

4950 S 74th St | Greenfield, WI 53220

Greenfield Place

NEQ of S 76th St & W Edgerton Ave

Contact Us

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Property Details

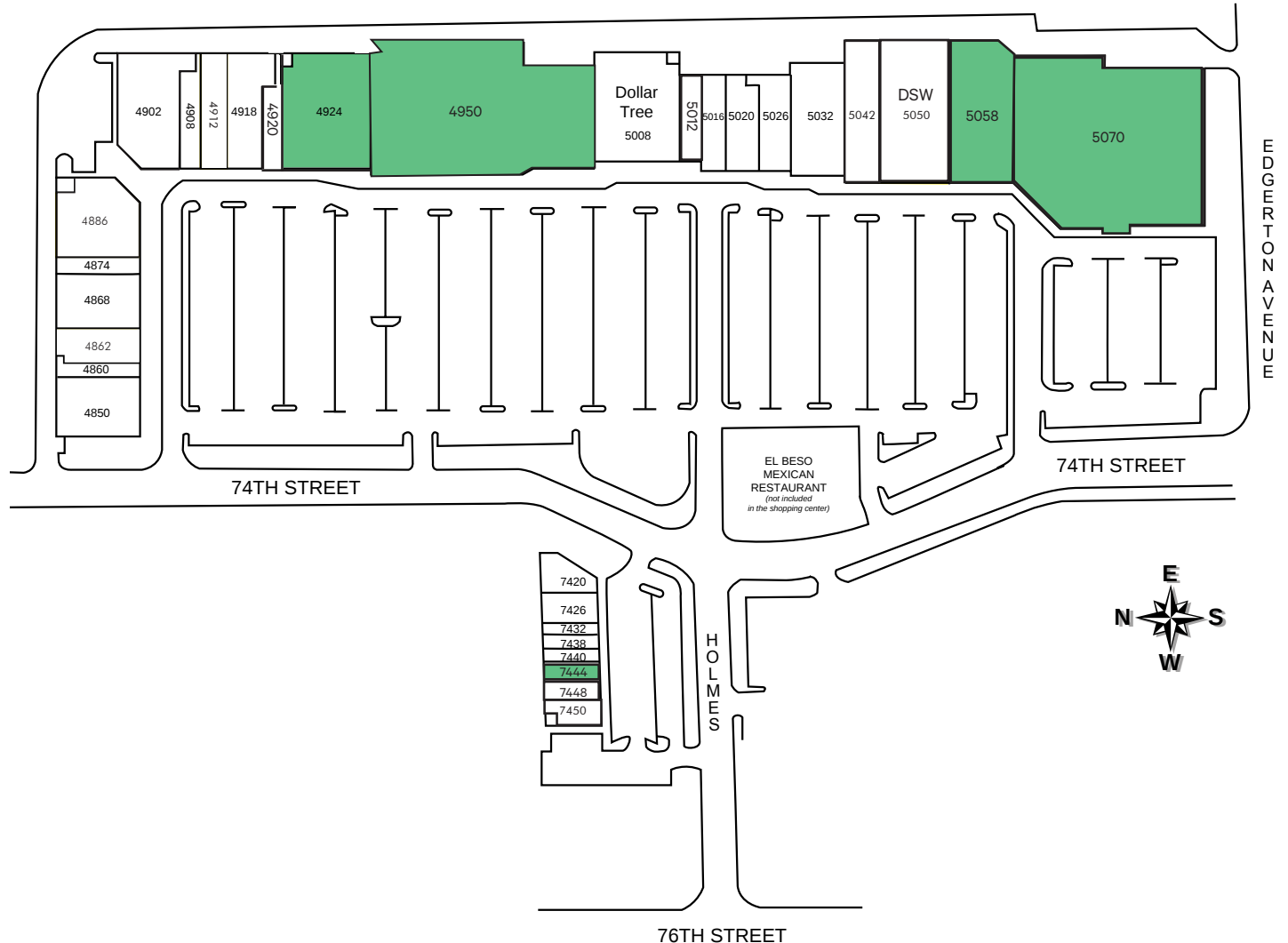
This highly visible location is on the corner of South 76th Street and Edgerton Avenue. Located adjacent to Southridge Mall in the heart of Greenfield. Co-tenants include DSW, Dollar Tree, Lenscrafters, Penzeys Spices, Half Price Books, Nothing Bundt Cakes, and more.

Available Space	Suite 7444: 1,050 SF
	Suite 5058: 12,638 SF
	Suite 4924: 14,487 SF
	Suite 4950: 37,420 SF
	Suite 5070: 42,000 SF (Lease Pending)
Lease Rate	Contact Broker
NNN	CAM & Ins \$ 3.48 PSF
	Tax \$ 1.66 PSF
	Total \$5.34 PSF



Site Plan

UNIT	OCCUPANT	SF
4850	Lenscrafters	6,500
4860	Accuquest Hearing Center	1,636
4862	Green and Gold Zone	4,000
4868	Fred Astaire Dance Studio	6,000
4874	Daddy-Yo's Yogurt	2,000
4886	Home Care Medical	8,237
4902	K-Pot Korean BBQ	9,720
4908	Fluid Jiu Jitsu	2,826
4912	Board Game Barrister	4,000
4918	Japanica Restaurant	6,378
4920	Asian Grocery	1,800
4924	AVAILABLE	14,487
4950	AVAILABLE	37,420
5008	Dollar Tree	12,442
5012	Fava Tea Company	2,500
5016	Penzeys Spices	3,035
5020	Plato's Closet	4,144
5026	Volta Records	4,572
5032	Half Price Books	8,883
5042	Play it Again Sports	5,942
5050	DSW	13,268
5058	AVAILABLE	12,638
5070	AVAILABLE (Lease Pending)	42,000
7450	Nothing Bundt Cakes	1,928
7448	Regional Finance	2,100
7444	AVAILABLE	1,050
7440	UBreak!Fix	1,050
7438	Cost Cutters	1,050
7432	Eat Rice	1,050
7426	Ideal Image	2,390
7420	Gamestop	2,400
Total		227,446



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For Lease



Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	9,171	45,703	103,016	287,001
Avg. H.H. Income	\$97,535	\$96,617	\$96,036	\$93,418
Daytime Population	12,053	38,876	82,078	249,785

Traffic Counts	
S 76th St	26,900 VPD
Edgerton Ave	7,100 VPD

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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)

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.

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.

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