

# Property Overview

Poplar Creek Town Center is a multi-use master planned neighborhood featuring Retail and Office spaces, a dual-branded Marriott hotel, and 570 leased residences. The Marriott Center, a new architecturally stunning landmark building anchors the corners of Bluemound and Barker Roads. The ground level of the Marriott Center and the adjoining TownCenter, collectively known as The Shops of Poplar Creek, are ready to welcome your boutique retail, service or dining establishment. The second and third floors of the Marriott Center offers your organization brand-new, state-of-the-art customizable office space, with potential for first floor retail.



# POPLAR CREEK TOWN CENTER – NOT A DRIVE-BY!

## 1 Million Vehicles

pass by the Goerke's Corners weekly

### WEEKLY TRAFFIC

Interstate 94

675,500

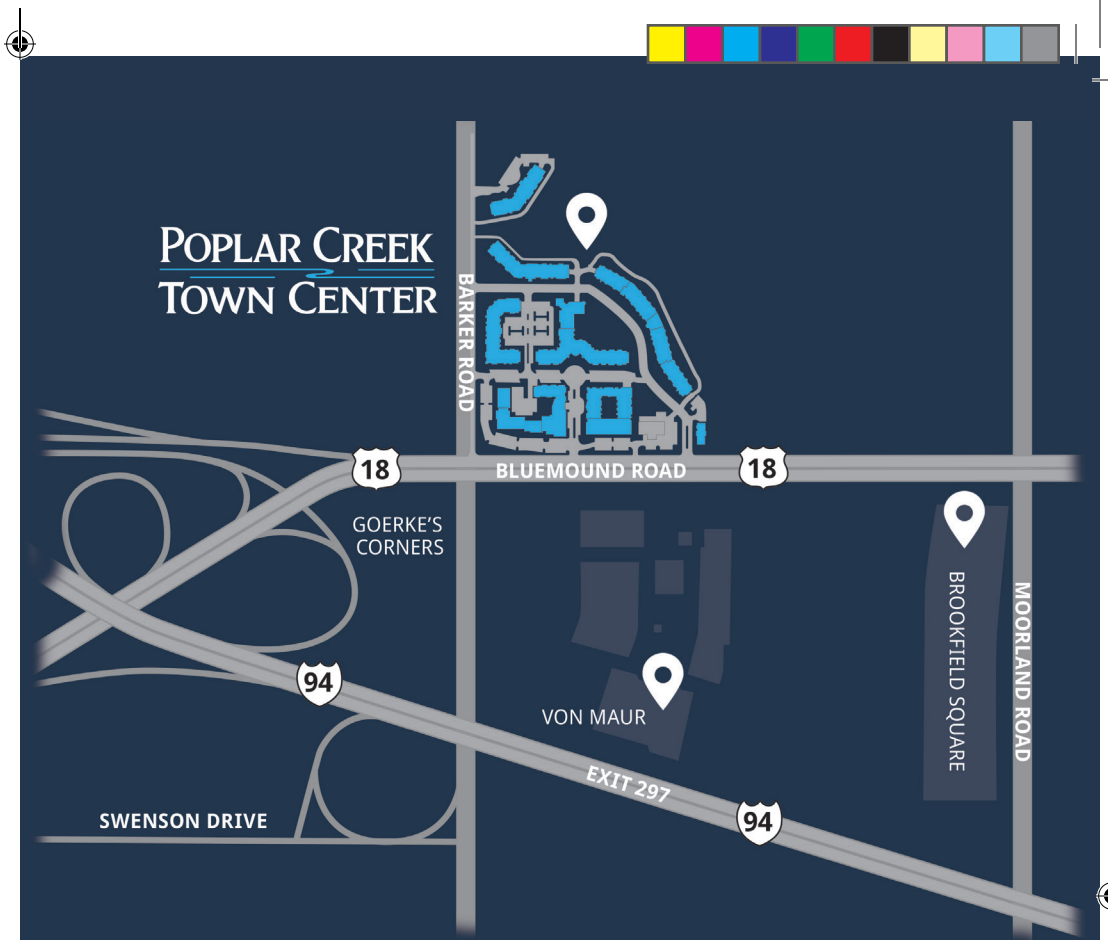
Bluemound Road

225,000

N. Barker Road

145,000

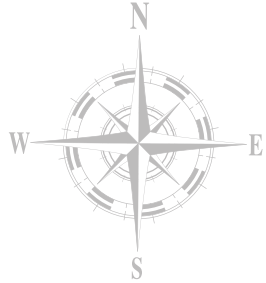
As one of the busiest interchanges in the State of Wisconsin, Goerke's Corners brings 1 million vehicles past local businesses each week. Your business will enjoy incredible visibility on both Bluemound and Barker Roads with 371,000 cars per week.



### Best in Class Office Space

Imagine welcoming clients to your brand-new best in class office space at Poplar Creek Town Center. Offering second and third floor space with easy access from I-94 and Bluemound Road, excellent visibility from Barker Road. Flexible and customizable space accessible by elevator from 5,000 to 10,048 square feet. Your team will love the convenience of retail and residential options within walking distance of the office, including Poplar Creek Town Center and The Corners of Brookfield.

# CAMPUS MAP



## Retail/Dining

Suite	Size	Frontage
100	1650	Bluemound
200	1700	Bluemound
300	1500	Bluemound
400	1800	Bluemound
500	1625	Bluemound
600	3000	Bluemound/Barker
700	1425	Barker
800	1426	Barker
900	5000	Barker 1st Floor

## Office

Suite	Size	Frontage
900	5000	Barker 1st Floor
1000	5000	Barker 2nd Floor
1100	5000	Barker 3rd Floor

Square footage and dimensions are approximate and may vary slightly.

## PARK IT AT POPLAR CREEK TOWN CENTER

Over 100 parking stalls for Retail and Office guests and an additional 25 spaces available for Retail Staff.

# MEET YOUR NEIGHBORS

## Age Distribution

18-24	10.3%
25-34	27.5%
35-44	22.3%
45-54	17.3%
55-64	16.7%
65+	5.9%

## Gender

Male 44% Female 56%

## Income

\$100K+ 47.70%

## Education

College Degree 42%



# EXPERIENCE

## POPLAR CREEK TOWN CENTER

Poplar Creek Town Center is focused on making life fun. Beyond the Marriott Center and the commercial facets of this exciting new development are The Residences at Poplar Creek Town Center. Comprised of 570 best in class leased residences within six architecturally distinctive buildings, every resident has access to the centrally located showstopper Resident Club offering Meeting/ Party Room, Co-workspace, Coffee Bar, Catering Kitchen for private resident events, Golf Simulator, Health Club, Pet Spa, Maker's Space, Outdoor Pool, Grill/Picnic Area, and Poolside Lounge. Residents will enjoy freedom from their cars by walking to retail and office venues, as well as multiple park areas, plazas, and walking trails.





LIVE PLAY DINE SHOP



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# POPLAR CREEK TOWN CENTER

The Neighborhood of  
Tomorrow



wimmercommunities.com