



For Sale

7330 W Rawson Avenue
Franklin, WI 53132

Owner-User or Investment Opportunity Stand-Alone Medical Office Building for Sale

Building Size	6,175 SF
Lot Size	1.6 Acres (parcel to be divided to +/- 0.82 AC)
Year Built	2005
Parking	36 surface stalls
Zoning	B-G: General Business
# of Tenants	1
Tax Key	743-8991-000
Taxes (2024)	\$39,7599.98 (both buildings)
Sale Price	\$1,500,000

Contact us:

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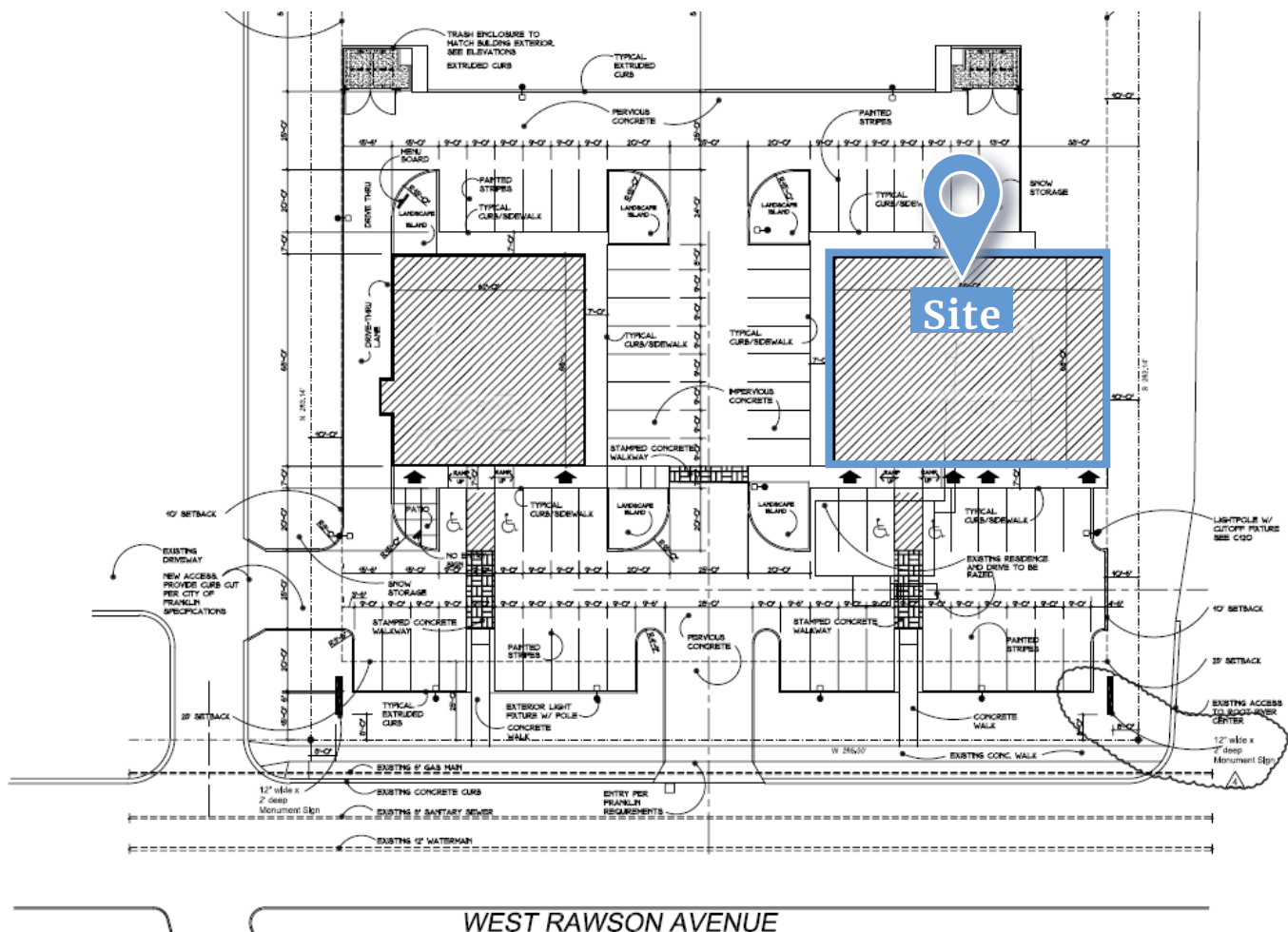
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Property Highlights

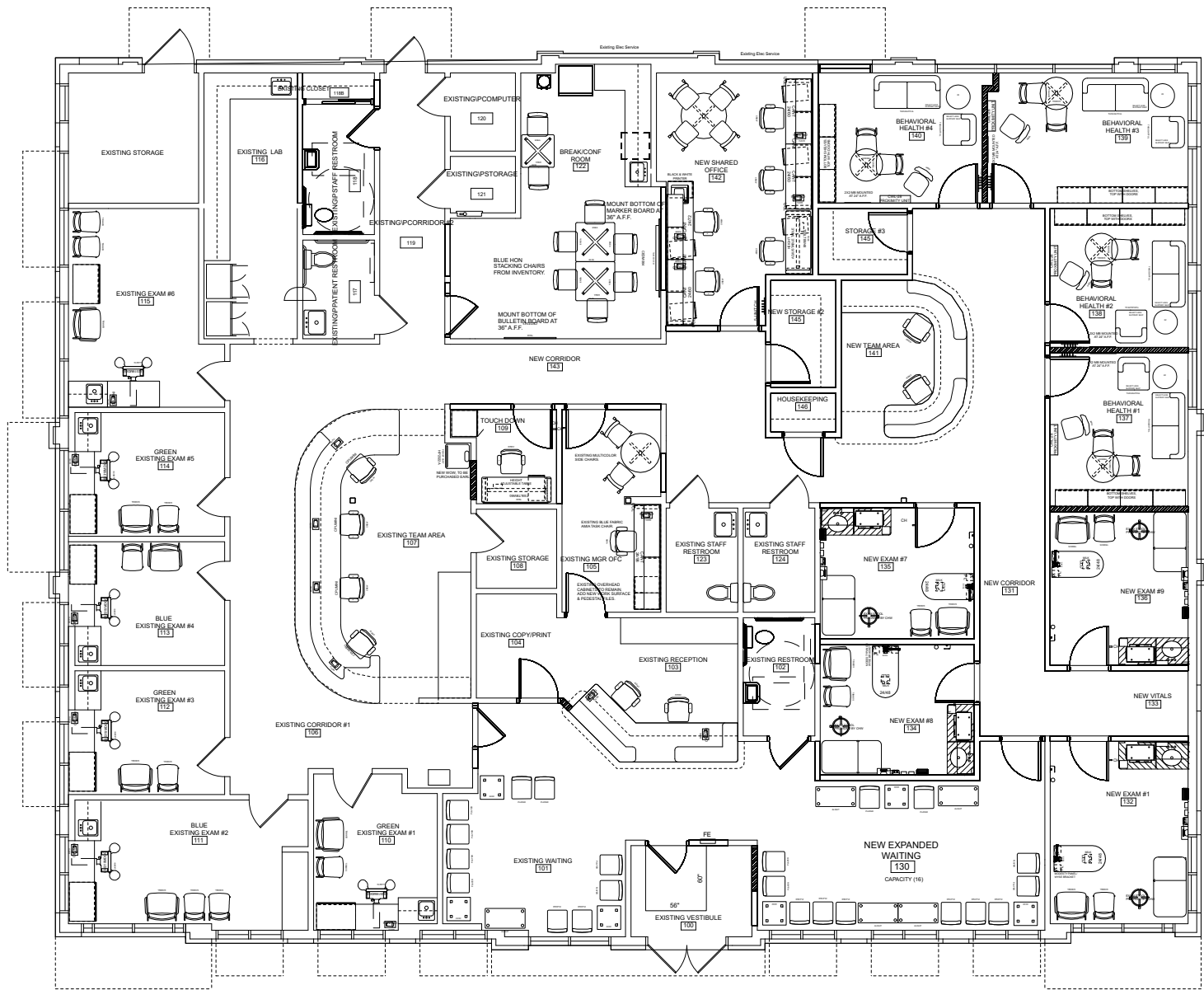
- Single tenant, standalone medical office property for owner-user or investment opportunity
- Located within walking distance to Ballpark Commons, vibrant mixed-use entertainment district developed by ROC Ventures, which houses a 4,000 seat stadium for the Milwaukee Milkmen and the UW-Milwaukee Panthers baseball team, Luxe Golf Bays, Mosh Performance Center, YMCA, restaurant and bar offerings, and rotational community and entertainment events
- Parcel includes two buildings - 7330 W Rawson Ave and 7358 W Rawson Ave. The full parcel is available for sale or a buyer can just purchase one or the other
- 21,000 VPD on Rawson Ave, 19,200 VPD on S 76th Street, and 14,300 VPD on W Loomis Rd

Site Plan

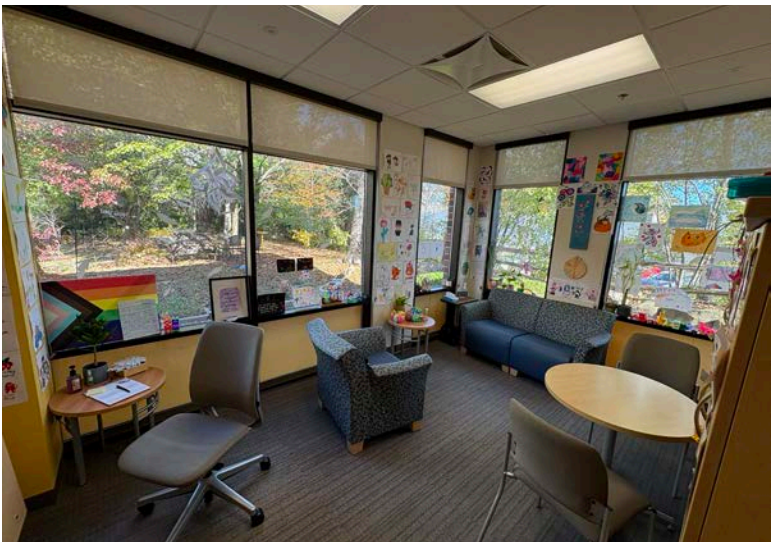
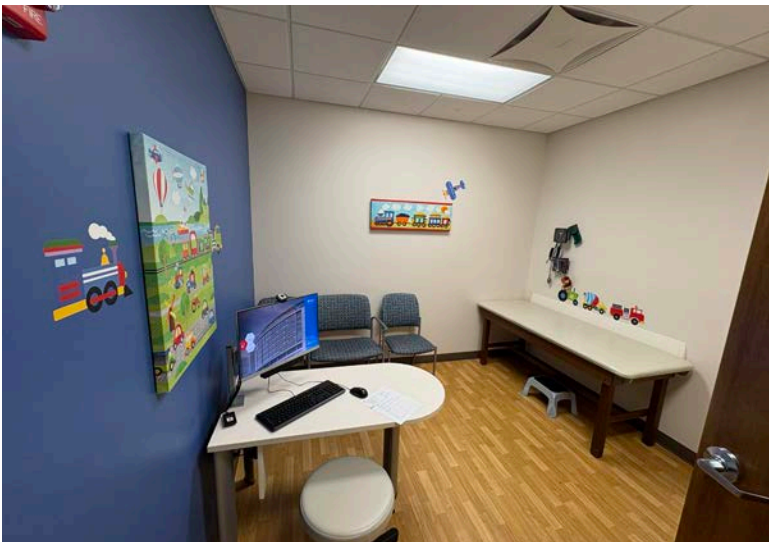
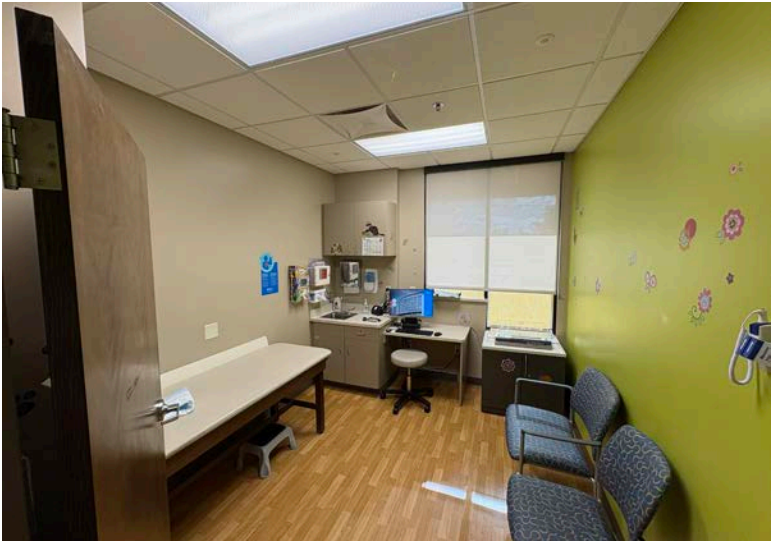
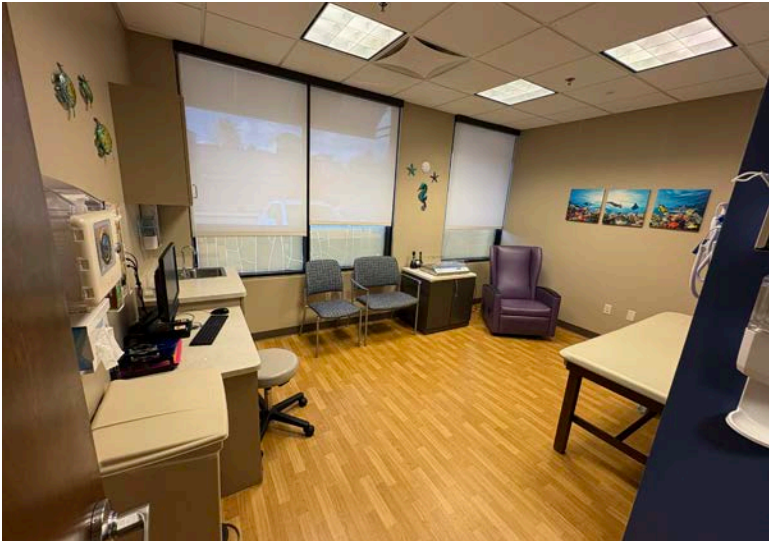


Floor Plan

First Floor: +/- 6,175 SF



Property Photos

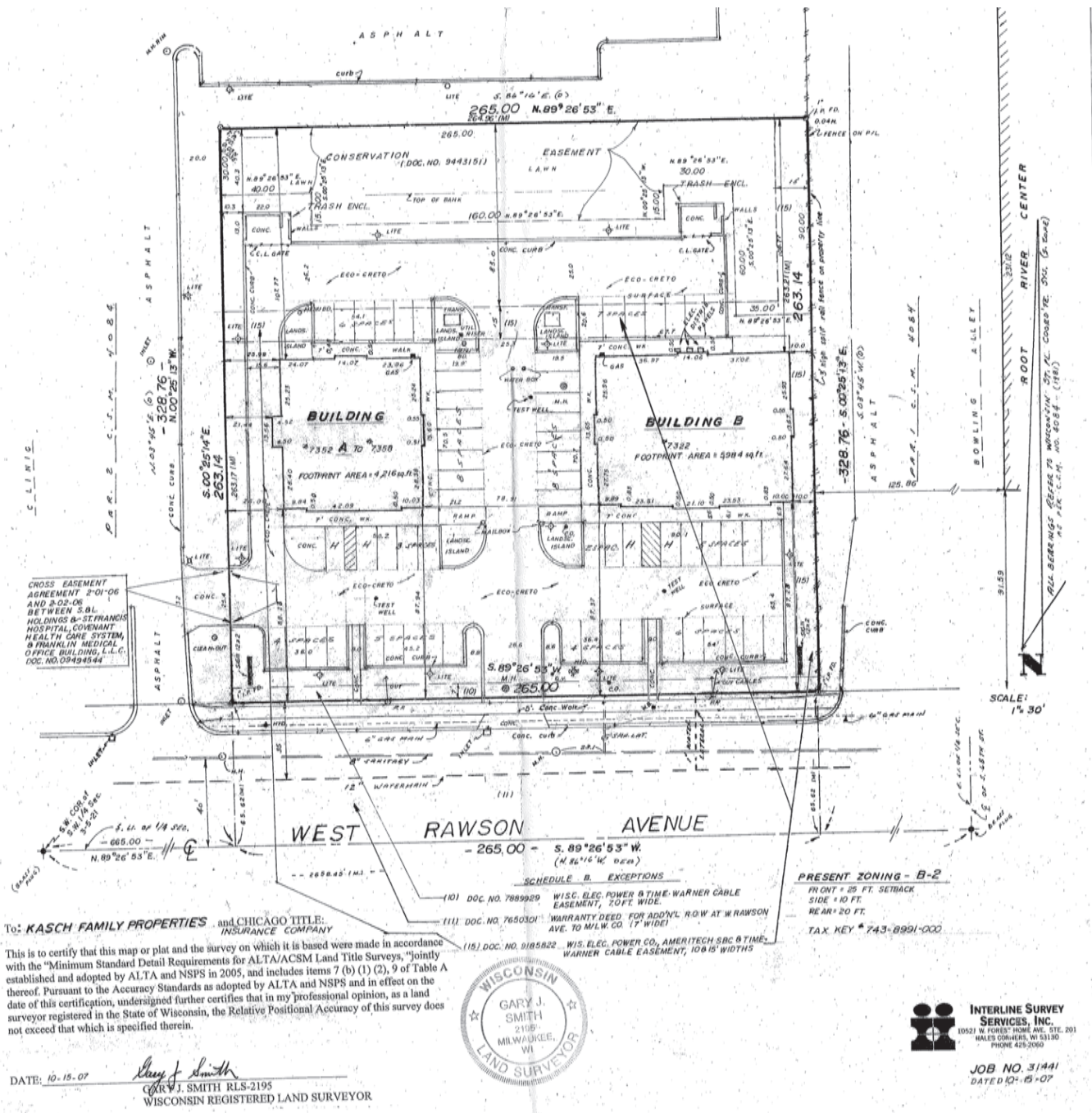


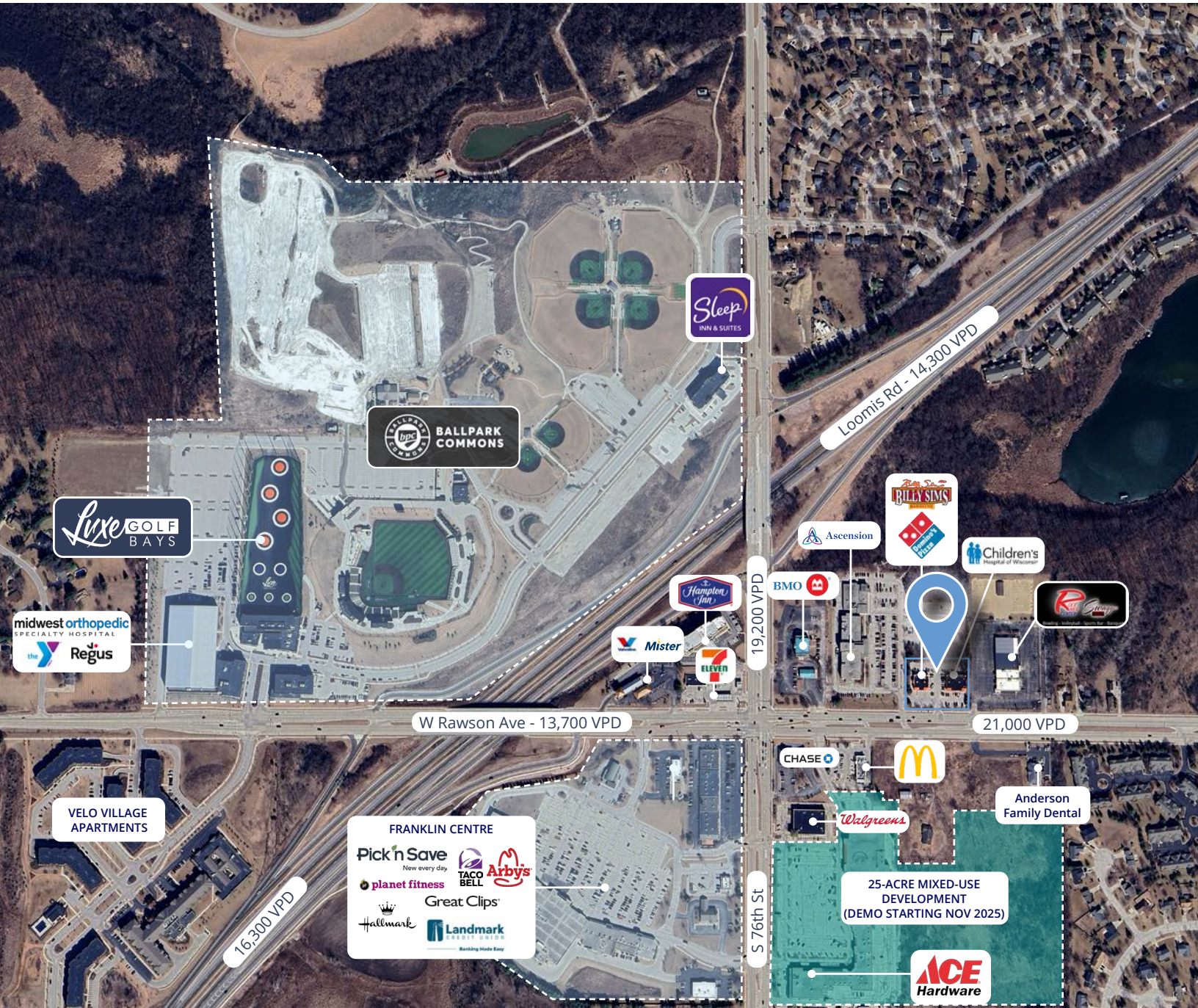
Exterior Photos



ALTA Survey

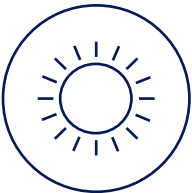
Parcel will require sub-division as a condition of the sale of 7330 W Rawson Avenue.





Population

1 mi: 5,355
3 mi: 57,486
5 mi: 163,044



Daily Population

1 mi: 4,945
3 mi: 48,768
5 mi: 141,724



Households

1 mi: 2,008
3 mi: 24,352
5 mi: 70,216



Household Income

1 mi: \$125,322
3 mi: \$101,400
5 mi: \$87,468

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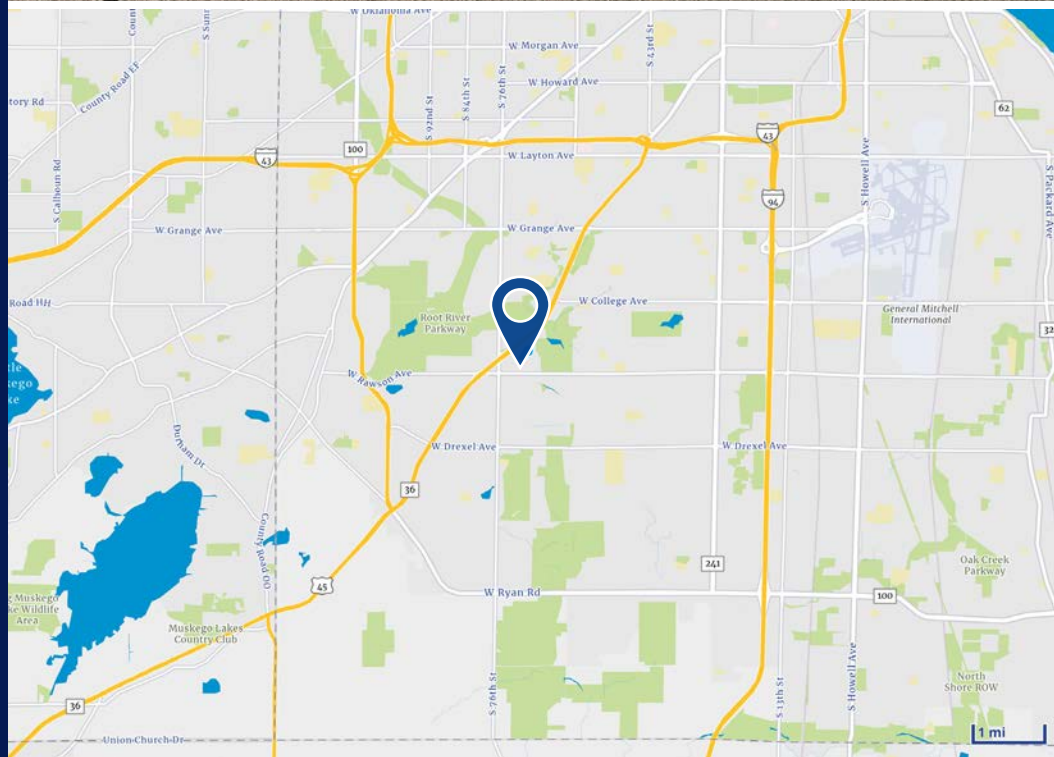
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