



3161 North Mayfair Road Wauwatosa, WI 53222

WAUWATOSA, WI | RETAIL PROPERTY

BTS / GROUND LEASE



PROPERTY DESCRIPTION

Pad site or Build To Suit available on 1.21 acres located 1/2 mile to Route 45.

OFFERING SUMMARY

Lot Size:	1.21 Acres
Lease Rate:	TBN
Tax Rate:	\$16,000 per year

LOCATION OVERVIEW

Surrounded by major retailers with cross access to Burleigh and direct curb cuts to North Mayfair Road.

PROPERTY HIGHLIGHTS

- Join At-Home and American Freight Furniture
- Excellent visibility and location
- Cross Access to W. Burleigh Street
- One block from Whole Foods, Meijer, Mayfair Shoppes with TJ Max & Dicks, and Mayfair Mall
- Zoned C-2, General Commercial and Mayfair Road Corridor Overlay. Allowing for a broad range of businesses and commercial uses.

DAVID ROTH

561.620.9200 x117
droth@kinproperties.com

JEFF ROSS

561.620.9200 x123
jross@kinproperties.com

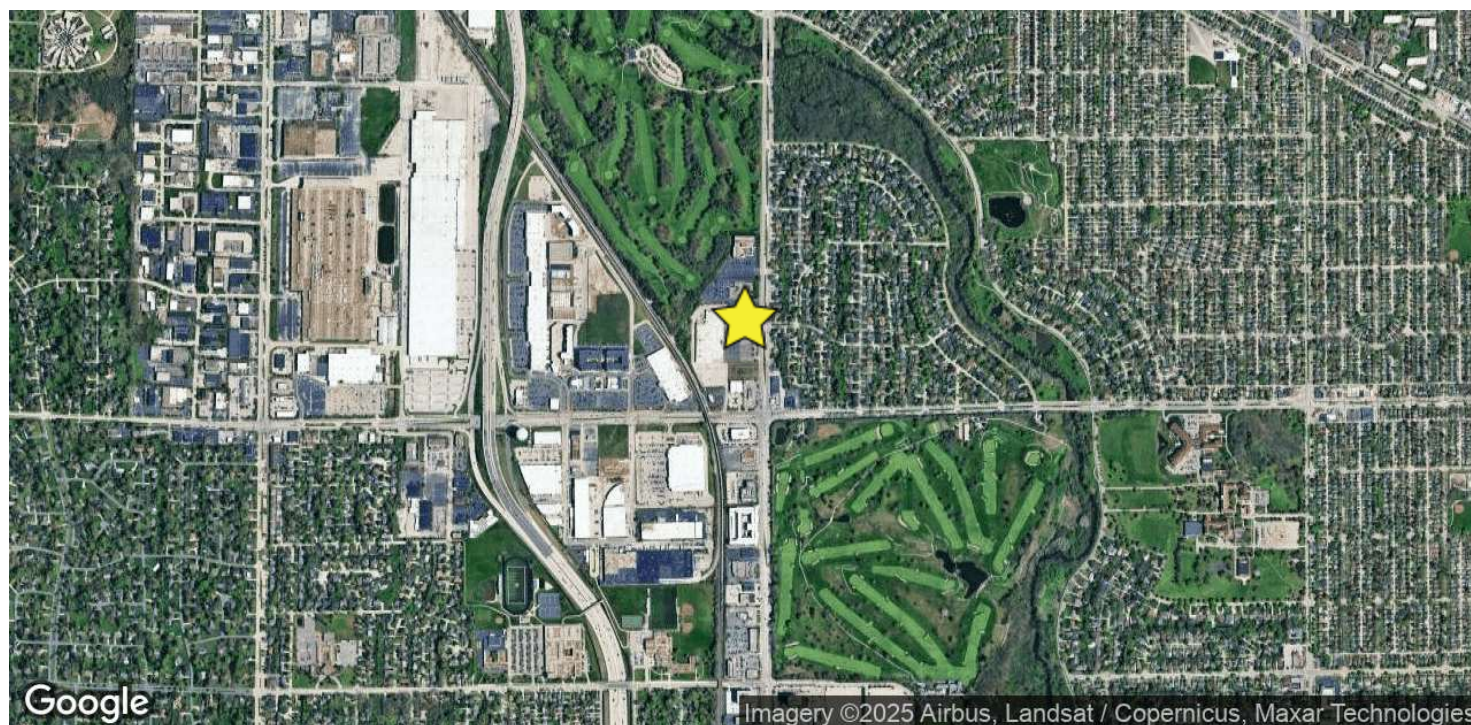
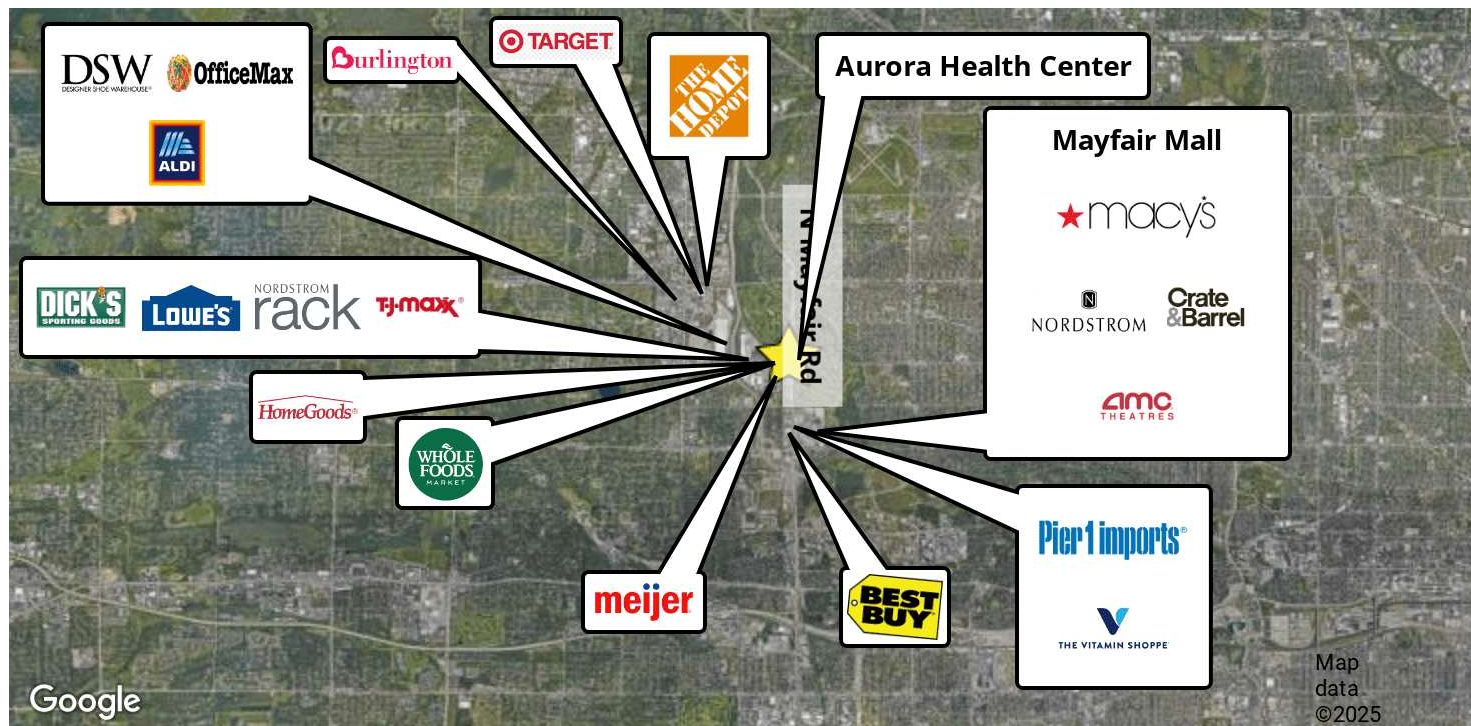


KIN PROPERTIES

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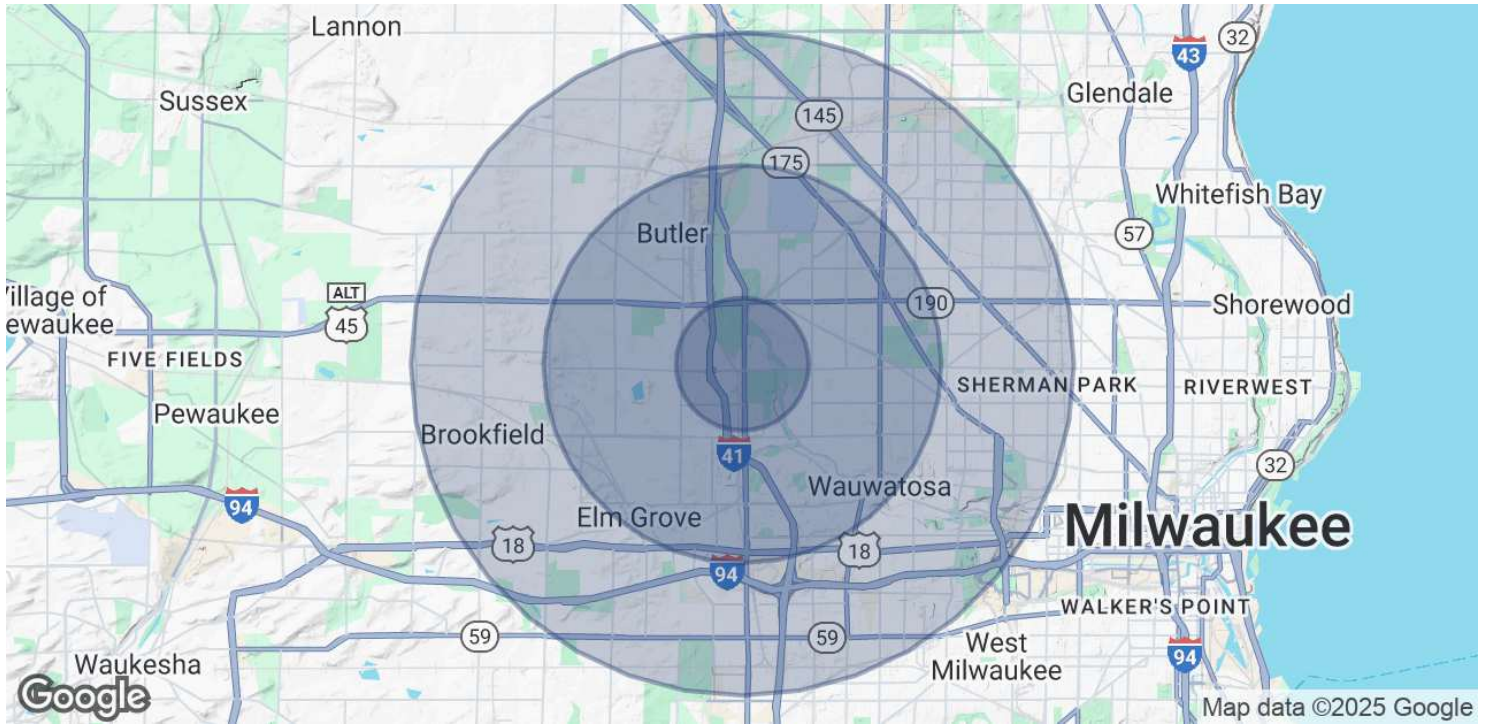
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,837	93,522	306,293
Average age	40	40	39
Average age (Male)	39	38	37
Average age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,024	40,138	127,216
# of persons per HH	2.3	2.3	2.4
Average HH income	\$113,817	\$106,577	\$93,322
Average house value	\$299,372	\$295,654	\$264,540

** Demographic data derived from 2020 ACS - US Census*

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