

For Lease

CBRE

Grant Park Plaza

Mid Box Space Available | 30,258 SF

2901 S Chicago Ave | South Milwaukee, WI 53172



Contact Us

Yoni Zvi
Senior Vice President
+1 414 708 1818
yonizvi@cbre.com

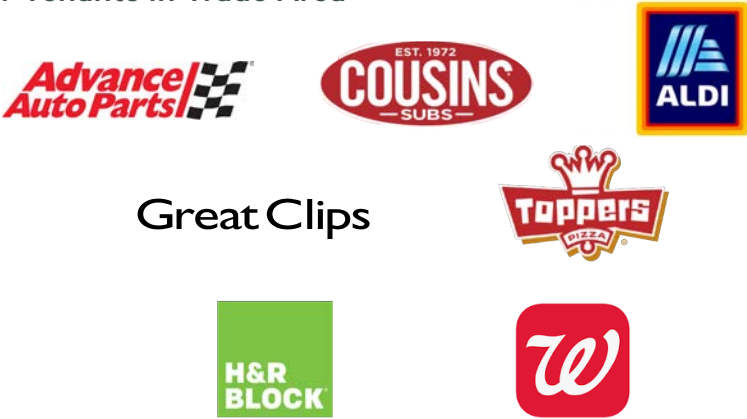
Devin Tessmer
First Vice President
+1 414 274 1644
devin.tessmer@cbre.com

Property Info

Available Space	Suite 2939: 1,381 SF
	Suite 2934: 18,308 SF
	Suite 2953: 11,950 SF
	Suite 2955: 1,899 SF
	Bank Building: 0.64 Ac / 2,522 SF
> 30,258 SF Contiguous	
Lease Rate	Negotiable NNN
NNN Estimate	\$5.50 PSF
Access	Multiple Points of Full Access
Signage	Pylon
Parking	199 (2.6 per/1,000)

- + Prominent South Milwaukee Shopping Center
- + Strong Co Tenants

Major Tenants in Trade Area



Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population	14,844	45,065	97,948	191,763
Avg HH Income	\$87,885	\$95,899	\$96,958	\$97,719
Daytime Population	11,339	37,156	96,983	171,675

Traffic Counts	
Chicago Avenue	8,700 VPD
Drexel Boulevard	6,600 VPD

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Site Plan



Suite	Tenant	SF
2929	Advanced Auto Parts	6,600
2937	Brew City Insurance	900
2939	AVAILABLE	1,381
2942	San Fong Chinese Restaurant	1,625
2934	AVAILABLE	18,308
2953	AVAILABLE	11,950
2955	AVAILABLE	1,899
2959	Nail Express	1,196
2961	Great Clips	1,200
2965	Cousin Subs	1,920
2969	H&R Block	1,520
2971	Toppers Pizza	1,645
2979	Monkey See Monkey Doo Child Care	5,250
2983	CSL Plasma	11,298
2985	Walgreens	13,905

Bank Building Available
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Great visibility for
tenants along S
Chicago Ave

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Mid Flight Aerial



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)

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.

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.