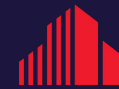


**FOR SALE
OR LEASE**
1.24 AC



**CUSHMAN &
WAKEFIELD**

BOERKE



RETAIL REDEVELOPMENT
ACROSS FROM SOUTHRIDGE MALL
5111-5121 S 76TH STREET | GREENFIELD, WISCONSIN

JVAUGHN PORTER
REAL ESTATE ADVISOR
+1 414 902 3350
jporter@boerke.com

KEVIN RIORDAN
PRINCIPAL
+1 414 791 5098
kriordan@boerke.com

MILWAUKEE OFFICE

731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE

33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

PROPERTY OVERVIEW



PROPERTY FEATURES

- Directly across from Southridge Mall (one of Wisconsin's largest malls) and the future redevelopment site of former Boston Store ([CLICK HERE](#) for more information about the redevelopment project)
- Located along one of southeastern Wisconsin's major retail corridors
- Opportunity to purchase, ground lease or build to suit
- 27,000 VPD along 76th Street

Address

5111 - 5121 S 76th St

City

Greenfield

Site Size

0.55 AC (5111)
0.69 AC (5121)
1.24 AC (Total)

Parcel Numbers

6519000001 (5111)
6519000003 (5121)

Sale Price

CONTACT BROKER

Ground Lease Rate

CONTACT BROKER

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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AERIAL MAP



84SOUTH

KOHL'S Total Wine & More
Marshalls **ULTA** BEAUTY **OUTBACK** STEAKHOUSE
ROSS DRESS FOR LESS **COOPER'S HAWK** WINERY & RESTAURANTS **Starbucks**
Kirkland's Home **MOD**
HAND & STONE MASSAGE AND FACIAL SPA **Portillo's**
Steinhafels MEN'S HAIR HOUSE **DAVID'S** BRIDAL
carter's **CHIPOTLE** MEXICAN GRILL **CAFE ZUPAS** **FedEx** Office
OSHKOSH **FRESH THYME** MARKET **FIVE BEL'W**

Burlington **crave**
SHOE CARNIVAL **SALLY** LANE BRYANT
Once upon a child **KLASIANA** PIZZA

JIN'S **MATTRESS FIRM** **Don't Game**
MOCHINUT **petco** **honey BERRY** **McDonald's** **BURGER KING**
SKECHERS **PET SMART** **DSW** **ZUPAS**
sleep & number **PLAY IT AGAIN SPORTS** **PLATOS** **Fava Tea Company**
KOI **HALF PRICE BOOKS** **DOLLAR TREE**

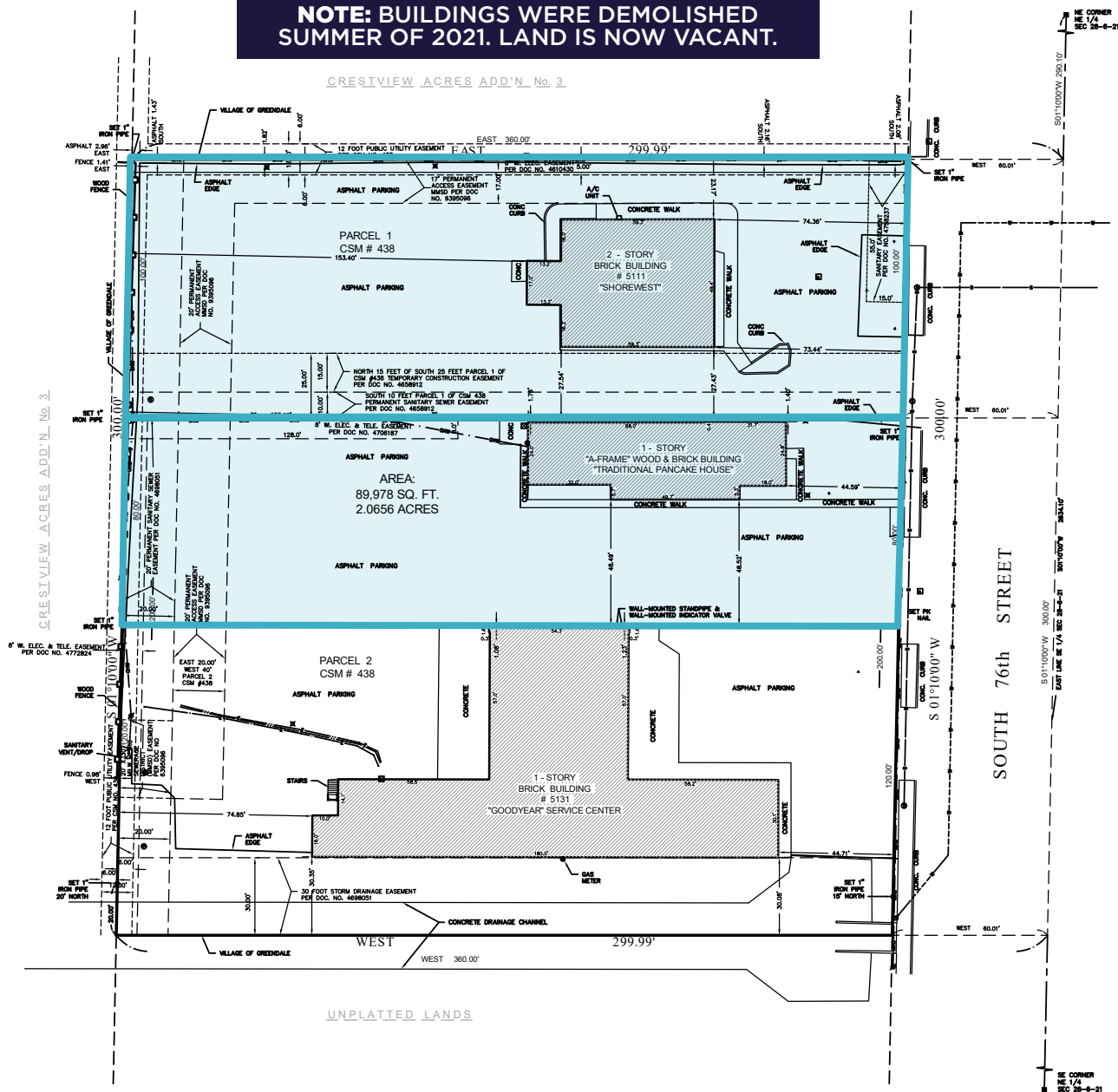
Red Robin **uw credit union**
Great Midwest Bank **FIRST WATCH**
LONGHORN STEAKHOUSE **us bank** **BMO**
PANDA EXPRESS **Speedway**

SOUTHRIDGE MALL

ROUND1 **EXPORIM** **macy's**
DICK'S SPORTING GOODS **JCPenney**
ALDO **Bath & Body Works** **TJ-maxx**
AMERICAN EAGLE **AEROPOSTALE** **Lids**
H&M **PINK** **VICTORIA'S SECRET** **MINI SOU**
charlotte russe **bistro plex**
TILLYS **KAY** **RALLY HOUSE**
THE CHILDREN'S PLACE **JEWELERS** **Banter**
JOURNEYS **Auntie Anne's** **claire's**
rue 21 **CHAMPS** **FOOD 52**
Foot Locker **WINDSOR** **CINNABON**
BOX LUNCH **HOT TOPIC** **zumiez**
Rogers & Hollands **Buckle** **TORRID**
Visionworks

NOTE: BUILDINGS WERE DEMOLISHED SUMMER OF 2021. LAND IS NOW VACANT.

CRESTVIEW ACRES ADD'N No. 3



PLAT OF SURVEY

KNOWN AS 5111, 5121 AND 5131 SOUTH 76TH STREET IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

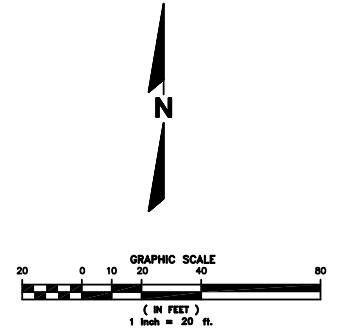
PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP 438, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 21 EAST IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

JANUARY 19, 2004

ROBERT SCHLYTTER
ADDED UTILITIES
EASEMENTS PER LETTER REPORTS

SURVEY NO. 161481-CLH
REVISION NO. 1-RMK
REVISION NO. 2-RMK

NOTE: EASEMENTS SHOWN ARE FROM CHICAGO TITLE INSURANCE COMPANY LETTER REPORT NO. 1174858 AND 1174857, BOTH DATED FEBRUARY 3, 2004



LEGEND

| | |
|-------------------------------|------------------------------------|
| ▲ BENCHMARK | □ SQUARE INLET |
| ■ SECTION CORNER | △ STORM SEWER END SECTION |
| ● IRON PIPE FOUND | ○ SANITARY MANHOLE |
| ○ IRON PIPE SET | ⊕ SANITARY CLEANOUT OR SEPTIC VENT |
| □ SOLLARD | ⊕ SANITARY INTERCEPTOR MANHOLE |
| ⊕ SOL. SOLING/MONITORING WELL | ⊕ MISCELLANEOUS MANHOLE |
| ⊕ FLAGPOLE | ⊕ WATER VALVE |
| ⊕ SIGN | ⊕ WATER SERVICE CURB STOP |
| ⊕ BELLOWS | ⊕ WATER MANHOLE |
| ⊕ CONTROL BOX | ⊕ WELL |
| ⊕ TRAFFIC SIGNAL | ⊕ WATER SURFACE |
| ⊕ RAILROAD CROSSING SIGNAL | ⊕ WETLANDS FLAG |
| ⊕ CORN. FEEDERIAL | ⊕ MARSH |
| ⊕ POWER POLE | ⊕ CONIFEROUS TREE |
| ⊕ GUY POLE | ⊕ DECIDUOUS TREE |
| ⊕ LIGHT POLE | ⊕ SHRUB |
| ⊕ GROUND OR OTHER SPOT SHOT | |
| ⊕ UNDEVELOPED FRINGE | |
| ⊕ ELECTRIC MANHOLE | — EDGE OF TREES |
| ⊕ ELECTRIC FEEDERIAL | — SANITARY SEWER |
| ⊕ ELECTRIC METER | — STORM SEWER |
| ⊕ TELEPHONE MANHOLE | — MANNED GAS MAIN |
| ⊕ TELEPHONE FEEDERIAL | — MANNED ELECTRIC |
| ⊕ MANNED FIBER OPTIC | — OVERHEAD WIRE |
| ⊕ GAS VALVE | — MANNED ELEC. SERV. |
| ⊕ GAS METER | — MANNED TELEPHONE |
| ⊕ STORM MANHOLE | — MANNED CABLE TV LINE |
| ⊕ ROUND INLET | — MANNED FIBER OPTIC |

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its boundaries, encroachments, the location and dimensions of all visible structures (shown, boundary lines, adjacent corners) and easements and other visible encroachments. If any the survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title therein, within one (1) year from date hereof.

JOHN P. CASLUCCI
REGISTERED WISCONSIN LAND SURVEYOR S-2055

National Survey & Engineering

Telephone 262-761-1000
Facsimile 262-767-7273
16743 W. Bluemound Road
Suite 200
Brookfield, WI 53005-6688
www.nse.com
5161481 / 161481RH / 16121022 / RMK

DEMOGRAPHICS

POPULATION (2025)

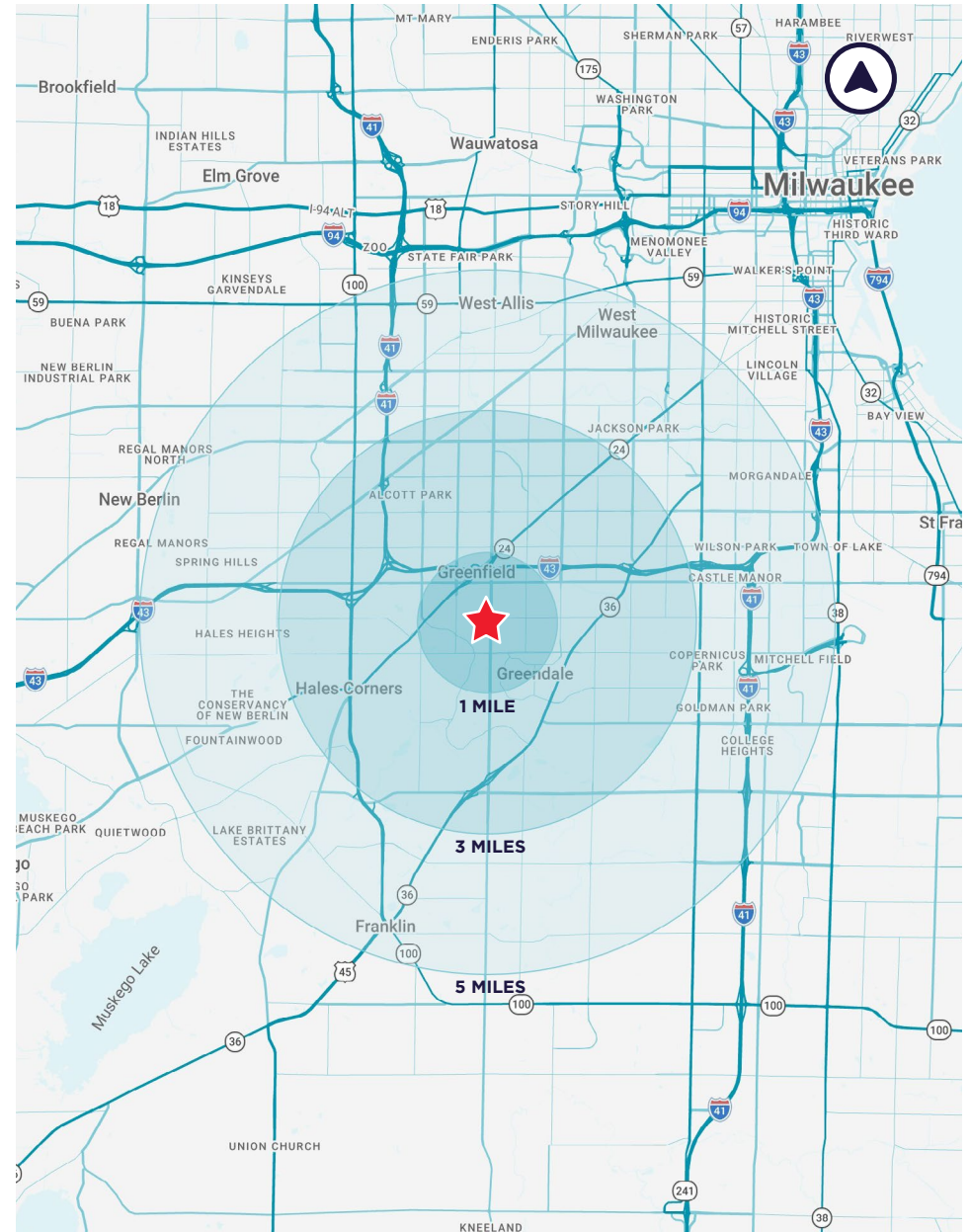
| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Estimated Population | 4,959 | 28,710 | 73,910 |
| Median Age | 45.5 | 44.4 | 41.1 |

HOUSEHOLDS (2025)

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|-----------|-----------|-----------|
| Estimated Households | 2,217 | 12,562 | 31,016 |
| Estimated Average Household Income | \$180,150 | \$155,248 | \$141,587 |

ANNUAL CONSUMER EXPENDITURE (2025)

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Retail Expenditure | \$185.1M | \$2B | \$5.4B |
| Apparel | \$6.8M | \$73.2M | \$196.3M |
| Entertainment | \$21M | \$226.8M | \$608.4M |
| Food Away From Home | \$16.2M | \$174.3M | \$466.7M |



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub agent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, 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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.

CONTACT

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