

# BRADLEY SQUARE

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

RETAIL/OFFICE  
STRIP CENTER FOR SALE



## OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| SALE PRICE:    | \$2,200,000                   |
| PRICE PSF:     | \$110.54                      |
| 2026 NOI:      | \$194,558                     |
| CAP RATE:      | 8.84%                         |
| OCCUPANCY:     | 100%                          |
| TAX/CAM:       | \$4.83 PSF (2026)             |
| BUILDING SIZE: | 19,902 SF                     |
| YEAR BUILT:    | 1985                          |
| LOT SIZE:      | 1.42 Acres                    |
| ZONING:        | LB1 - Local Business District |

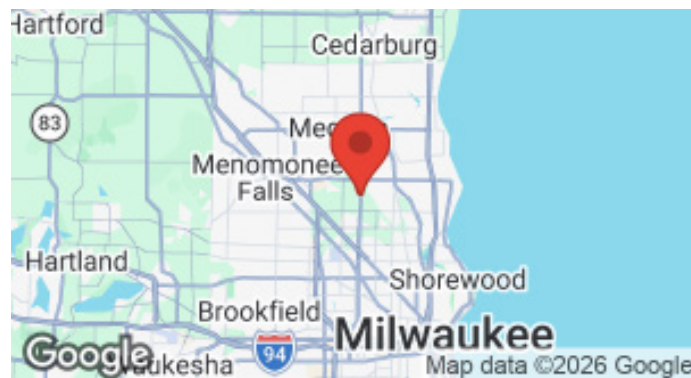
## PROPERTY OVERVIEW

Opportunity to own an established Retail/Office strip center 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.

## PROPERTY HIGHLIGHTS

- Seller to Master Lease Suite 7961 for 2 Years
- New Shingle Roof in 2025 / Flat Roof Replaced in 2020
- Some Leases Well Below Market Offering Further Upside Potential
- Near Many National and Regional Retailers
- Building Signage and High Traffic Counts Along N 76th Street



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
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# SALIENT INFORMATION

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

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## BUILDING INFORMATION:

|                  |                                                             |
|------------------|-------------------------------------------------------------|
| ADDRESS:         | 7919 - 7961 North 76th Street<br>Milwaukee, Wisconsin 53223 |
| BUILDING SIZE:   | 19,902 SF                                                   |
| YEAR BUILT:      | 1985                                                        |
| SITE SIZE:       | 1.42 Acres                                                  |
| ZONING:          | LB1 - Local Business District                               |
| APN:             | 819-999-120                                                 |
| PARKING:         | Asphalt Surface Lot                                         |
| HEATING/COOLING: | Rooftop Gas Forced Air Furnaces                             |
| SIGNAGE:         | On Building                                                 |



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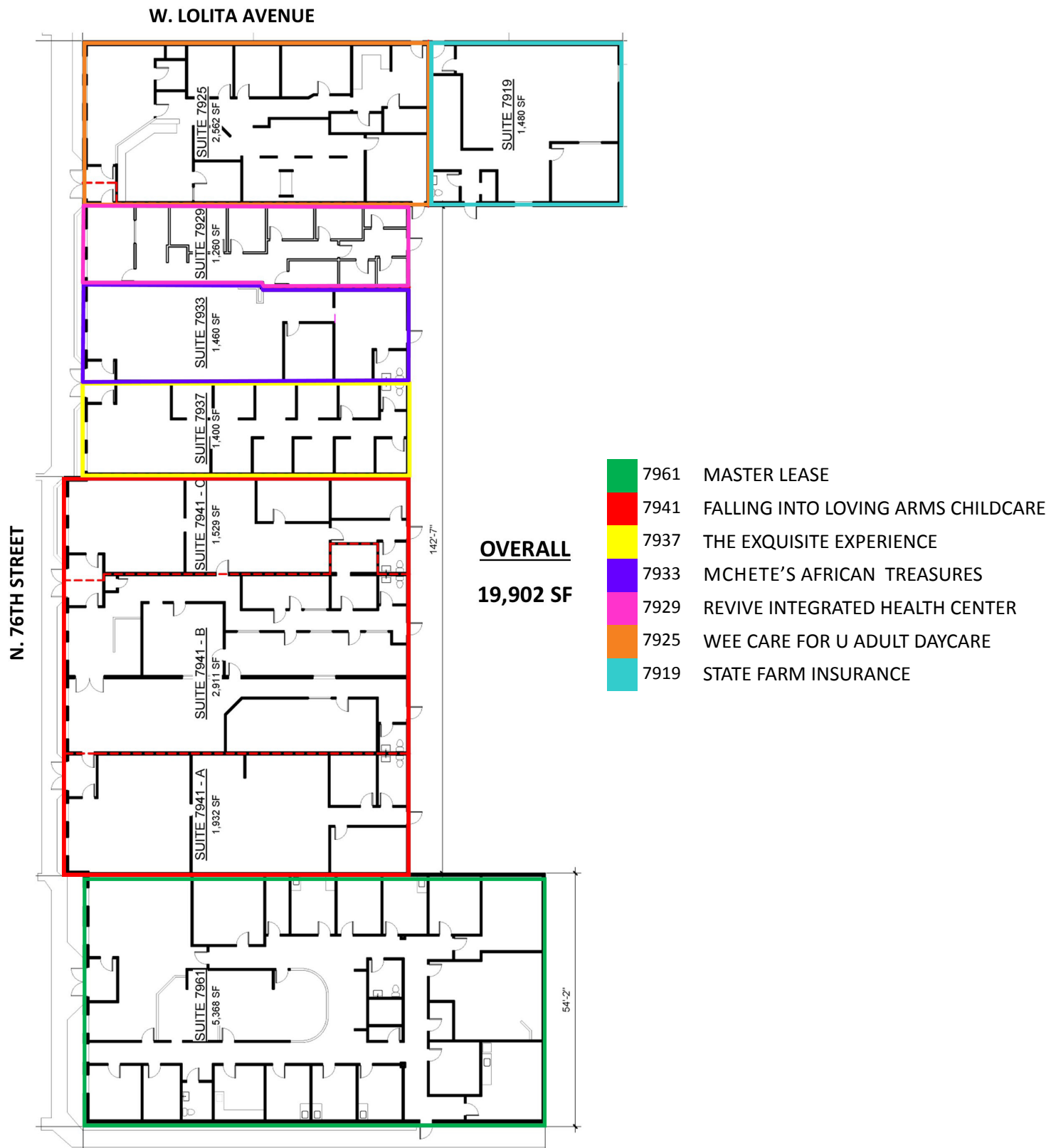
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# SPACE PLAN

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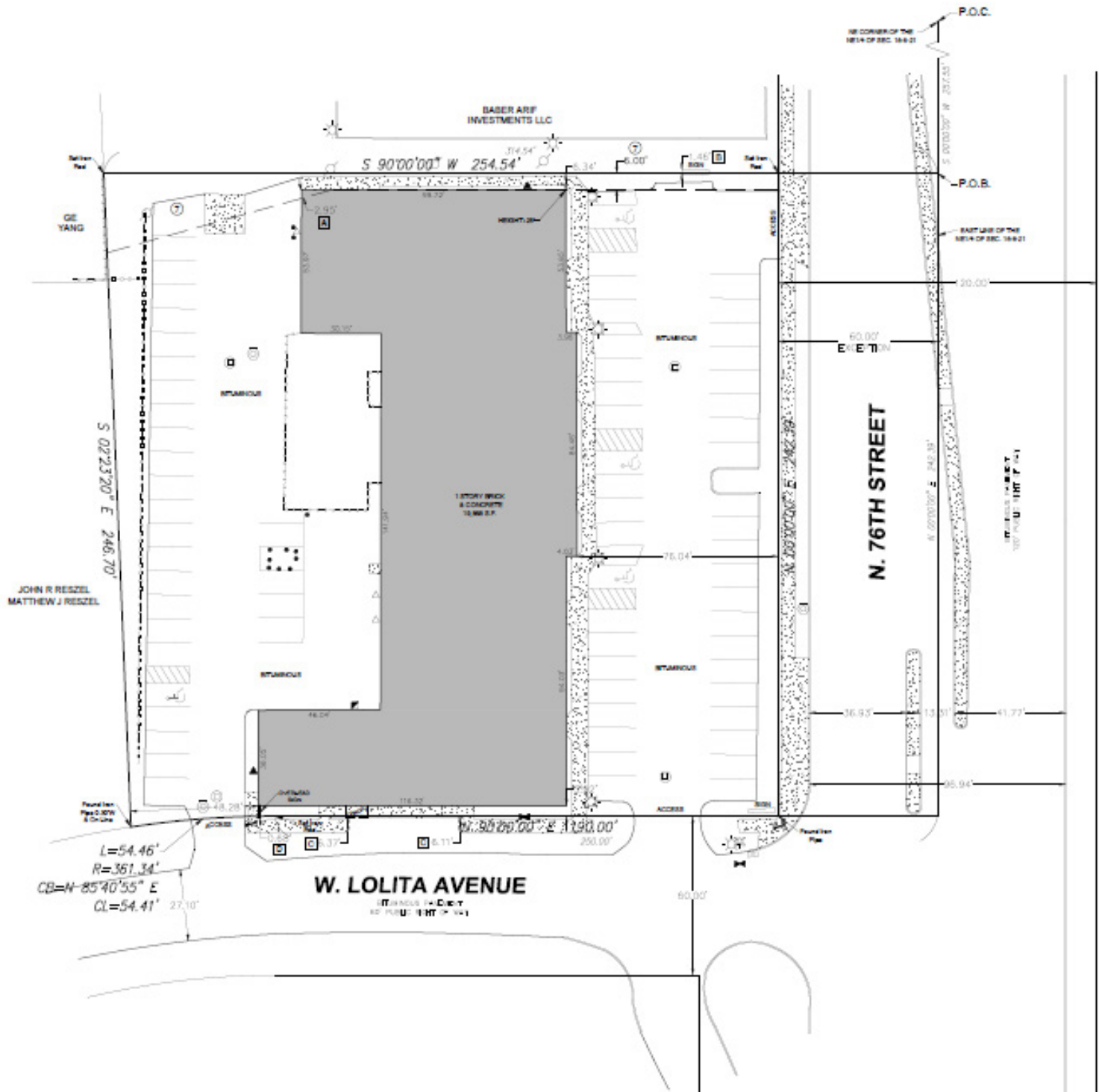
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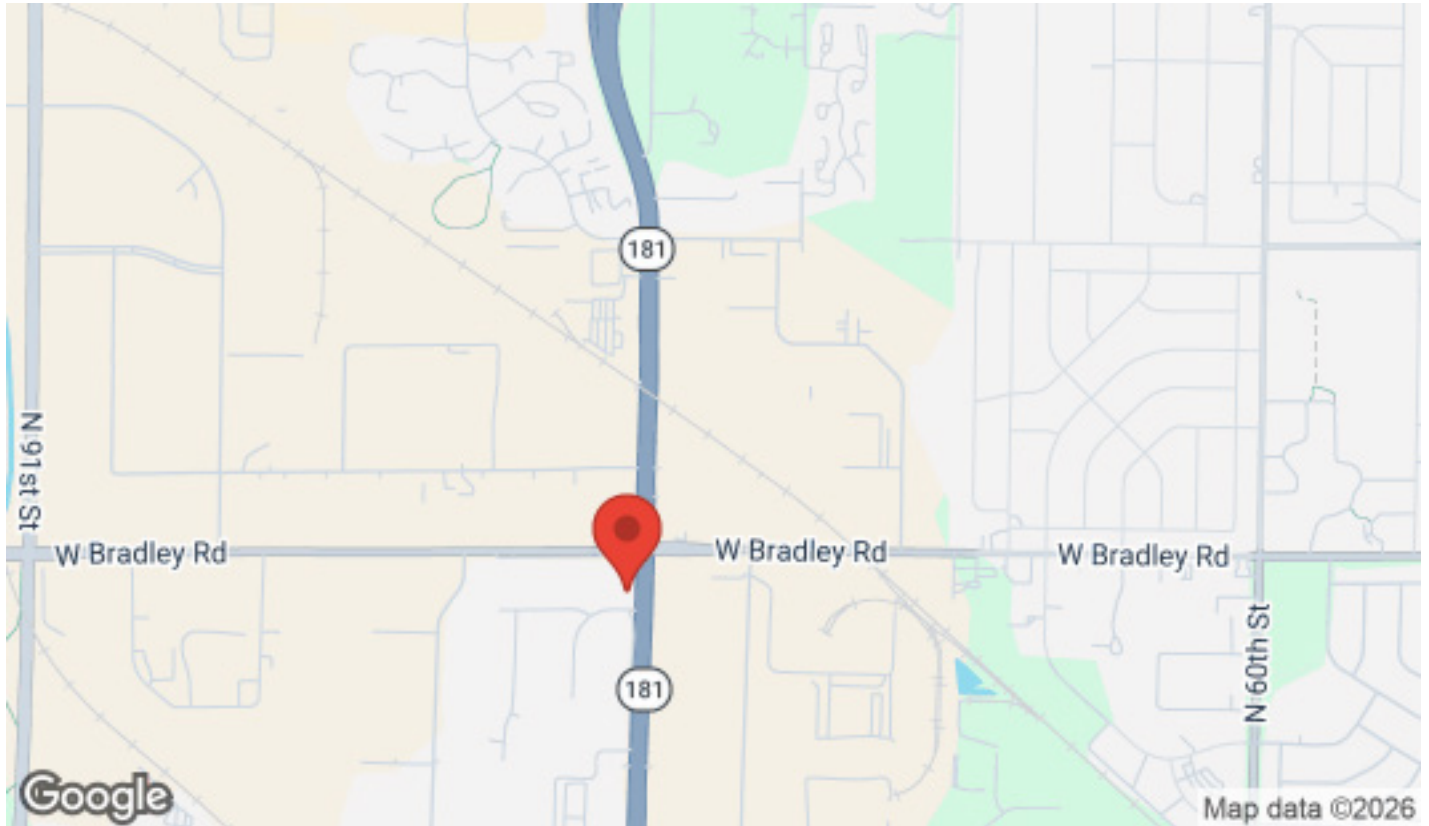
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# LOCATION MAPS

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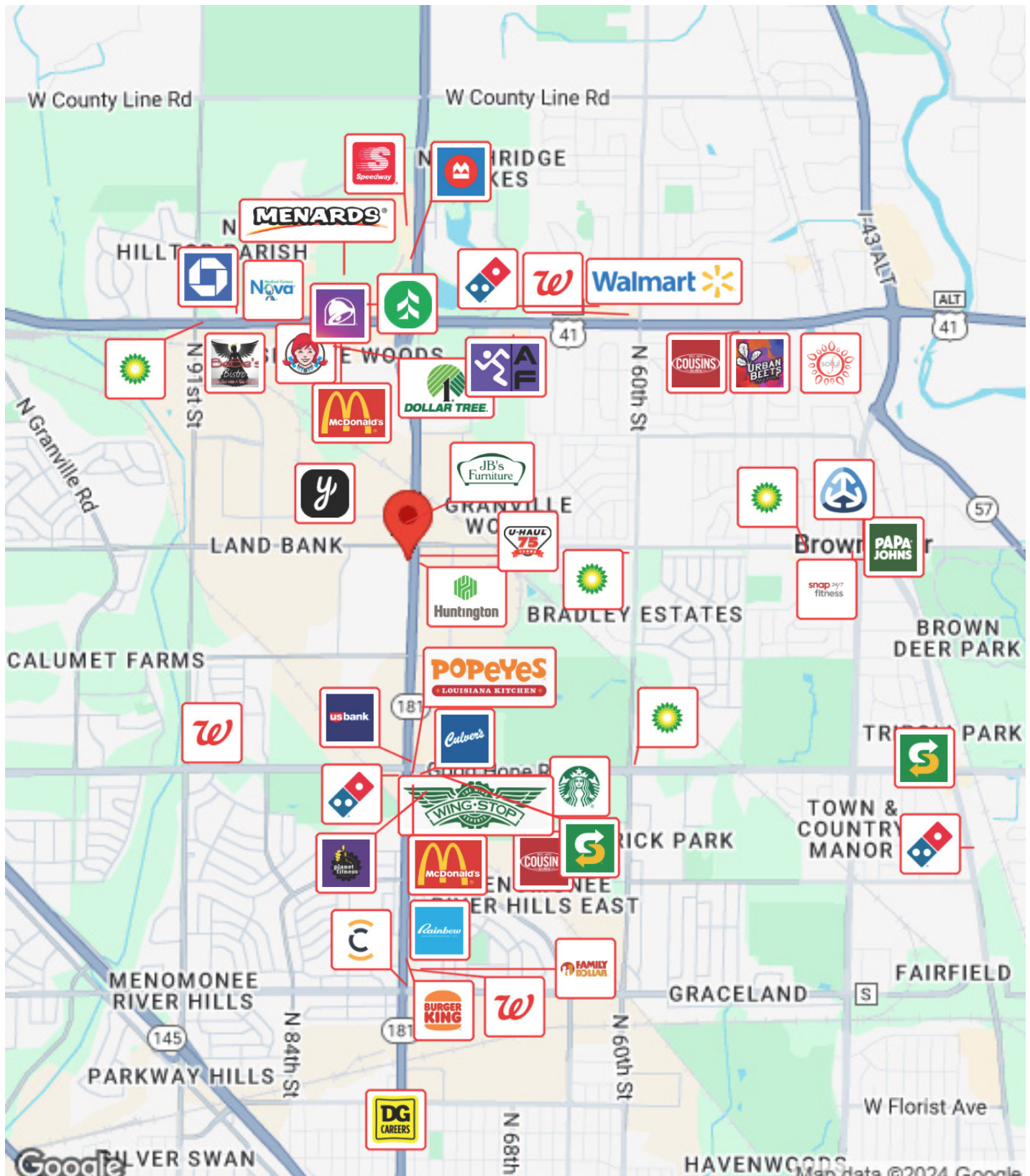
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# BUSINESS MAPS

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

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# DEMOGRAPHICS

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

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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7919-7961 N 76th St, Milwaukee, WI 53223

### CITY, STATE

**Milwaukee, WI**

### POPULATION

**93,058**

### AVG. HHSIZE

**2.72**

### MEDIAN HH INCOME

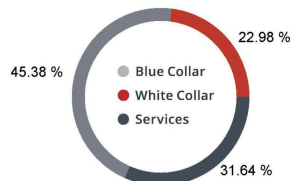
**\$43,500**

### HOME OWNERSHIP

Renters: **16,170**

Owners: **17,928**

### EMPLOYMENT



**42.69 %** Employed

**3.04 %** Unemployed

### EDUCATION

High School Grad: **30.19 %**

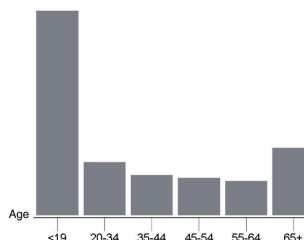
Some College: **22.97 %**

Associates: **7.09 %**

Bachelors: **21.30 %**

### GENDER & AGE

**47.28 %** Male **52.72 %** Female



### RACE & ETHNICITY

White: **31.28 %**

Asian: **9.28 %**

Native American: **0.02 %**

Pacific Islanders: **0.00 %**

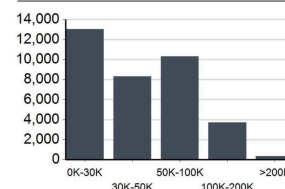
African-American: **50.87 %**

Hispanic: **5.00 %**

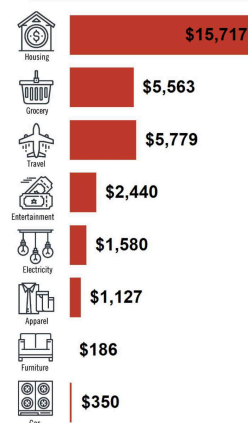
Two or More Races: **3.56 %**

## Catylist Research

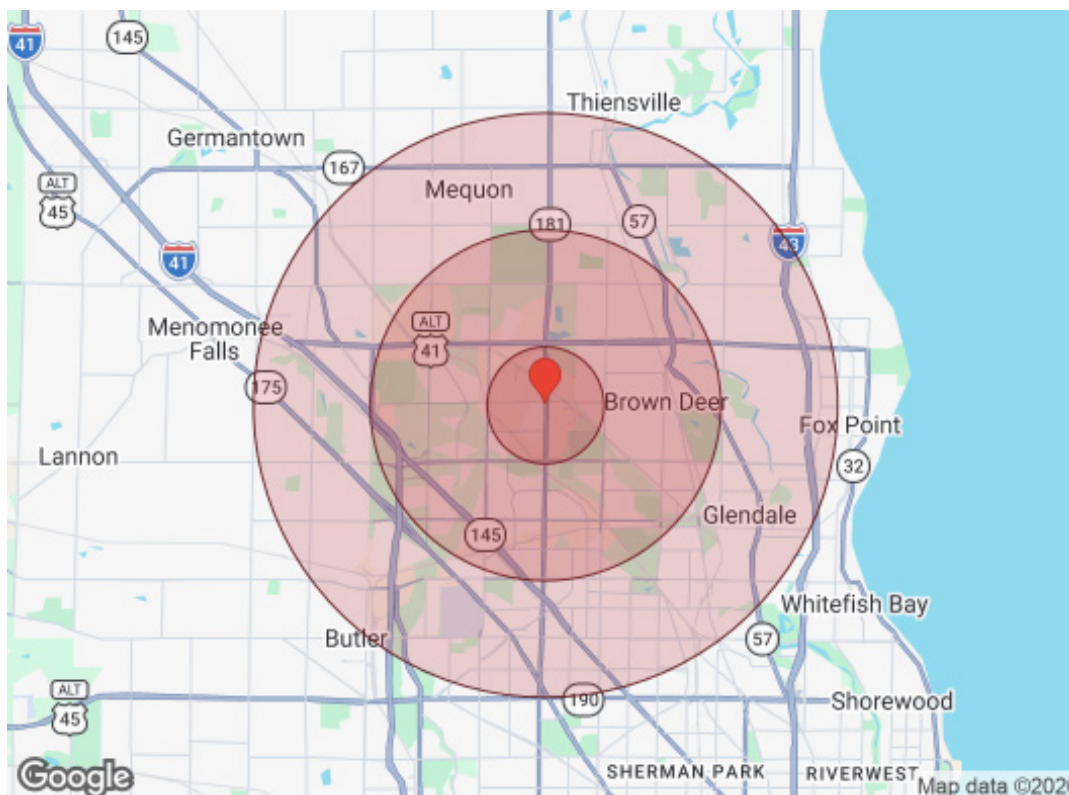
### INCOME BY HOUSEHOLD



### HH SPENDING



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