
For Sale ± 18.2 Acres (Divisible)
Creekside Crossing Market Place
Oak Creek, Wisconsin



NEWMARK

The Offering

The Creekside Crossing Market Place is a development opportunity located in Oak Creek, Wisconsin. Just South of downtown Milwaukee, the subject property is ±18.2 gross acres available in whole or divisible.

Located in Oak Creek, this area has been one of the fastest growing submarkets of the greater Milwaukee metro area. Most of the area's significant development has been its expansion of retail and industrial businesses. Some of these recent developments include Wisconsin's first Ikea (the neighboring property to the North) and the civic-business partnership Drexel Town Square.

The subject property is conveniently located at the intersection of I-94 and Drexel Avenue. I-94 was recently upgraded to 8 lanes connecting the Milwaukee and Chicago markets.

The property is offered for sale, please contact a listing broker for pricing details.

CONTACT

Brian Vanevenhoven, CRRP

Managing Director

t 414-908-9160

brian.vanevenhoven@nmrk.com

Kevin J Schmoldt

Managing Director

t 414-908-9164

kevin.schmoldt@nmrk.com

Bruce Westling

Managing Director

t 414-908-9162

bruce.westling@nmrk.com



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Drexel Avenue & I-94 Interchange



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The Neighborhood - Retailers



1, 3, 5 Mile Demographics

Executive Summary

Creekside Crossing Market Place
1750 W Drexel Ave, Oak Creek, Wisconsin, 53154
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.90193
Longitude: -87.93832

	1 mile	3 miles	5 miles
Population			
2010 Population	3,461	49,109	147,627
2020 Population	3,711	51,812	151,423
2022 Population	4,036	51,919	151,616
2027 Population	4,610	52,122	149,930
2010-2020 Annual Rate	0.70%	0.54%	0.25%
2020-2022 Annual Rate	3.80%	0.09%	0.05%
2022-2027 Annual Rate	2.70%	0.08%	-0.22%
2022 Male Population	49.0%	49.3%	49.2%
2022 Female Population	51.0%	50.7%	50.8%
2022 Median Age	38.0	40.5	42.0

In the identified area, the current year population is 151,616. In 2020, the Census count in the area was 151,423. The rate of change since 2020 was 0.06% annually. The five-year projection for the population in the area is 149,930 representing a change of -0.22% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	76.0%	74.7%	75.1%
2022 Black Alone	4.8%	3.8%	4.7%
2022 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2022 Asian Alone	8.2%	8.8%	6.7%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	2.6%	3.6%	4.1%
2022 Two or More Races	7.8%	8.5%	8.8%
2022 Hispanic Origin (Any Race)	9.0%	11.7%	12.8%

Persons of Hispanic origin represent 12.8% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	83	89	86
2010 Households	1,406	20,124	60,822
2020 Households	1,544	21,190	62,569
2022 Households	1,675	21,416	62,785
2027 Households	1,901	21,630	62,363
2010-2020 Annual Rate	0.94%	0.52%	0.28%
2020-2022 Annual Rate	3.69%	0.47%	0.15%
2022-2027 Annual Rate	2.56%	0.20%	-0.13%
2022 Average Household Size	2.39	2.40	2.37

Median Household Income

2022 Median Household Income	\$78,321	\$80,745	\$75,764
2027 Median Household Income	\$89,681	\$92,309	\$89,529
2022-2027 Annual Rate	2.75%	2.71%	3.40%

Average Household Income

2022 Average Household Income	\$100,746	\$102,385	\$96,888
2027 Average Household Income	\$117,973	\$119,586	\$114,639
2022-2027 Annual Rate	3.21%	3.15%	3.42%

Per Capita Income

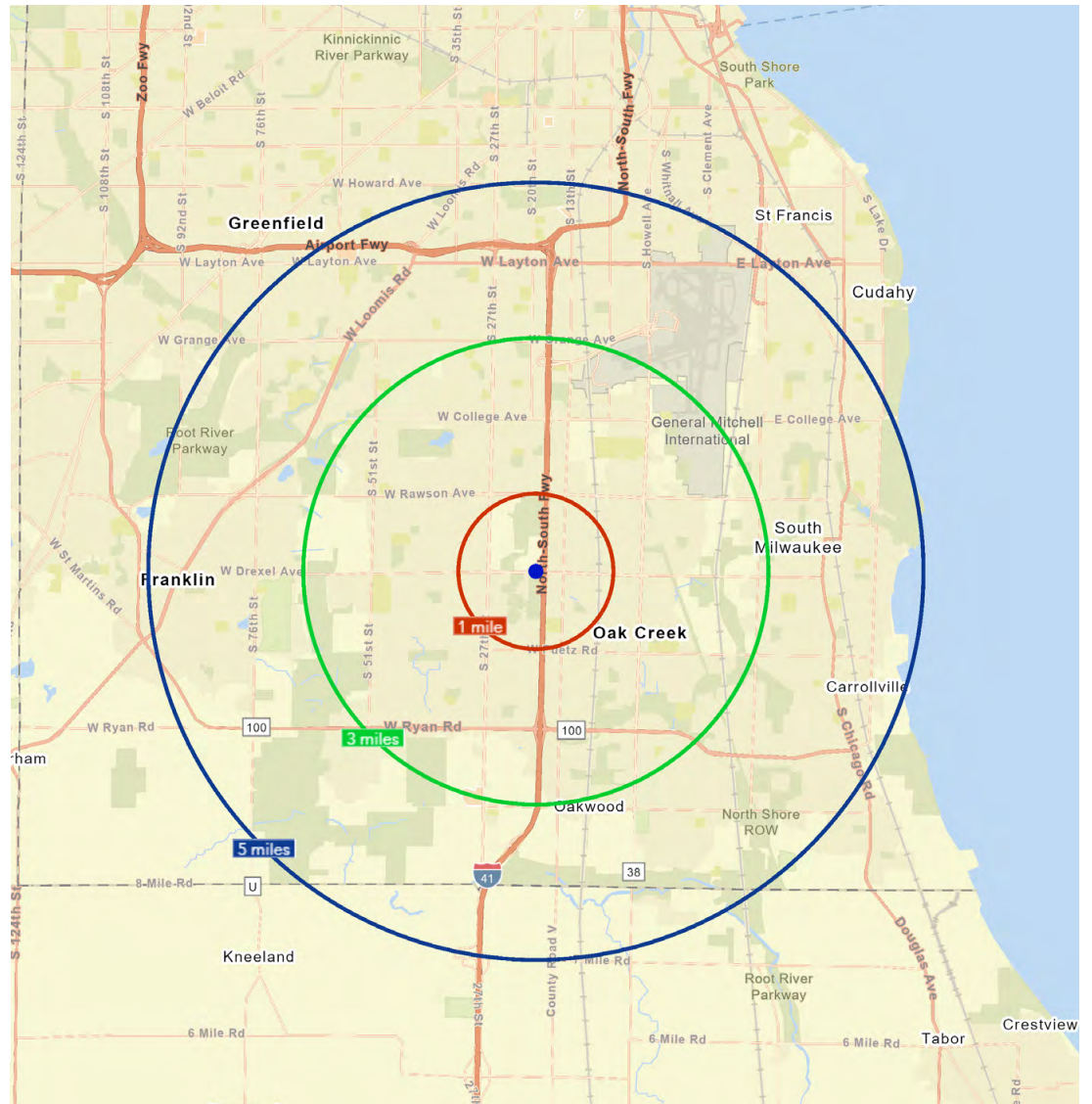
2022 Per Capita Income	\$43,630	\$42,259	\$40,481
2027 Per Capita Income	\$51,031	\$49,660	\$48,040
2022-2027 Annual Rate	3.18%	3.28%	3.48%

Households by Income

Current median household income is \$75,764 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$89,529 in five years, compared to \$84,445 for all U.S. households.

Current average household income is \$96,888 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$114,639 in five years, compared to \$122,155 for all U.S. households.

Current per capita income is \$40,481 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$48,040 in five years, compared to \$47,064 for all U.S. households.



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5, 10, 15 Minute Drivetime Demographics

Executive Summary

Creekside Crossing Market Place
1750 W Drexel Ave, Oak Creek, Wisconsin, 53154
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 42.90193
Longitude: -87.93832

Population	5 minutes	10 minutes	15 minutes
2010 Population	17,594	123,764	368,813
2020 Population	18,625	127,796	373,181
2022 Population	19,188	127,702	374,071
2027 Population	20,104	126,388	370,293
2010-2020 Annual Rate	0.57%	0.32%	0.12%
2020-2022 Annual Rate	1.33%	-0.03%	0.11%
2022-2027 Annual Rate	0.94%	-0.21%	-0.20%
2022 Male Population	49.5%	49.6%	49.7%
2022 Female Population	50.5%	50.4%	50.3%
2022 Median Age	38.9	41.3	38.2

In the identified area, the current year population is 374,071. In 2020, the Census count in the area was 373,181. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 370,293 representing a change of -0.20% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	72.9%	72.0%	64.4%
2022 Black Alone	4.5%	4.8%	6.0%
2022 American Indian/Alaska Native Alone	0.7%	0.7%	1.1%
2022 Asian Alone	9.8%	7.5%	5.2%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.6%	5.3%	10.7%
2022 Two or More Races	8.6%	9.7%	12.6%
2022 Hispanic Origin (Any Race)	11.9%	15.5%	25.7%

Persons of Hispanic origin represent 25.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	74	87	70
2010 Households	7,725	49,591	147,409
2020 Households	8,103	50,967	153,007
2022 Households	8,434	51,041	153,658
2027 Households	8,893	50,725	152,801
2010-2020 Annual Rate	0.48%	0.27%	0.37%
2020-2022 Annual Rate	1.80%	0.06%	0.19%
2022-2027 Annual Rate	1.07%	-0.12%	-0.11%
2022 Average Household Size	2.26	2.45	2.37

Median Household Income

2022 Median Household Income	\$73,361	\$76,792	\$64,669
2027 Median Household Income	\$84,873	\$89,758	\$78,437
2022-2027 Annual Rate	2.96%	3.17%	3.94%

Average Household Income

2022 Average Household Income	\$94,927	\$97,747	\$86,665
2027 Average Household Income	\$110,623	\$115,181	\$102,787
2022-2027 Annual Rate	3.11%	3.34%	3.47%

Per Capita Income

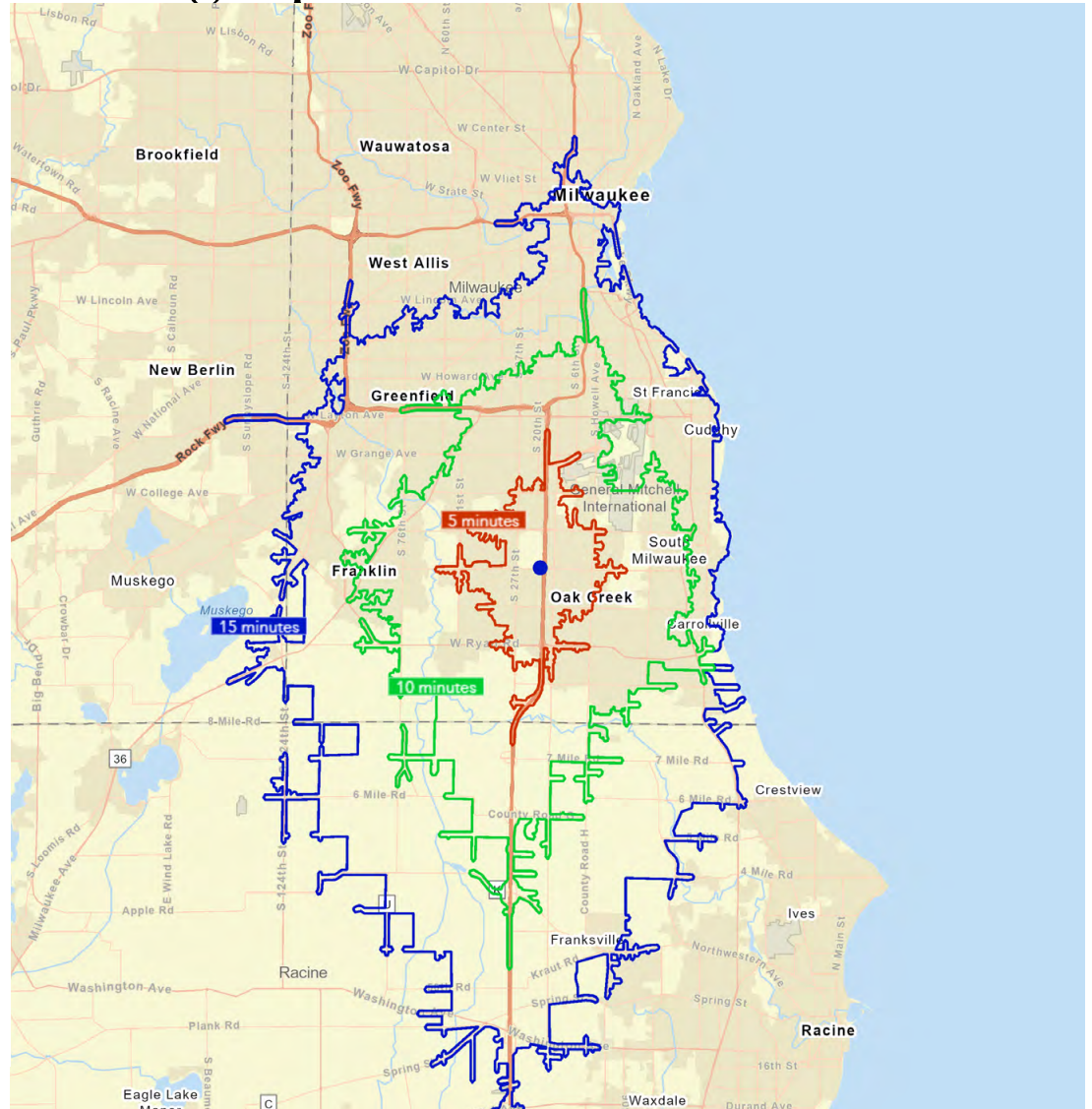
2022 Per Capita Income	\$41,939	\$39,713	\$35,879
2027 Per Capita Income	\$49,136	\$46,941	\$42,717
2022-2027 Annual Rate	3.22%	3.40%	3.55%

Households by Income

Current median household income is \$64,669 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$78,437 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$86,665 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$102,787 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$35,879 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,717 in five years, compared to \$47,064 for all U.S. households

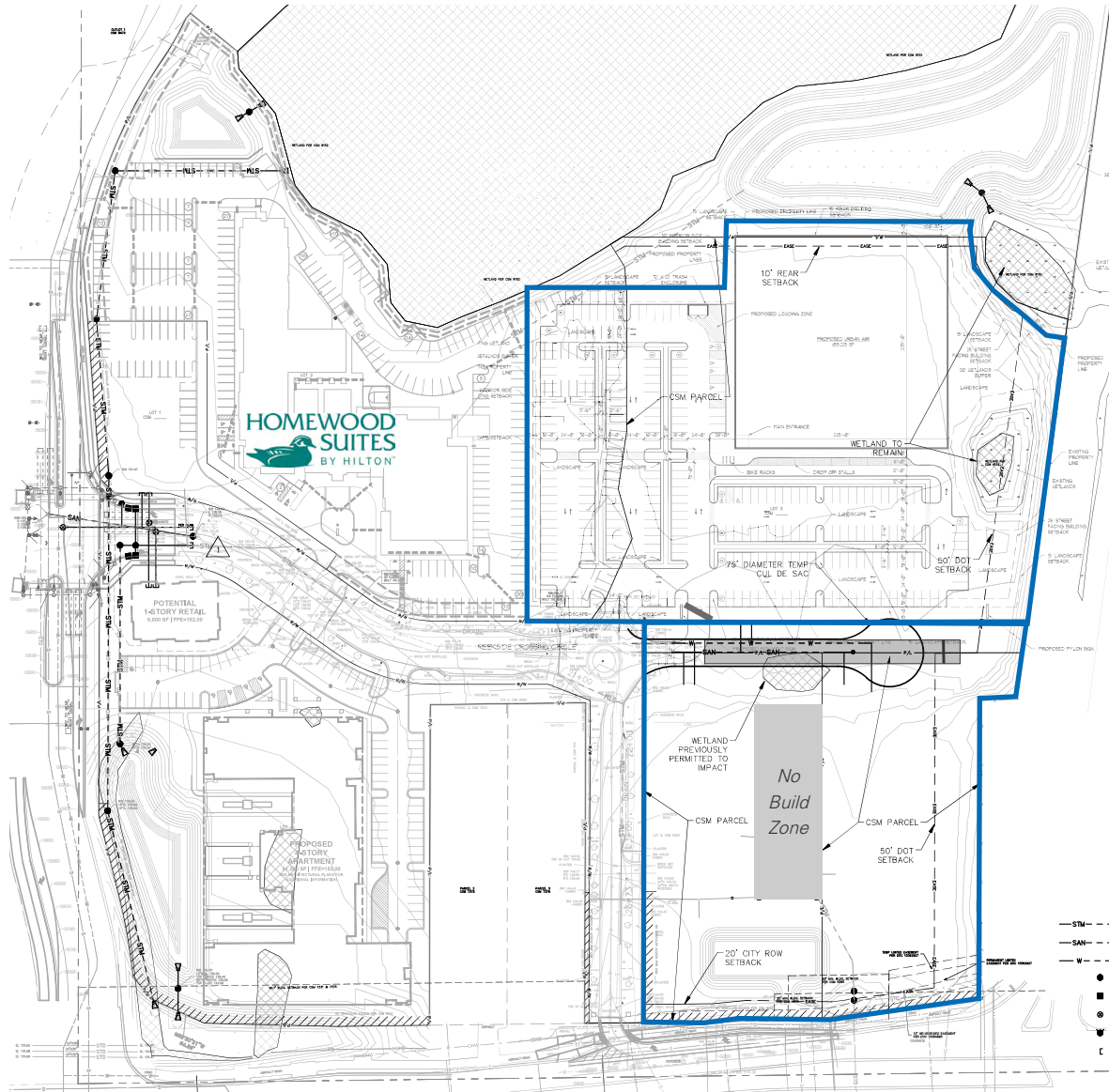


Northeast View



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Site Plan (Potential)



Potential
Anchor Parcel

Proposed
Outlot Parcel

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 brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the 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 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- 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 property inspection, contact an attorney, tax advisor, or property 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 (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 or 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 section 452.01 (5g) of the Wisconsin statutes (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 is aware of what specific information you consider confidential, you may list that information below 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 that 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)

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://www.doc.wi.gov/> 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 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.

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

For Sale ±18.2 Acres Creekside Crossing Market Place

Prepared by:

Brian Vanevenhoven, CRRP

Managing Director

t 414-908-9160

brian.vanevenhoven@nmrk.com

Kevin J Schmoltdt

Managing Director

t 414-908-9164

kevin.schmoltdt@nmrk.com

Bruce Westling

Managing Director

t 414-908-9162

bruce.westling@nmrk.com

757 N Broadway, Suite 700
Milwaukee, WI 53202

nmrk.com

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