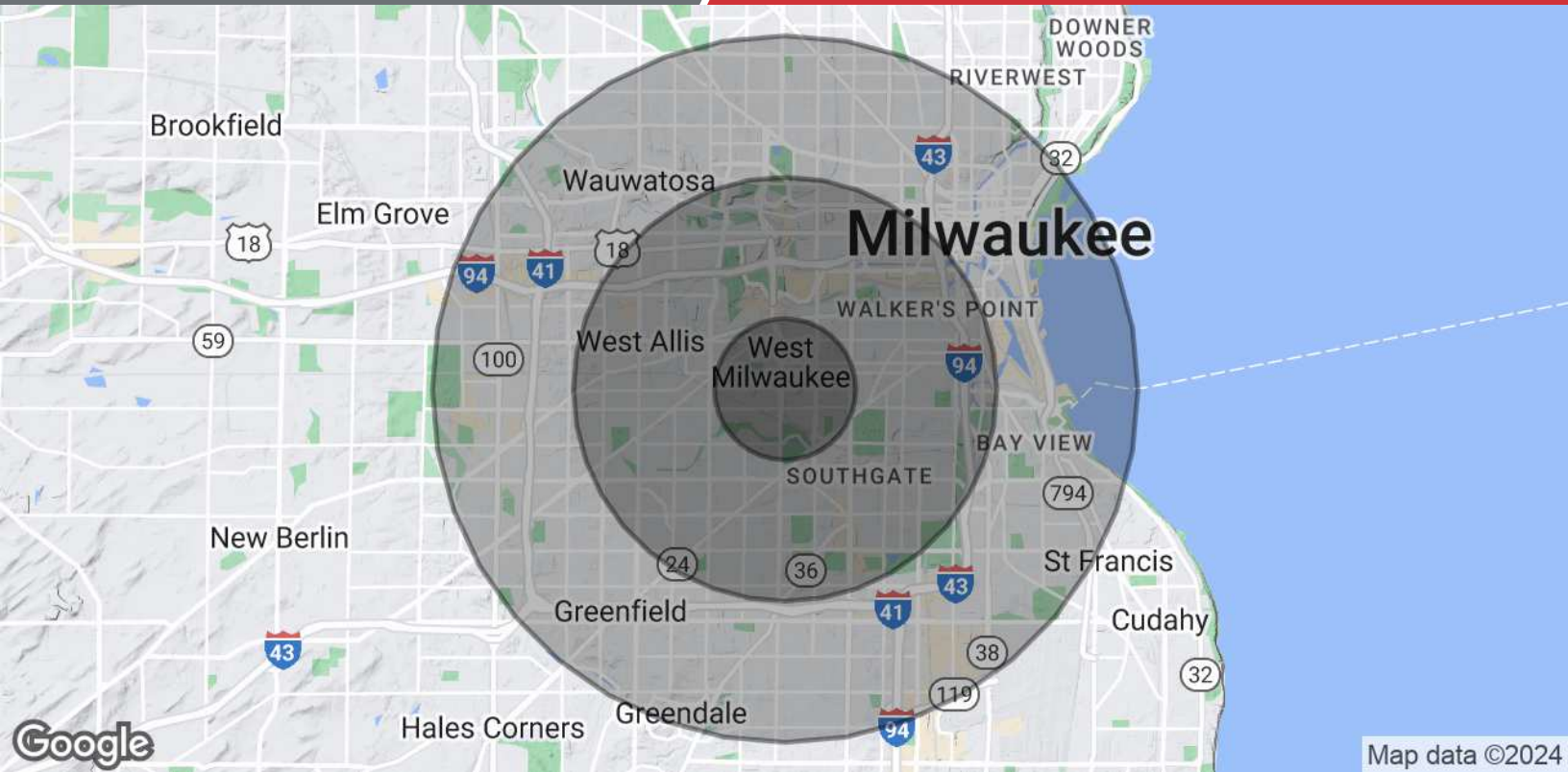


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Population	1 Mile	3 Miles	5 Miles
Total Population	23,680	217,265	469,924
Average Age	33.5	33.2	35.0
Average Age (Male)	32.4	32.4	33.9
Average Age (Female)	36.0	34.0	36.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,932	90,838	210,006
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$54,199	\$52,093	\$60,578
Average House Value	\$120,279	\$120,627	\$154,111

* Demographic data derived from 2020 ACS - US Census



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Managing Director

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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