



THE CLOCK TOWER

2252-2266 N Prospect Avenue

Milwaukee, WI 53202



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2252-2266 N PROSPECT
AVENUE
MILWAUKEE, WI 53202

EXCLUSIVELY PRESENTED
BY:

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Milwaukee Executive Realty



2266 N Prospect Ave #616
Milwaukee, WI 53202

Office: 4142738888

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PROPERTY SUMMARY

Offering Price	\$3,950,000.00
Building SqFt	88,379 SqFt
Year Built	1924
Lot Size (SF)	32,117.00 SqFt
Parcel ID	356-0215-100
Zoning Type	Commercial
County	Milwaukee
Frontage	300.00 Ft
Coordinates	43.059770,-87.883394

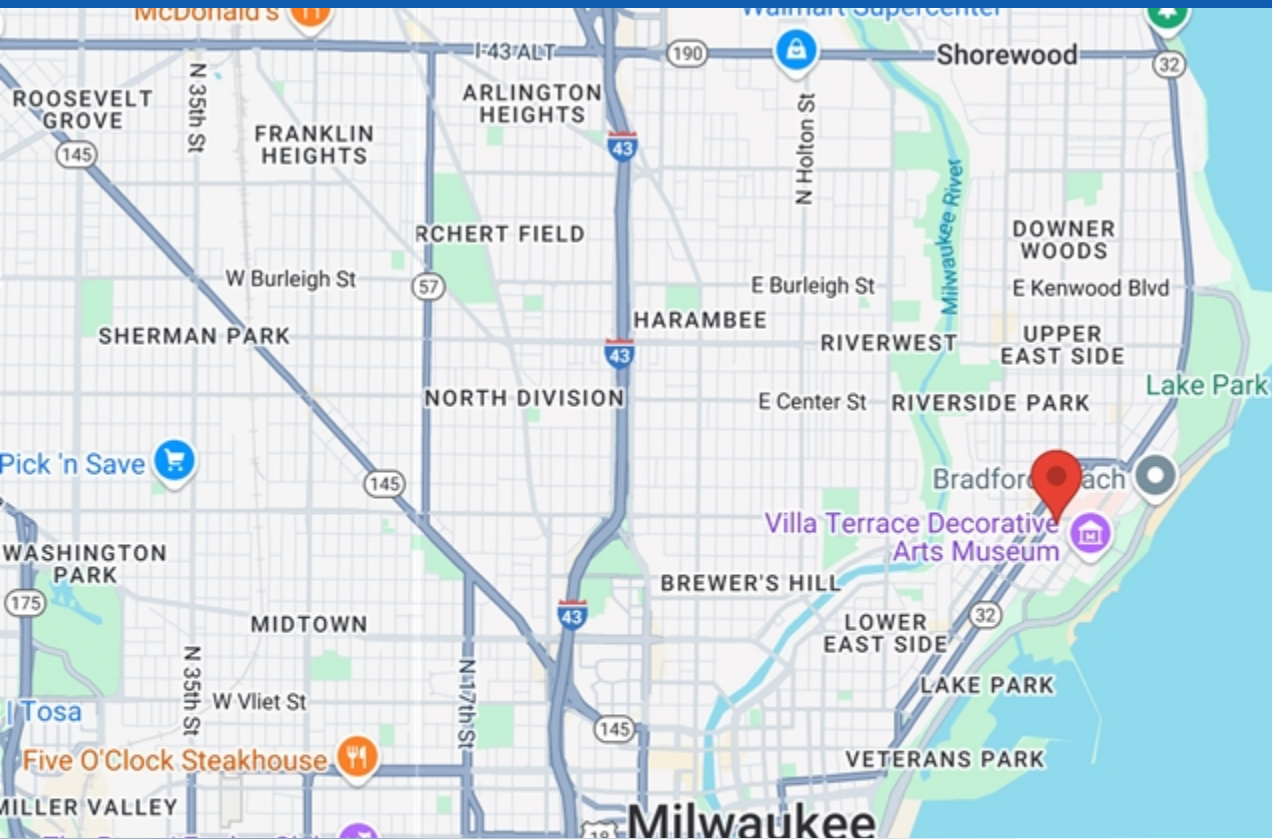
INVESTMENT SUMMARY

Milwaukee Executive Realty is pleased to present The Clock Tower, an 88,379 SF office building in Milwaukee, WI. The Clock Tower consists of a six-story multi-tenant office and retail building situated on approximately 0.74 acres. Built in 1924 as a Coakley Brothers warehouse, the property features masonry construction and an ample parking ratio of 1.59 spaces per 1,000 SF. The building is currently 93% occupied by RSF. The Property is ideally-located in the heart of Milwaukee's East Side neighborhood.



INVESTMENT HIGHLIGHTS

- The Clock Tower demonstrated exceptional resilience during the pandemic, maintaining a high occupancy level while many other office buildings sat empty/mostly vacant.
- Given the historic nature of this building and area, a new development here would garner a lot of attention from local media and prominent figures.
- This plot offers the largest development opportunity currently available in the East Side area.





LOCATION HIGHLIGHTS

- The Clock Tower sits on the corner of Prospect and North, which is one of the busiest intersections in Milwaukee
- Residing in the heart of the East Side, The Clock Tower is within walking distance of many businesses including food, grocery, bars, banks, coffee, entertainment, and medical.
- Less than half a mile from the lake, The Clock Tower is about a five minute walk to Bradford Beach
- The location is well-served by Milwaukee County Transit System routes, facilitating easy commutes for employees and customers.
- Lincoln Memorial Drive offers a scenic and convenient way to get downtown from the East Side



OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

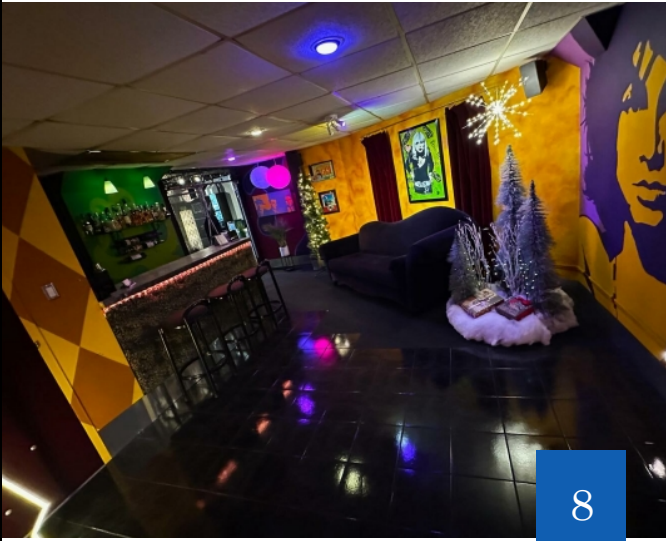
PRICING	\$3,950,000.00
IN PLACE NOI	\$231,556.00
IN PLACE CAP RATE	5.86%
YEAR 1 NOI	\$231,556.00
YEAR 1 CAP RATE	5.86%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	03/12/2025

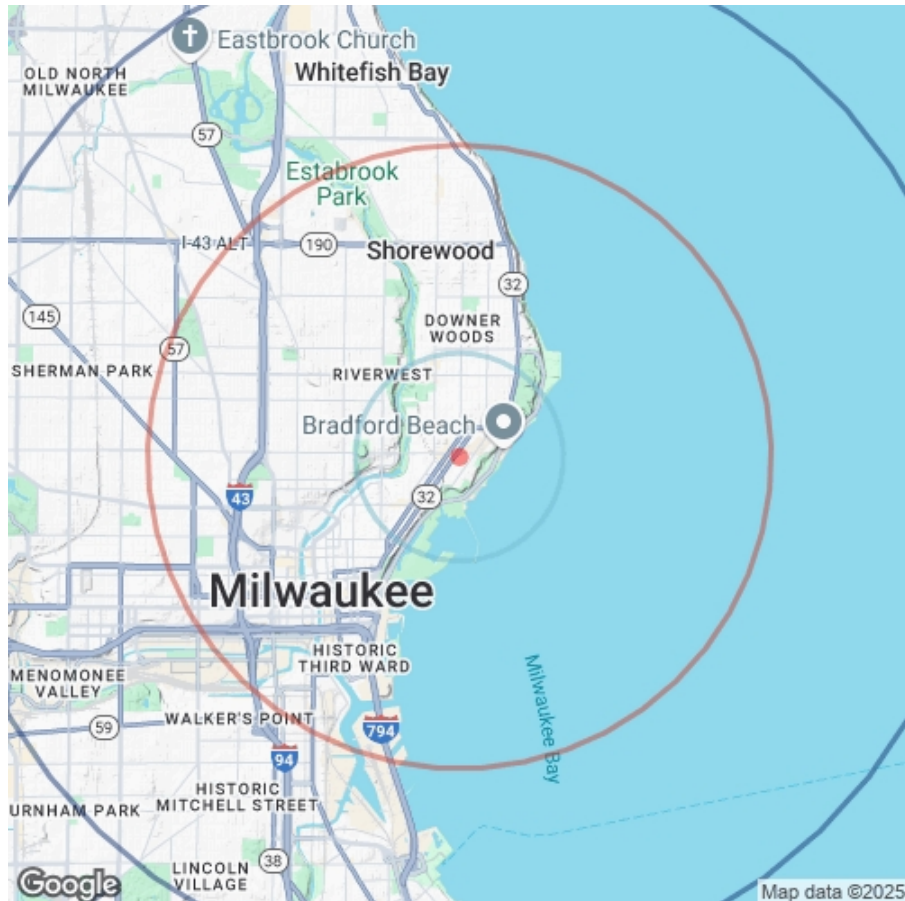
EXPENSE BREAKDOWN

GENERAL EXPENSES	
ADMINISTRATIVE LEASING	\$20,052.00
ADVERTISING AND PROMOTIONS	\$9,877.55
AMORTIZATION EXPENSE	\$6,431.04
CLEANING AND SANITATION	\$72,703.75
EQUIPMENT RENTAL	\$2,592.36
INSPECTION SERVICING	\$1,528.52
ALL OTHER EXPENSES	\$210,567.42
TOTAL GENERAL EXPENSES	\$323,752.64
PROPERTY INSURANCE	\$24,614.00
PROPERTY TAX	\$88,768.41
MANAGEMENT FEE	\$20,800.00
TOTAL EXPENSES	\$457,935.05



DEMOGRAPHICS

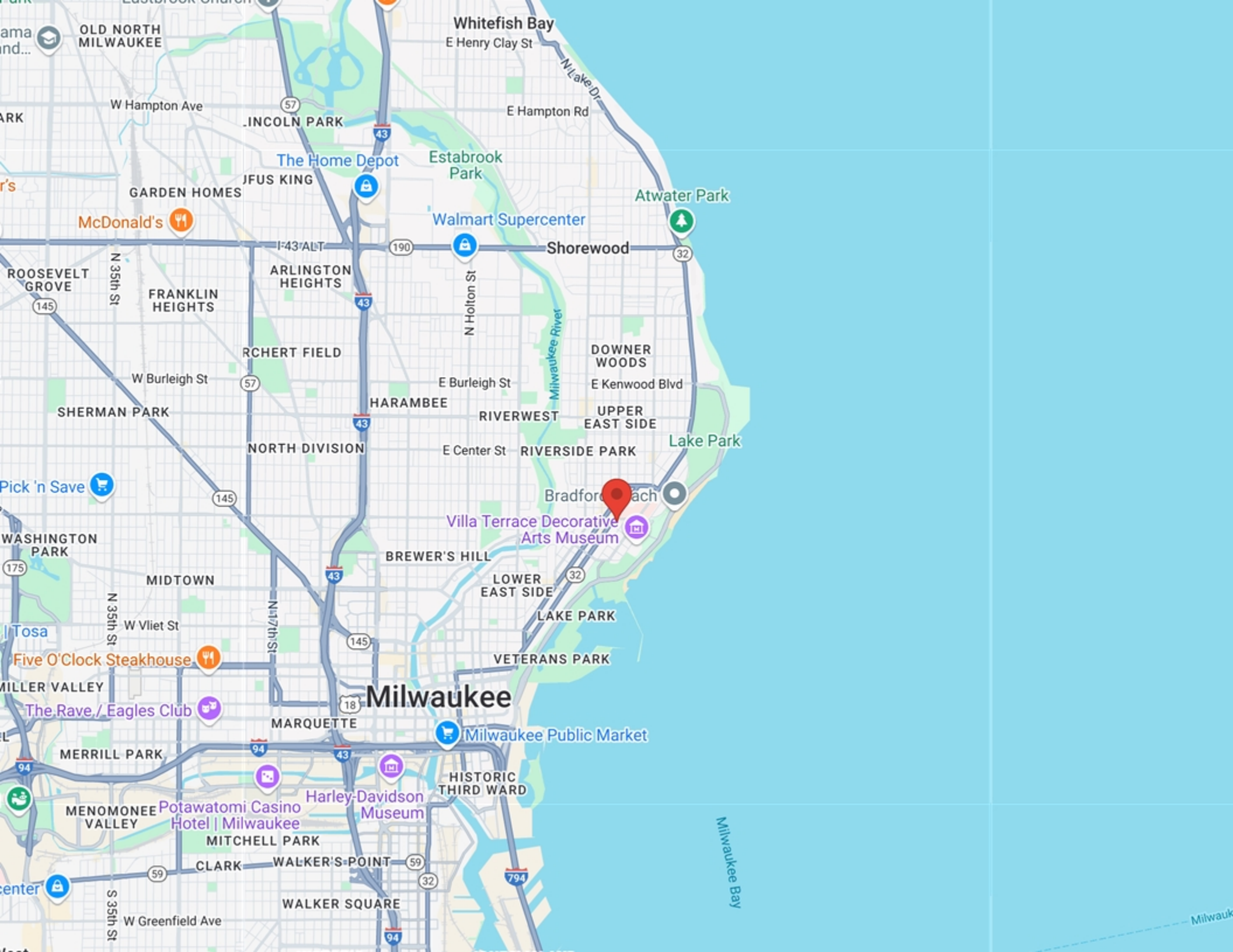
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,220	124,080	341,366
2010 Population	28,529	125,654	333,031
2025 Population	29,155	124,925	314,324
2030 Population	28,928	127,006	314,708
2025-2030 Growth Rate	-0.16 %	0.33 %	0.02 %
2025 Daytime Population	22,069	174,057	347,484



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,194	10,210	23,734
\$15000-24999	1,573	5,222	12,232
\$25000-34999	1,373	4,818	12,634
\$35000-49999	1,857	6,567	16,642
\$50000-74999	2,786	9,010	21,584
\$75000-99999	1,919	6,634	14,022
\$100000-149999	2,425	8,248	16,288
\$150000-199999	1,465	4,750	8,506
\$200000 or greater	1,461	6,211	10,289
Median HH Income	\$ 62,537	\$ 59,696	\$ 52,312
Average HH Income	\$ 90,729	\$ 93,287	\$ 81,414

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15,523	52,985	128,359
2010 Total Households	15,708	54,517	127,728
2025 Total Households	17,053	61,670	135,932
2030 Total Households	17,157	64,070	138,660
2025 Average Household Size	1.62	1.86	2.22
2025 Owner Occupied Housing	3,699	15,579	42,218
2030 Owner Occupied Housing	3,834	16,079	43,690
2025 Renter Occupied Housing	13,354	46,091	93,714
2030 Renter Occupied Housing	13,323	47,991	94,970
2025 Vacant Housing	1,391	7,522	15,700
2025 Total Housing	18,444	69,192	151,632





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MORE DETAILS.