



THE REALTY COMPANY

4015 N OAKLAND AVE, SHOREWOOD WI 53211

FOR LEASE: Storefront Retail/ Office

6000 SF for lease in the North Shore Apartment Building in the Village of Shorewood.



Click here for video.



- Beautiful art deco design throughout with the unique feature of a large bank vault. Highly visible off of Capitol Dr and Oakland Ave
- 6000 SF with 6 Private Offices, 4 Bathrooms and Large Mezzanine Area.
- Parking available behind building in a parking structure.
- Terms: **Highly Negotiable** at \$15 per SF and build-out. 5 year net with 3% increase per year. Utilities paid by tenant.

For more information, please contact:

Lorna Mueller, Owner/Broker

Elizabeth Hill, Agent

Molly Morris, Agent

414-405-7128

414-803-1443

262-391-6909

Lorna@TheRealtyCompanyLLC.com

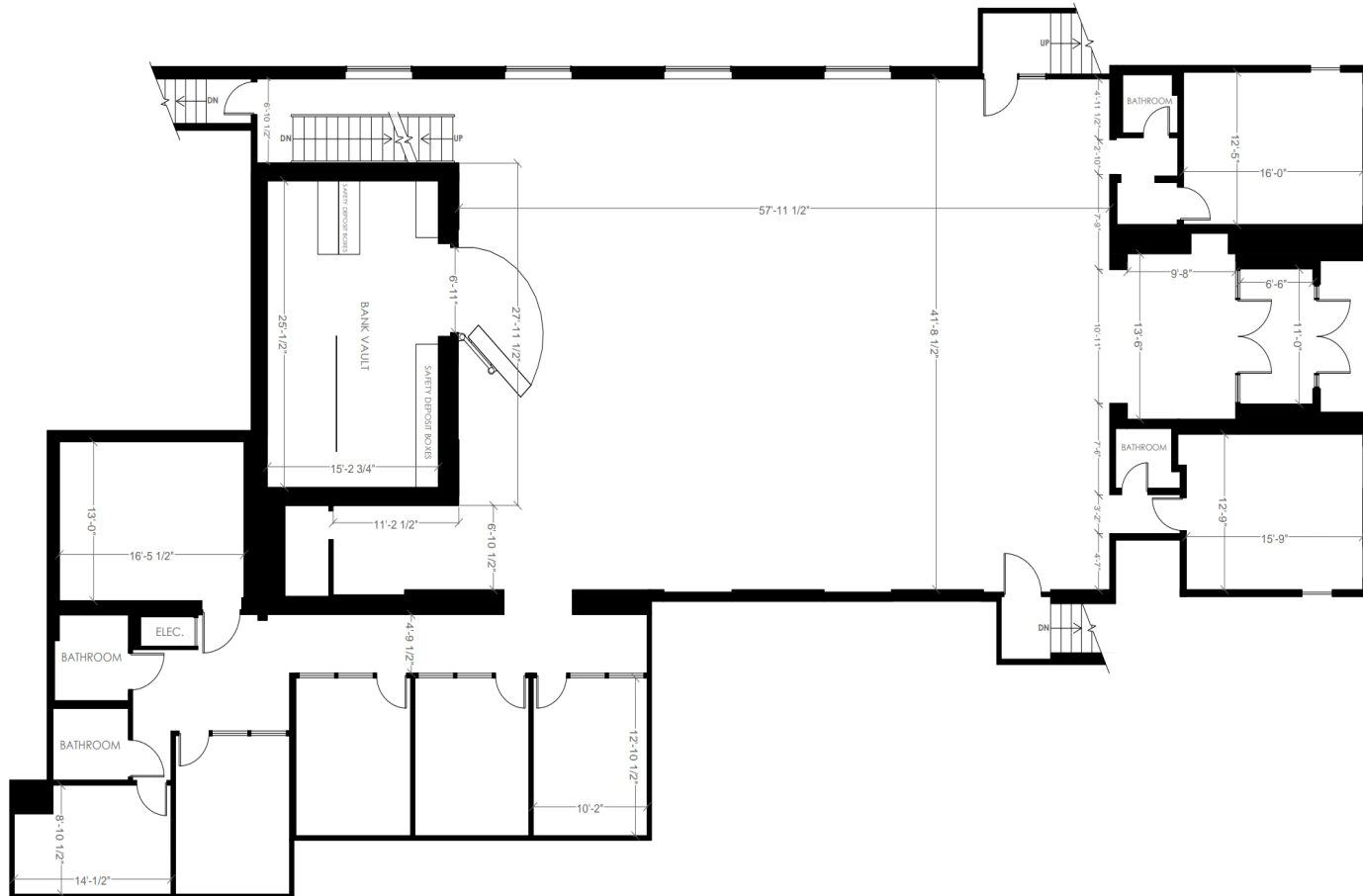
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Elm Grove, WI 53122

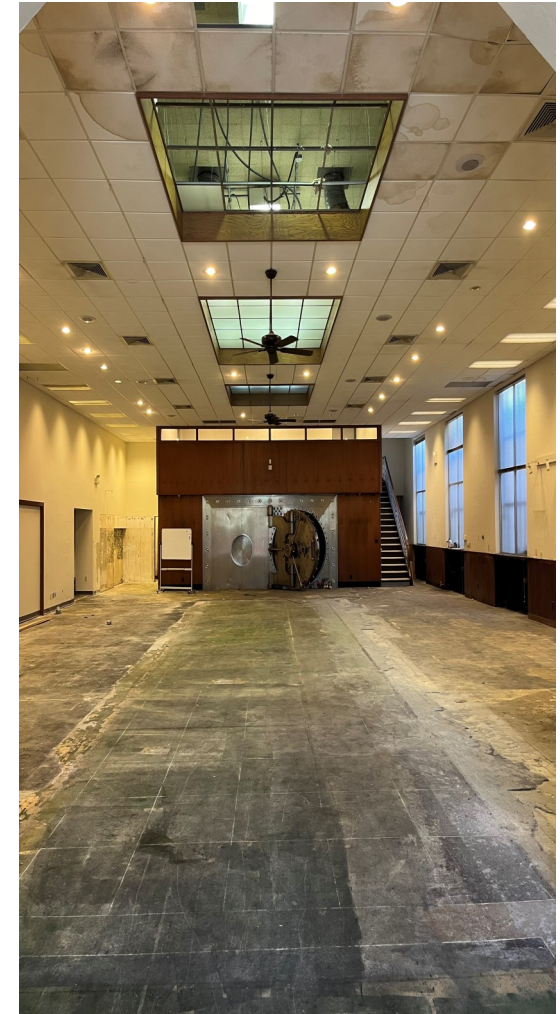
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Incredible WOW factor opportunity in this raw space with the distinctive and elegance of Art Deco features throughout.

LANDLORD IS VERY NEGOTIABLE!!



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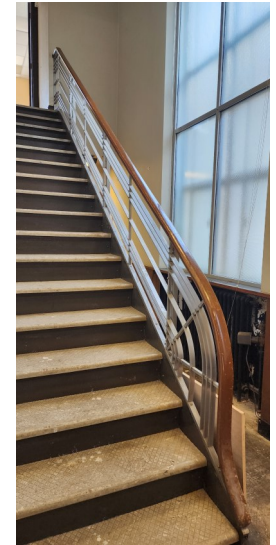
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Demographics >>

	1 mile	3 miles
Population	21,141	130,259
Households	9,493	56,197
Median Age	35.70	34.30
Median HH Income	\$70,566	\$48,965
Daytime Employees	13,648	59,201
Population Growth '23 - '28	▼ -1.53%	▼ -1.20%
Household Growth '23 - '28	▼ -1.73%	▼ -1.26%



Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
East Capitol Drive	N Bartlett Ave W	16,281	2022	0.03 mi
N Oakland Ave	E Elmdale Ct S	10,170	2022	0.06 mi
E Capitol Dr	N Cramer St W	10,058	2022	0.09 mi
E Capitol Dr	N Newhall St W	19,473	2022	0.10 mi
North Oakland Avenue	E Shorewood Blvd S	10,124	2022	0.13 mi
N Oakland Ave	E Shorewood Blvd N	12,446	2022	0.16 mi
N Morris Blvd	E Capitol Dr S	1,960	2022	0.22 mi
North Morris Boulevard	E Kenmore Pl N	2,271	2022	0.24 mi
N Maryland Ave	E Capitol Dr S	1,425	2022	0.27 mi
North Maryland Avenue	E Capitol Dr S	1,503	2020	0.27 mi

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