

5400 N 118TH COURT, MILWAUKEE, WI

HIGH-VISIBILITY FLEX/OFFICE BUILDING FOR SALE



 Transwestern

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PROPERTY OVERVIEW

5400 N 118TH COURT, MILWAUKEE, WI

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Built in 2006, this versatile modern building was designed for business flexibility and has everything you need.

This property is perfect for destination retail & service uses, spa/med-tail/healthcare, high profile office, and flex/specialty users. The single-level space was beautifully renovated in 2024 and the crisp modern interior features a truly impressive 2-story atrium entry lobby, high ceilings, an open floor plan, ample window lines and the logistical flexibility offered by grade level overhead doors.

Set on a 2-acre site, the building was designed to be expanded to both the north and south, potentially doubling the size to over 20,000 sq. ft. In its current configuration, the property could also be used by more than one tenant. The plan is anchored by a nearly 2,000 sq. ft. brilliantly daylight gallery and salon connected by glass overhead doors to a 30' x 40' exhibition space, all of which can be adapted to myriad uses whether a part of the whole space or leased separately.

Located at the intersection of Interstate 41 (126,000 vehicles/day) and Silver Spring Dr./CTH E (24,000 vehicles/day) the property is plainly visible from I-41. In addition to being a convenient for employees/customers and cost efficient for service or distribution, the "always on" exposure makes the property especially well-suited for introducing a new business to the Milwaukee market or growing your existing customer base.



Easily accessible
central location



Excellent freeway
visibility



Dramatic architectural
design



Newly renovated, easily
adaptable interior

PROPERTY INFORMATION

5400 N 118TH COURT, MILWAUKEE, WI



LIST PRICE	\$1,545,000
TAX KEY	1820381000
PARCEL SIZE	1.99601 AC
ZONING/CLASSIFICATION	CS: Commercial Service
BUILDING SIZE	10,930 sf gross
STORIES	1 Story
SINGLE OR MULTI-TENANT	Single Tenant
YEAR BUILT	2006
CONSTRUCTION TYPE	Steel frame with masonry & composite panel facade
AVAILABILITY	100% available post-closing
PROPERTY TAXES	\$21,672.96 in 2025
LOADING	• 12' x 8' DID • 8' x 8' DID • 6'-8" x 6' Double man door
PARKING	40 surface lot spaces (with many more possible)
ADA	Two at-grade entrances, ADA restrooms
ELECTRICAL SERVICE	400 Amp, 277/480v 3 Phase 4 Wire
HVAC	7 individual RTUs for excellent temperature control and multiple layers of redundancy
SPECIAL FEATURES	• Designed with expansion to the north and south in mind • Valuable direct exposure to I-41 • Exceptional accessibility via interstate and major arterial (Silver Spring Drive) • Impressive two-story glass entry lobby • Flexible, newly renovated open plan • 8' x 8' glass OH door to future patio
SALE CONDITION	As-is, where-is; no post-closing warranties or representations from seller.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

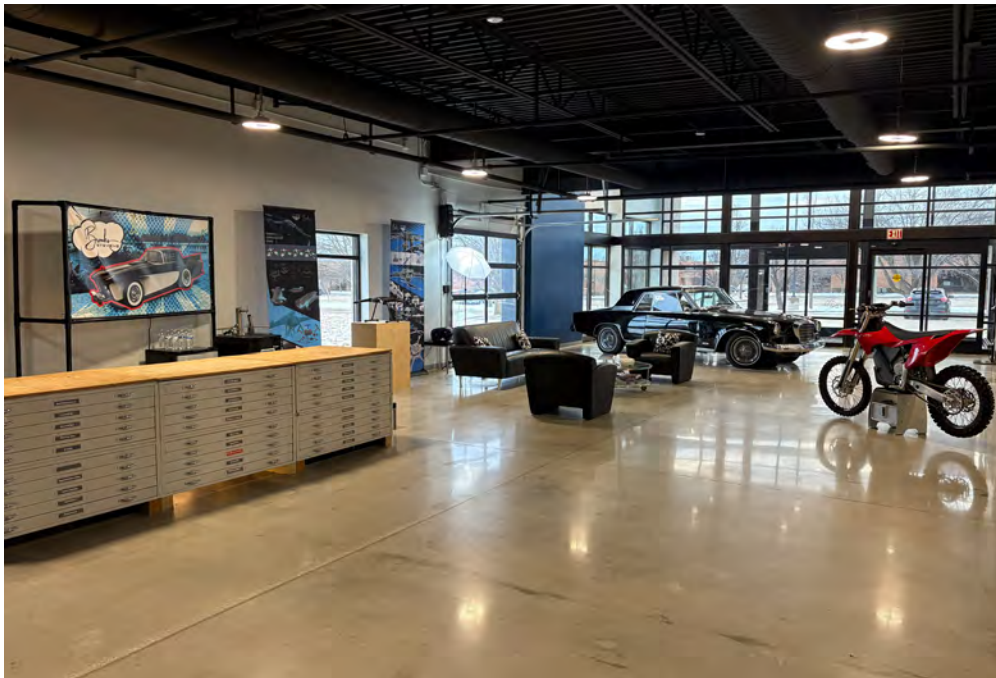
PROPERTY PHOTOS - AERIAL

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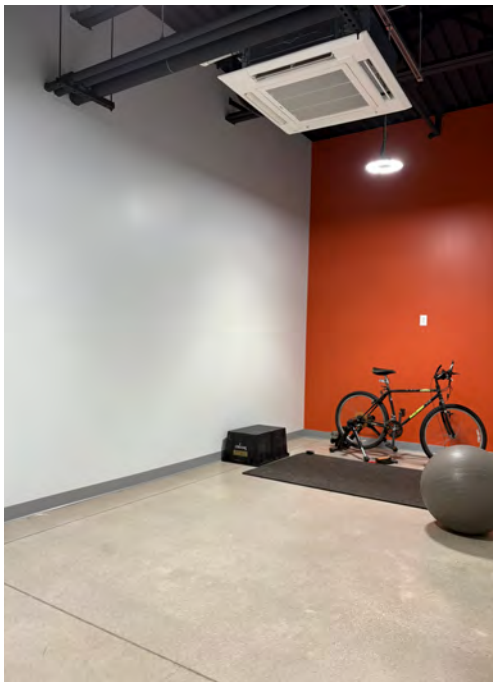
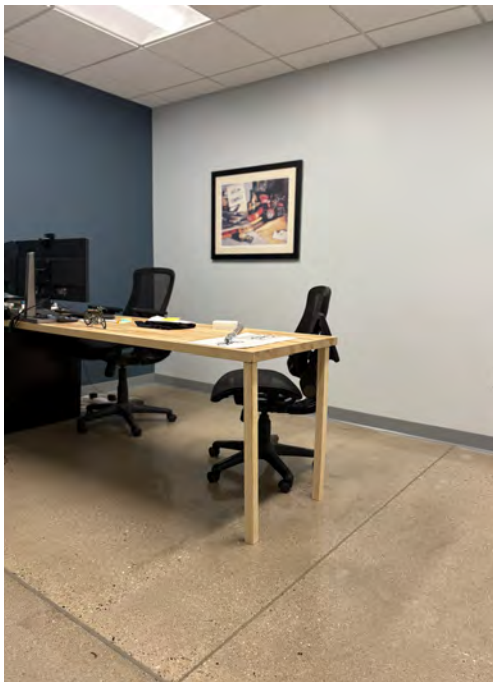
PROPERTY PHOTOS - INTERIOR

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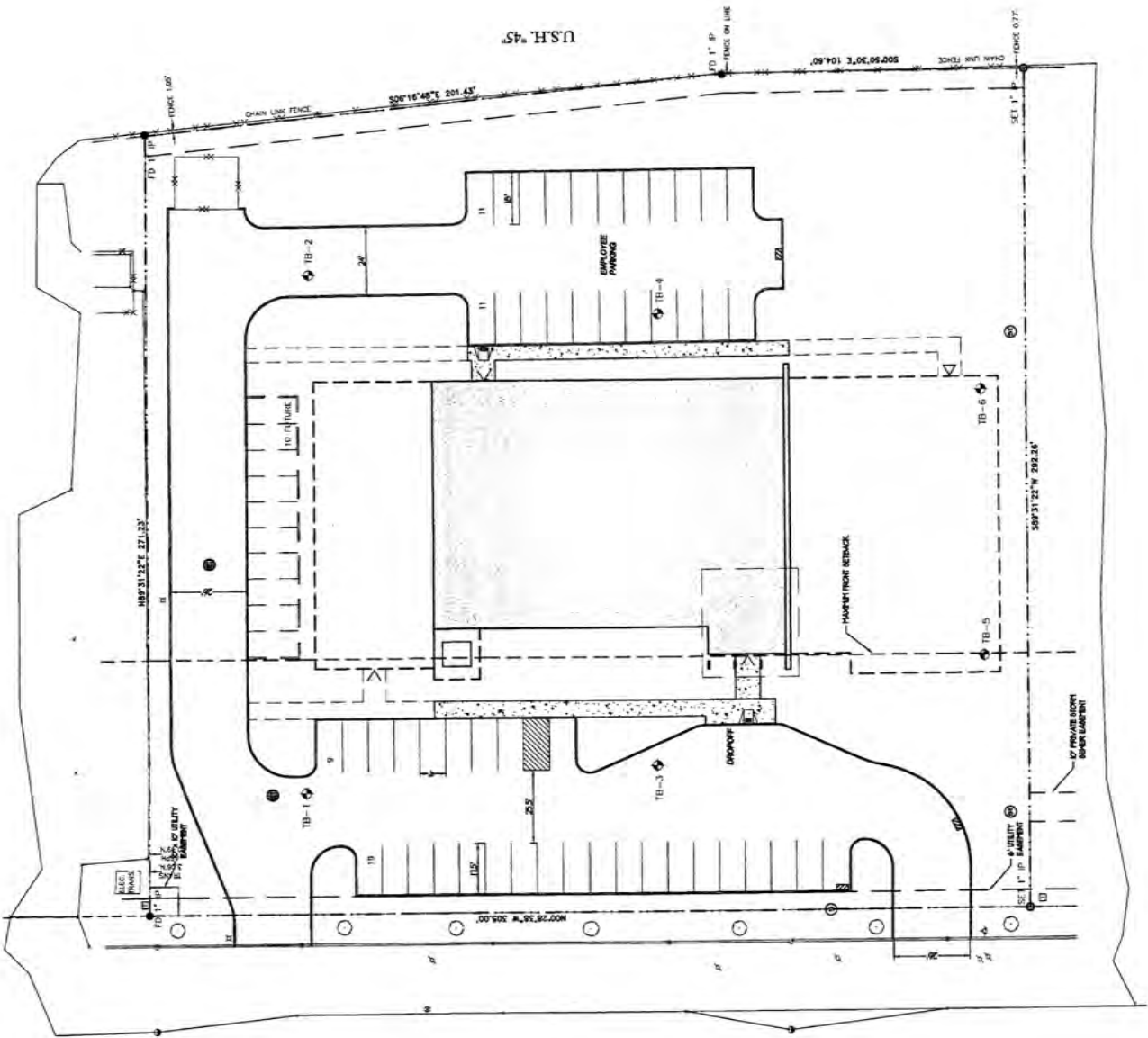
BUILDING FLOOR PLAN

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BUILDING SITE PLAN

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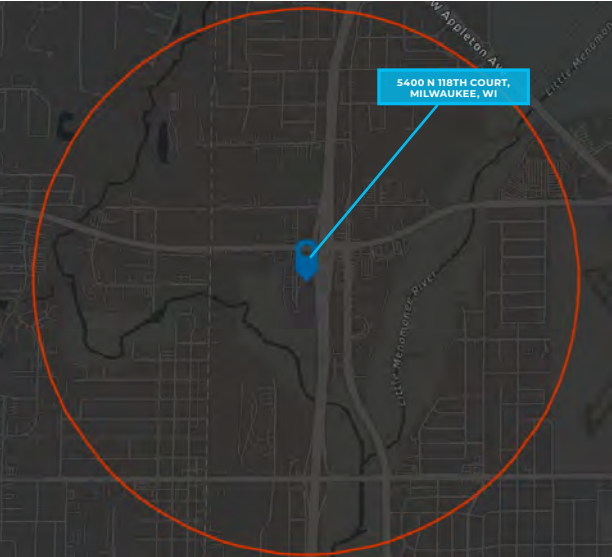
NORTH 118th COURT

5400 N 118TH COURT, MILWAUKEE, WI

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MILWAUKEE, WI

DEMOGRAPHICS - 1 MILES

5400 N 118TH COURT, MILWAUKEE, WI



INCOME



EMPLOYMENT



6.7%

Unemployment
Rate

EDUCATION



No High
School
Diploma



High
School
Graduate



Some
College



Bachelor's/
Grad/Prof
Degree

KEY FACTS

35.4

Median Age

7,679

Population

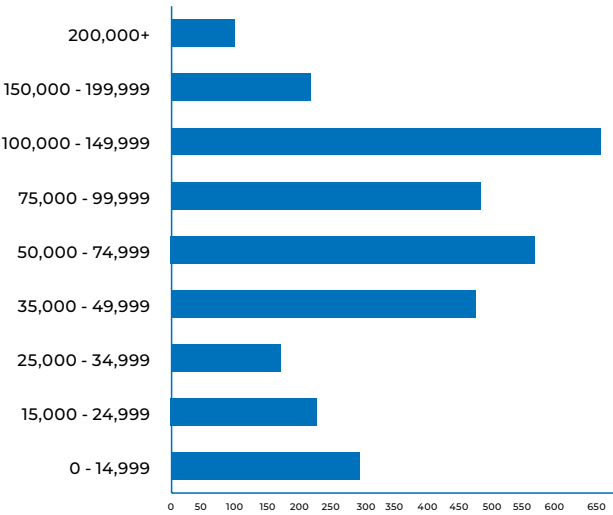
3,138

Households

\$54,674

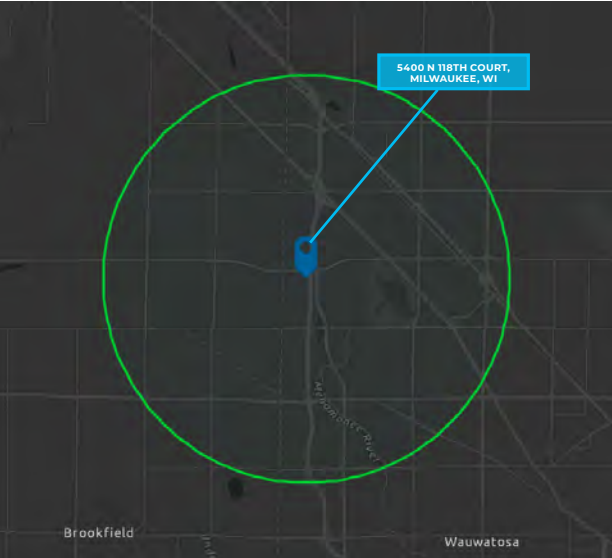
Median Disposable Income

HOUSEHOLD INCOME



DEMOGRAPHICS - 3 MILES

5400 N 118TH COURT, MILWAUKEE, WI



KEY FACTS

37.1

Median Age

79,781

Population

31,647

Households

\$54,904

Median Disposable Income

INCOME

\$73,074
Median Household Income

\$40,178
Per Capita Income

\$160,750
Median Net Worth

EMPLOYMENT

62.1% White Collar

20.9% Blue Collar

17.0% Services

3.8%
Unemployment Rate

EDUCATION

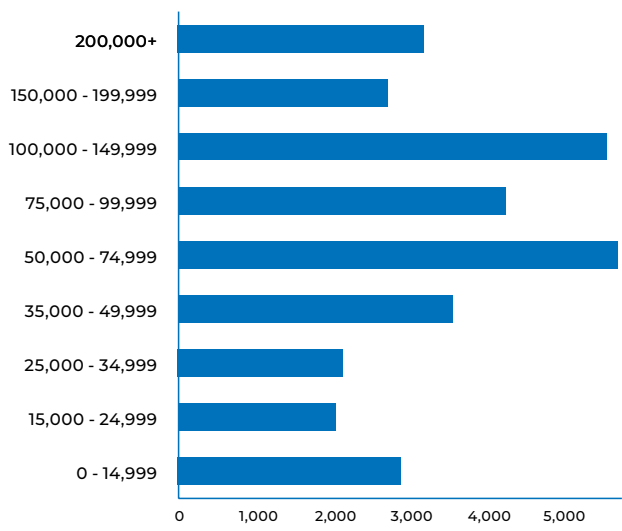
6%
No High School Diploma

29%
High School Graduate

29%
Some College

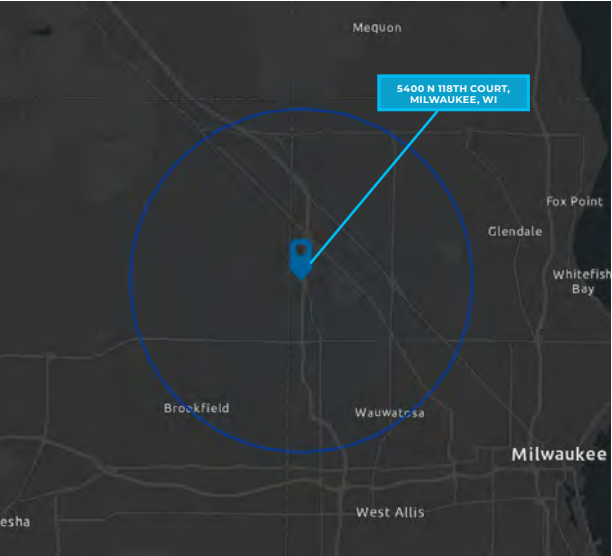
36%
Bachelor's/ Grad/Prof Degree

HOUSEHOLD INCOME



DEMOGRAPHICS - 5 MILES

5400 N 118TH COURT, MILWAUKEE, WI



KEY FACTS

37.4

Median Age

227,267

Population

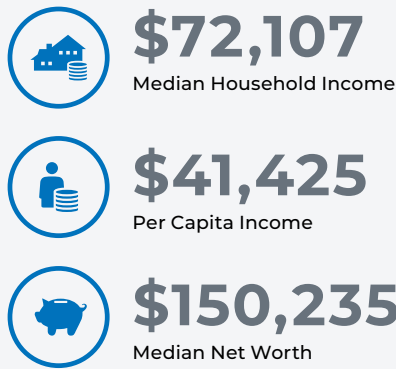
92,859

Households

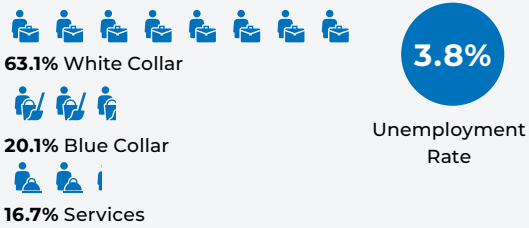
\$58,048

Median Disposable Income

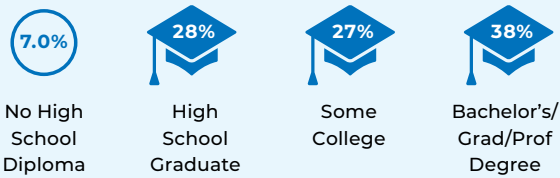
INCOME



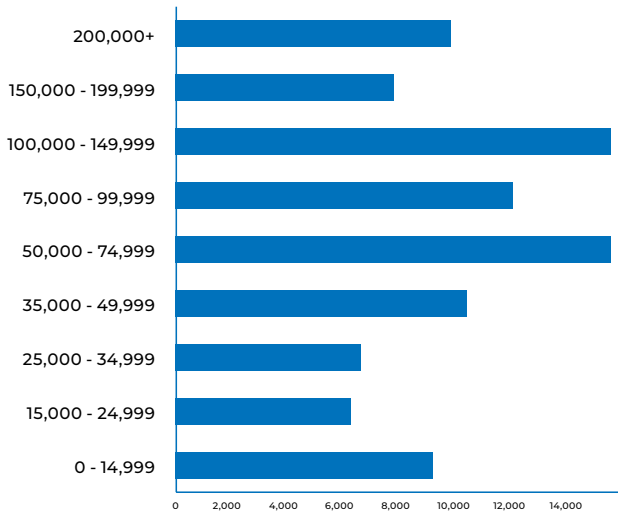
EMPLOYMENT



EDUCATION

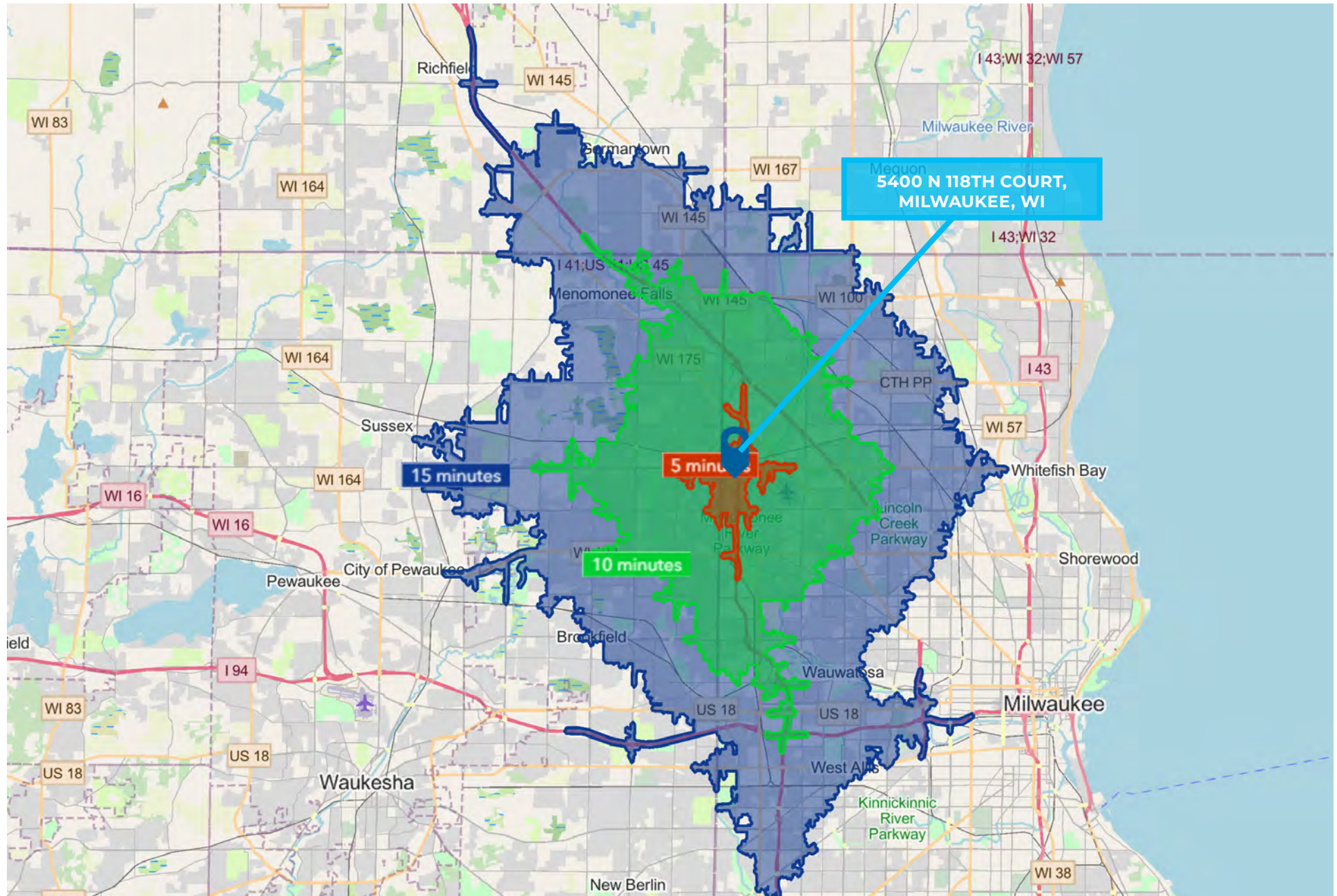


HOUSEHOLD INCOME



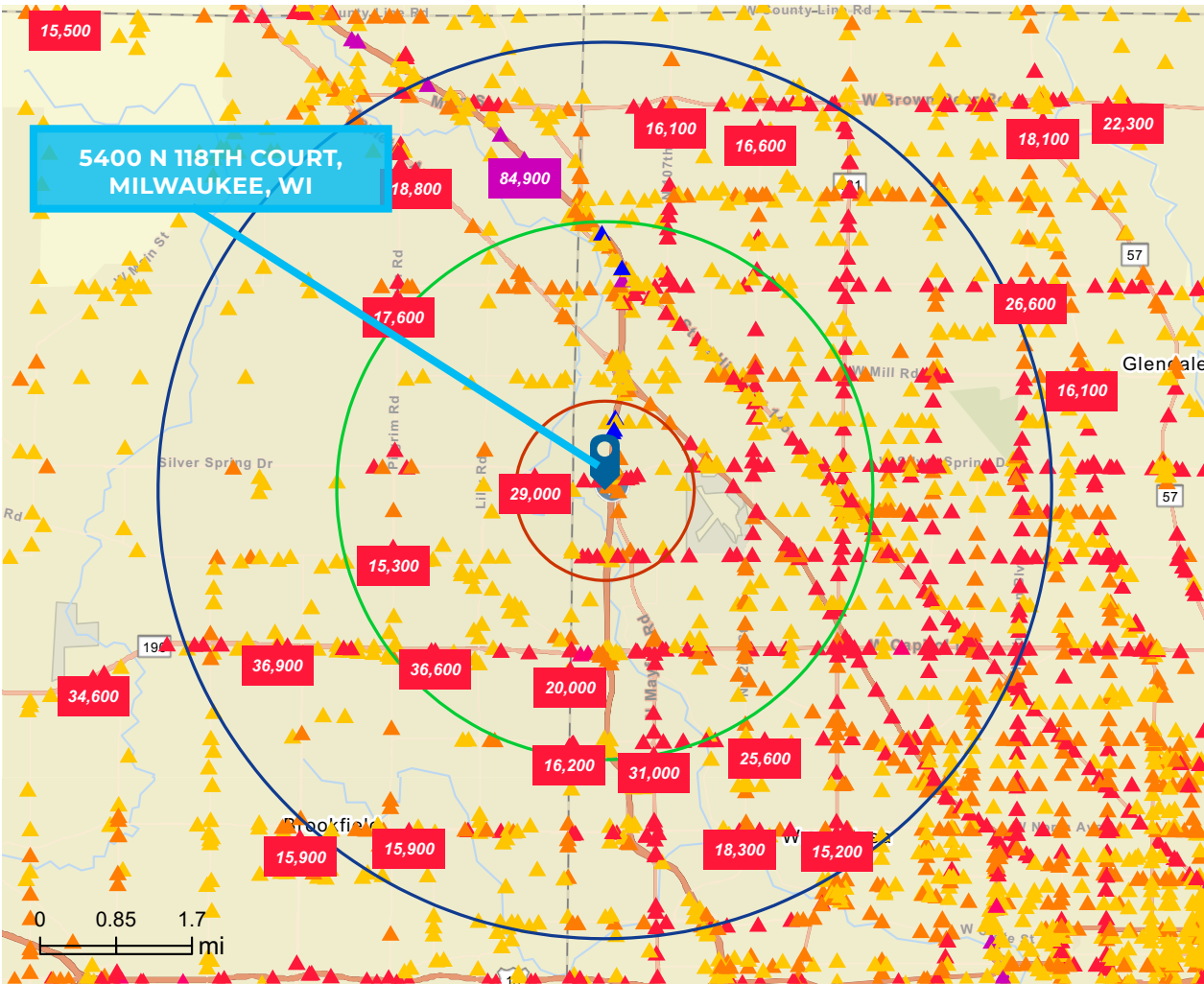
DRIVE TIMES - 5/10/15 MINUTES

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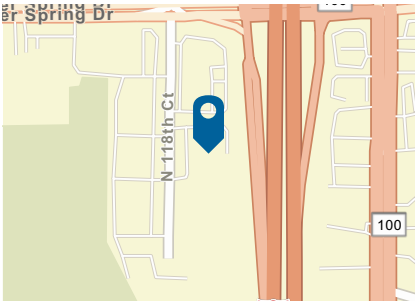
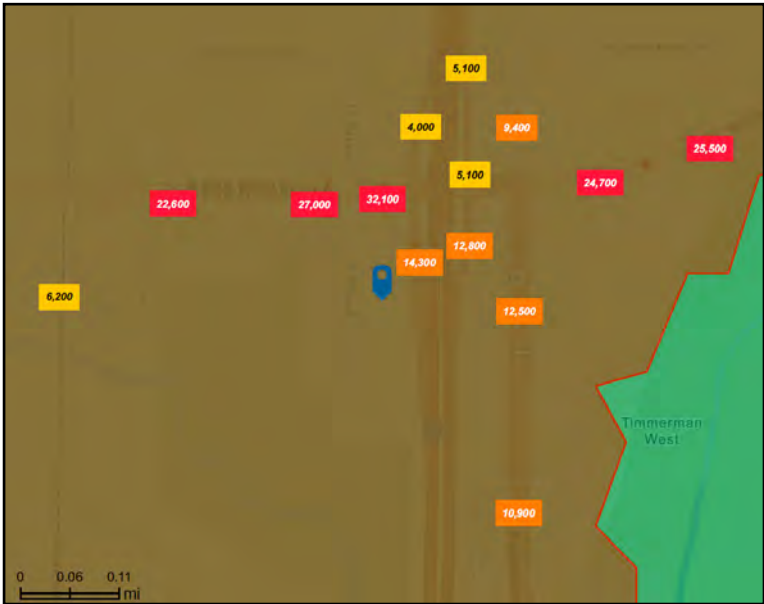


AREA TRAFFIC COUNTS

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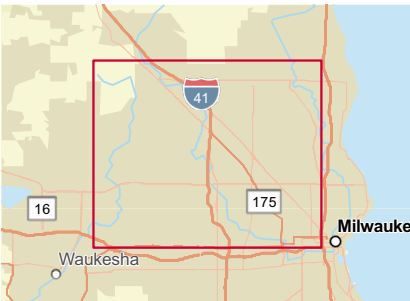


CLOSE UP VIEW



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

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 subagent 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:

- The duty to provide brokerage services to your 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 lines 42-51).
- 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 (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. 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): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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*All information is furnished from sources judged to be reliable; however,
no guarantee is made as to its accuracy or completeness.*