

SOUTH SIDE  
VALUE-ADD  
OPPORTUNITY

OFFERING  
MEMORANDUM

FOUNDERS **3**  
REAL ESTATE SERVICES

*\*\*Can be purchased together  
or sold separately*

**3101 S 13TH STREET, MILWAUKEE, WI (Property 1)**  
**1326-1337 W OKLAHOMA AVENUE, MILWAUKEE, WI (Property 2)**





## Contact

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# PROPERTY OVERVIEW

## ACCESS

- Oklahoma Avenue
- 14th Street

## TRAFFIC COUNTS

- Oklahoma Ave: 18,300
- 13th St.: 8,900

## PARKING

- 24 Parking Spots

## YEAR BUILT

- Property 1: 1948
- Property 2: 1946

## PARCEL

- Property 1 & Parking: 0.47 Acres
- Property 2: 0.12 Acres

## ZONING

- Local Commercial

**18,300  
TRAFFIC COUNT  
ON OKLAHOMA AVENUE DAILY**

# AREA DEMOGRAPHICS

## 2025 Demographics

	1 MILE	3 MILE	5 MILE
Population	27,762	179,299	384,387
AVG HH Income	\$73,531	\$80,937	\$85,031
Total Employees	4,617	50,496	204,334

**OVER \$73K  
AVERAGE  
HOUSEHOLD  
INCOMES IN A  
1,3, AND 5-MILE  
RADIUS OF  
THE SUBJECT  
PROPERTY**

# OFFERING HIGHLIGHTS



## OFFERING

Pricing (Property 1)	\$1,046,000
Pricing (Property 2)	\$310,000
NOI (Property 2)	\$27,820
Lease Types	Gross
Landlord Responsibilities	Contact Broker

## PROPERTY SPECIFICATIONS

Rentable Area (Property 1)	10,440 SF
Rentable Area (Property 2)	1,250 SF
Ownership	Fee Simple (Land and Building)

# TENANT OVERVIEW

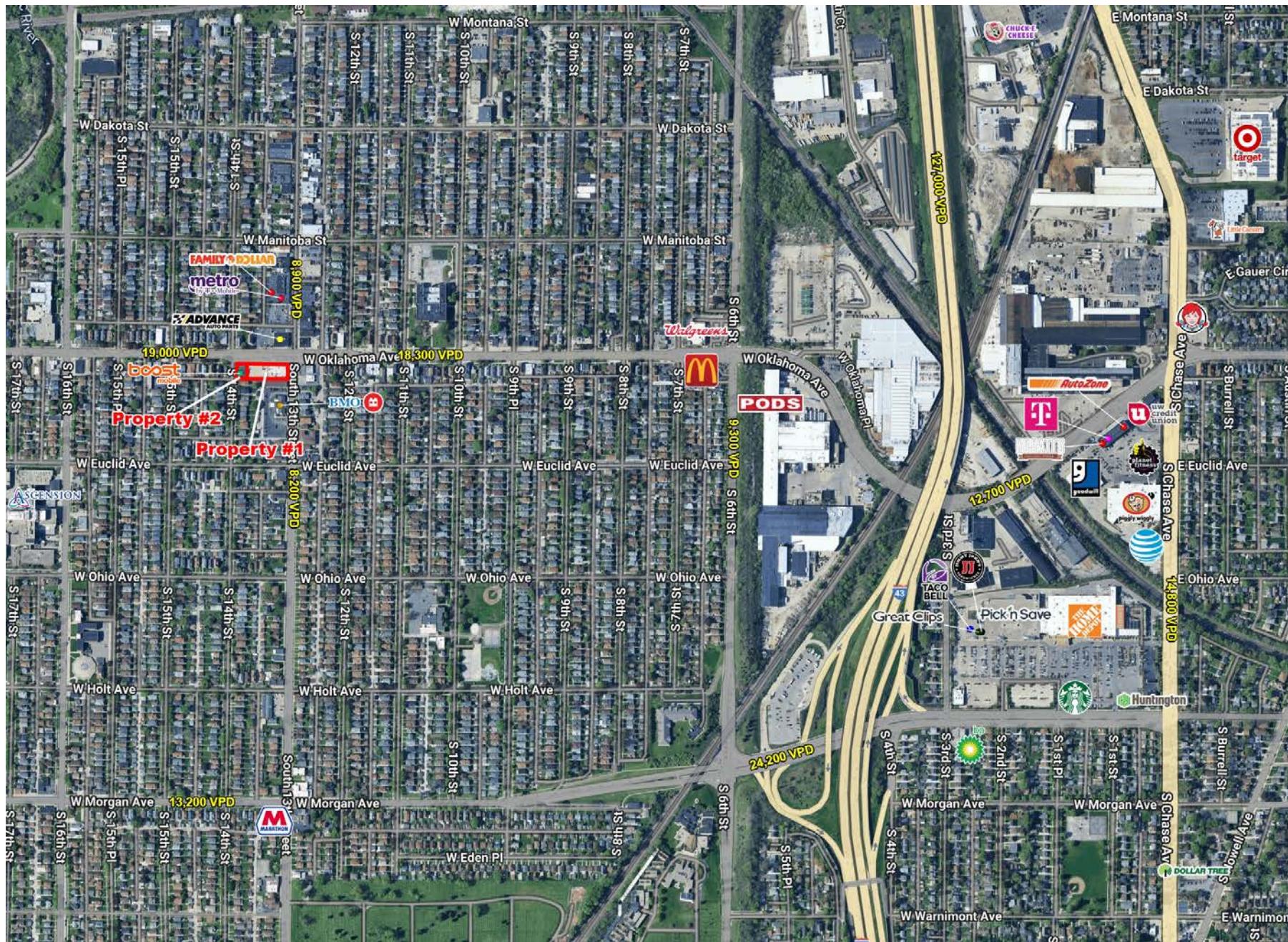


Boost Mobile is a prepaid wireless carrier known for affordable, no-contract plans, operating under EchoStar in the U.S. (using T-Mobile/AT&T networks), focusing on value for diverse communities with flexible data, calls, and international options, providing wireless for the people. Boost Mobile delivers affordable wireless for consumers seeking alternatives to traditional contracts, serving distinct markets in the U.S. and Australia with distinct network approaches but a shared value proposition.

## OHANA'S NAIL SALON

Ohana's Nail Salon is a single-unit operator in Milwaukee, Wisconsin offering standard nail services to a wide range of local clients. They recently joined the center (September 2025) on a two-year lease term.





# LOCATION & MARKET OVERVIEW



## A Great Place On A Great Lake

The metropolitan statistical area of Milwaukee has a population of approximately 1.56 million, making it the 40th largest metropolitan area in the United States. By area, the City of Milwaukee covers 96 square miles; Milwaukee County 242 square miles; and the metro area 1,460 square miles. Metro Milwaukee is located 90 minutes north of Chicago on Lake Michigan's western shore. Milwaukee's central location makes it a natural marketing hub. Over seventy million people and one-third of the U.S. manufacturing volume are located within 600 miles of Milwaukee.

## Corporate Headquarters

Seven Fortune 500 companies are headquartered in the metro Milwaukee area, while more than 40 Fortune 500 companies have major Milwaukee operations such as General Electric, Northwestern Mutual and MillerCoors. Companies headquartered in Milwaukee are national leaders in industries such as air travel services, banking, data processing, insurance, law, manufacturing, money management, retail department stores and securities. Northwestern Mutual has recently completed its brand new 34-story headquarters, an all-glass high-rise along Milwaukee's waterfront and skyline.

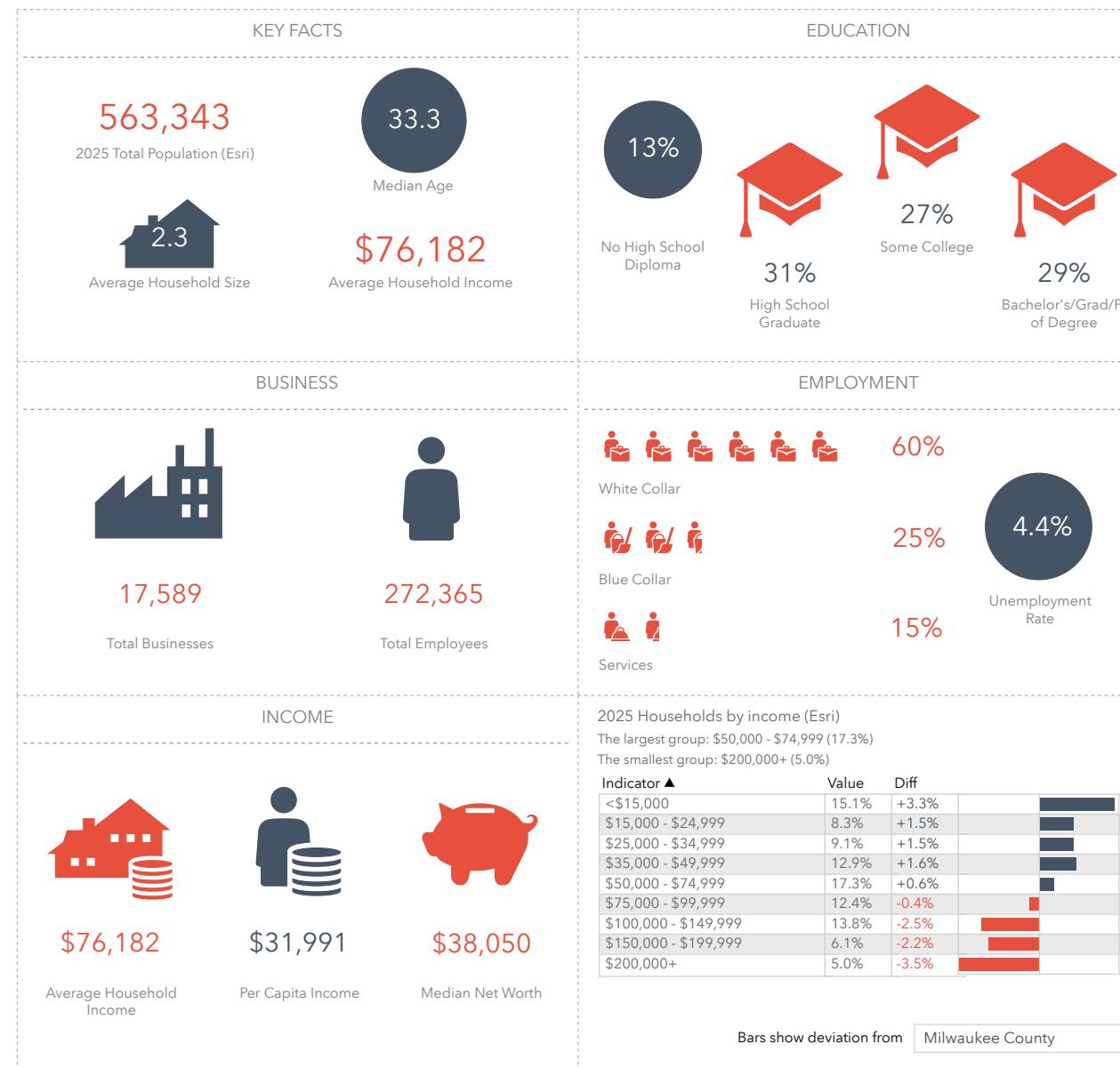
## Education

Milwaukee and Wisconsin are noted for having a well-educated workforce with a strong work ethic. Eighty-nine percent of metro Milwaukee's working population are high school graduates, while 32% are college graduates - both higher than national averages. Milwaukee's 22 institutions of higher learning enroll 103,000 students and grant 19,500 degrees and certificates annually. Metro Milwaukee is home to 14 colleges and universities and eight two-year colleges. Wisconsin's public vocational education system - the nation's first and considered one of its finest - maintains three area colleges.

## Entertainment

Milwaukee has become a hub for attracting and retaining young professionals. Many neighborhoods such as the Historic Third Ward, Eastside and Bay View district have evolved Milwaukee's drab winter image to that of a modern and edgy vibe. The Milwaukee Film Festival, Museums, Outdoor Festivals including Summerfest "The World's Largest Music Festival" and theaters have all helped fuel a nonstop lineup of music and other entertainment downtown; helping to retain the younger generations. A low cost of living, compared to other neighboring big cities, and Milwaukee's commitment to constantly improving the transportation, safety and mobility of the city have all attributed to its appeal to the millennial generation. Young professional groups such as Newaukee have given a voice to the younger generation, making them feel vested in the direction that the city is headed. Additionally, Milwaukee's Professional Sports Teams such as the Milwaukee Brewers and the Milwaukee Bucks bring immense excitement to the area with both its sporting events and development of the local community. American Family Field, home of the Brewers, is best known for the tailgating and sausage races. It was constructed in 2001 at a cost of \$400 million and is 10 minutes from Downtown. It boasts a re-tractable roof and one of the largest scoreboards in MLB. The Milwaukee Bucks transformed an undeveloped Downtown land parcel into a transformational entertainment hub that includes both the new \$500 million arena as well as an adjacent \$500 million mixed-use live block development, which now houses the Bucks training facility, multi-use housing and a 60,000 SF public plaza.

# LOCATION & MARKET OVERVIEW - MILWAUKEE



# LOCATION & MARKET OVERVIEW - MILWAUKEE COUNTY

