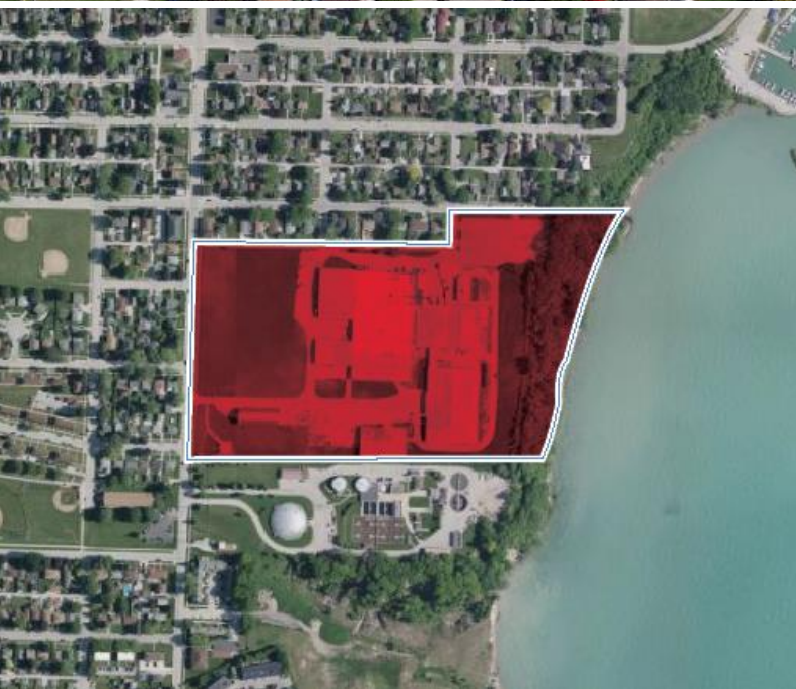


PREMIER DEVELOPMENT OPPORTUNITY

FOR SALE



31.26 AC LAKEFRONT DEVELOPMENT SITE

315 MARION AVE  
SOUTH MILWAUKEE, WI 53172



CUSHMAN &  
WAKEFIELD

BOERKE



# THE OFFERING

Cushman & Wakefield is pleased to present, as an exclusive agent, an offer of sale to qualified buyers, the premier development site at 315 Marion, South Milwaukee WI (the "Property"). The approximately 31.26-acre site sits between 5th Avenue and Marion Avenue. This unique offering has approximately 1000' feet of frontage along Lake Michigan. The Property is within a 5-minute drive to Milwaukee County's Grant Park - a 380-acre gem offering an 18-hole golf course, tennis courts, a swimming beach, the Oak Leaf Trail, and the popular Seven Bridges Hiking trail. This offering provides select developers with the exceptional opportunity to acquire a unique development site in the heart of South Milwaukee, Wisconsin.



## FEATURES

ADDRESS	315 MARION AVE SOUTH MILWAUKEE, WI
PARCEL NUMBER	7759993000
LOT SIZE	31.26 ACRES
COUNTY	MILWAUKEE
ZONING	M-2 (MANUFACTURING)

## ECONOMICS

TAXES (2023)	\$100,865.95
SALE PRICE	\$8,500,000 (\$271,912.98 PER AC)

[Click Here for the City of South Milwaukee Comprehensive Plan](#)



# NEIGHBORHOOD INVESTMENTS



South Milwaukee Economic Development

525% increase in new business since 2017



Bucyrus Commons

Bucyrus Commons Completed \$2.3 Million Investment



Single Family Housing Development

Single Family Housing Development - \$2.5 million in new value



Steele Solutions Inc.

Steele Solutions HQ - \$12 million capital improvements



Canal Street Housing Project

PROPOSED 63 Apartment \$19 million investment



Bucyrus Club

Bucyrus Club \$5 million investment



**SINGLE-FAMILY HOUSING DEVELOPMENT APPROVED**



**UP TO \$2.5 MILLION IN NEW VALUE FOR THE CITY OF SOUTH MILWAUKEE**



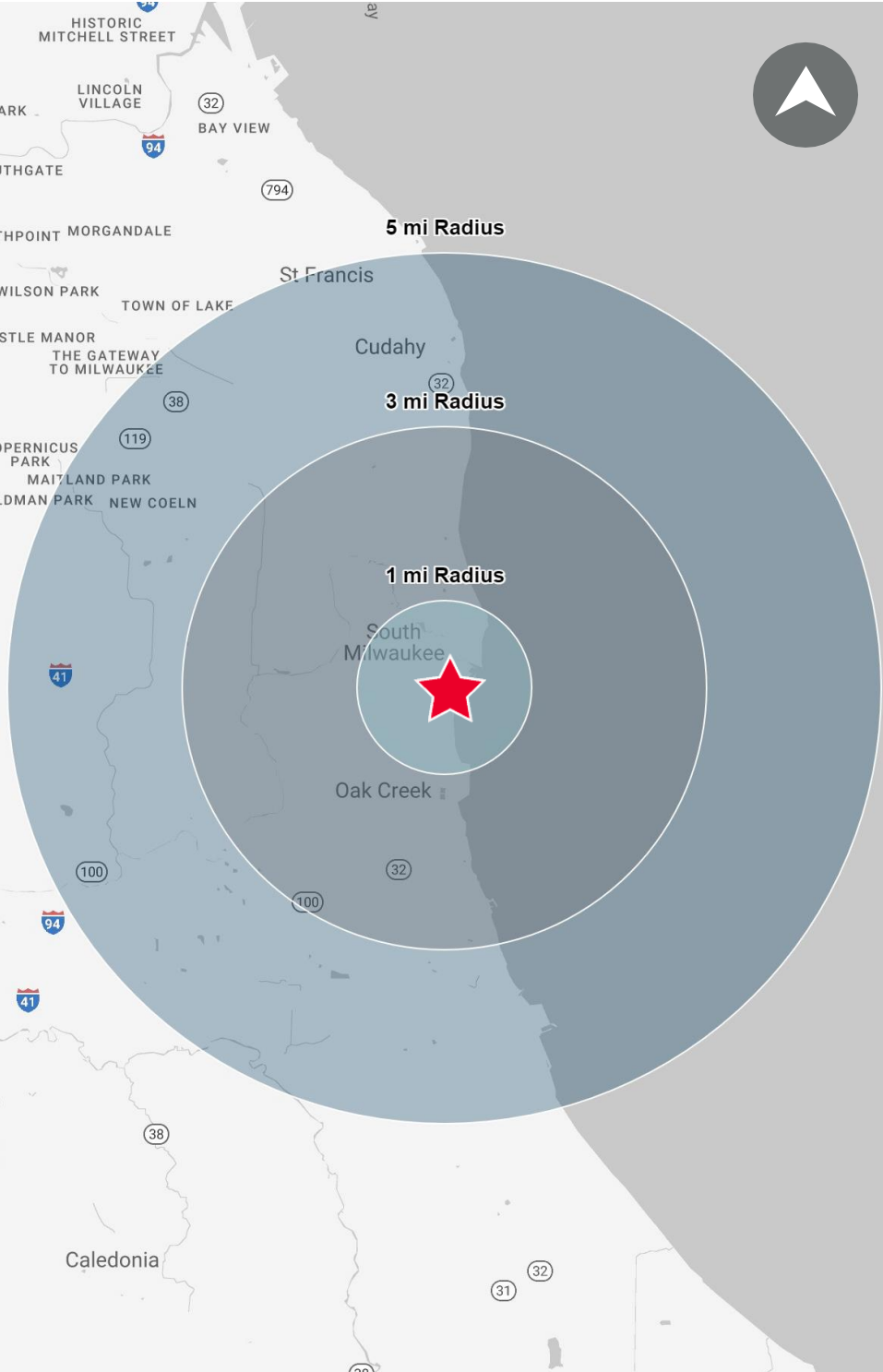
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## POPULATION



POPULATION  
(2023 Estimates)

1 MILE RADIUS

**8,086**

3 MILE RADIUS

**37,456**

5 MILE RADIUS

**78,986**



HOUSING UNITS  
OWNER-  
OCCUPIED  
(2023 Estimates)

1 MILE RADIUS

**1,775  
(49.2%)**

3 MILE RADIUS

**8,440  
(51.8%)**

5 MILE RADIUS

**17,617  
(51.1%)**



HOUSING UNITS  
RENTER-  
OCCUPIED  
(2023 Estimates)

1 MILE RADIUS

**1,834  
(50.8%)**

3 MILE RADIUS

**7,843  
(48.2%)**

5 MILE RADIUS

**16,875  
(48.9%)**

## DAYTIME DEMOGRAPHICS



TOTAL  
BUSINESSES  
(2023 Estimates)

1 MILE RADIUS

**196**

3 MILE RADIUS

**610**

5 MILE RADIUS

**2,003**



TOTAL  
EMPLOYEES  
(2023 Estimates)

1 MILE RADIUS

**2,281**

3 MILE RADIUS

**6,957**

5 MILE RADIUS

**35,864**



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THIRD WARD /  
DOWNTOWN  
12 MILES



I-94/I-41  
5 MILES



AIRPORT  
6 MILES



GRANT PARK  
0.8 MILES

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