

# SALE / LEASE

## HIGH-VISIBILITY RESTAURANT PROPERTY W/ DRIVE-THRU

2423 Kossow Rd Waukesha, WI 53186



### PROPERTY DESCRIPTION

Proano Commercial Group presents 2423 Kossow Road in Waukesha, a prime owner-operated restaurant property currently home to Casa Tequila. Built in 2007 and spanning  $\pm 4,864$  square feet on  $\pm 1.87$  acres, the site features a spacious dining room, full bar, commercial kitchen, expansive outdoor seating patio, and drive-thru capability from its original design as a Steak n' Shake, with 63 dedicated parking spaces. Positioned at the Goerke's Corners interchange with direct access to I-94, Bluemound Road, and Moreland Boulevard, the property offers outstanding visibility with traffic counts exceeding 35,000 vehicles per day. Surrounded by powerhouse national retailers and service providers including Target, Menards, CarMax, Blain's Farm & Fleet, Sam's Club, The Home Depot, Duluth Trading Company, and Chase Bank, along with popular dining, financial institutions, and nearby Brookfield Corners anchored by Von Maur, this site is firmly established in one of Waukesha County's busiest commercial corridors. Excellent opportunity for investors, restaurateurs, or operators seeking a high-traffic, high-profile location.

### OFFERING SUMMARY

Asking Sale Price:	\$1,750,000
Lease Rate:	\$20.00 SF/yr (NNN) Estimated \$6.00 PSF
Available SF:	4,864 SF
Lot Size:	81,513 SF
Building Size:	4,864 SF
Parking Spaces:	63
Zoning:	B5 Community Business

#### Paul Proano

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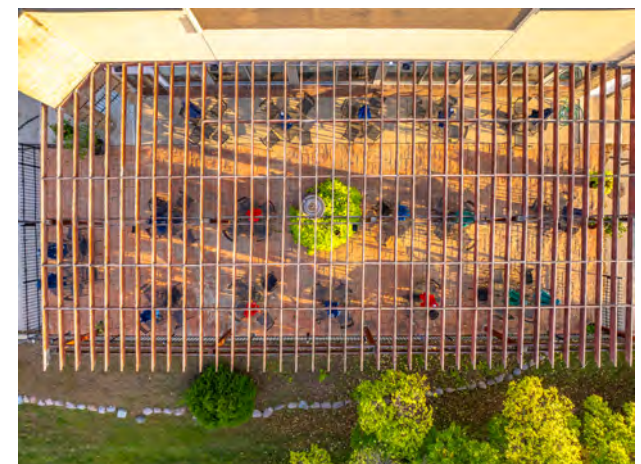




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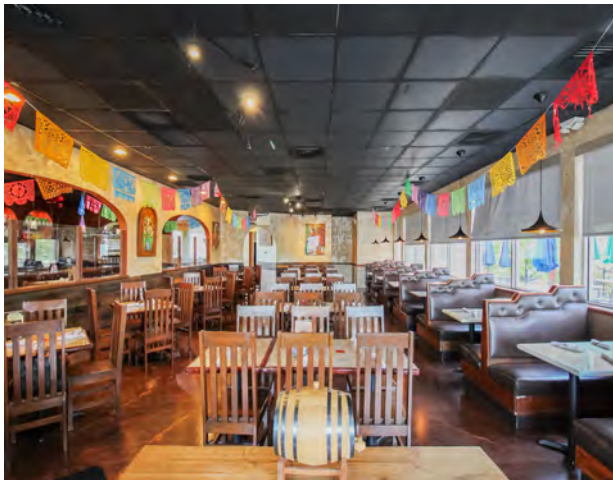




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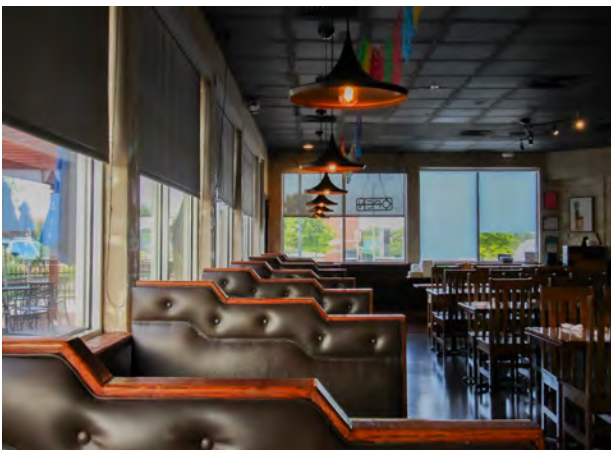




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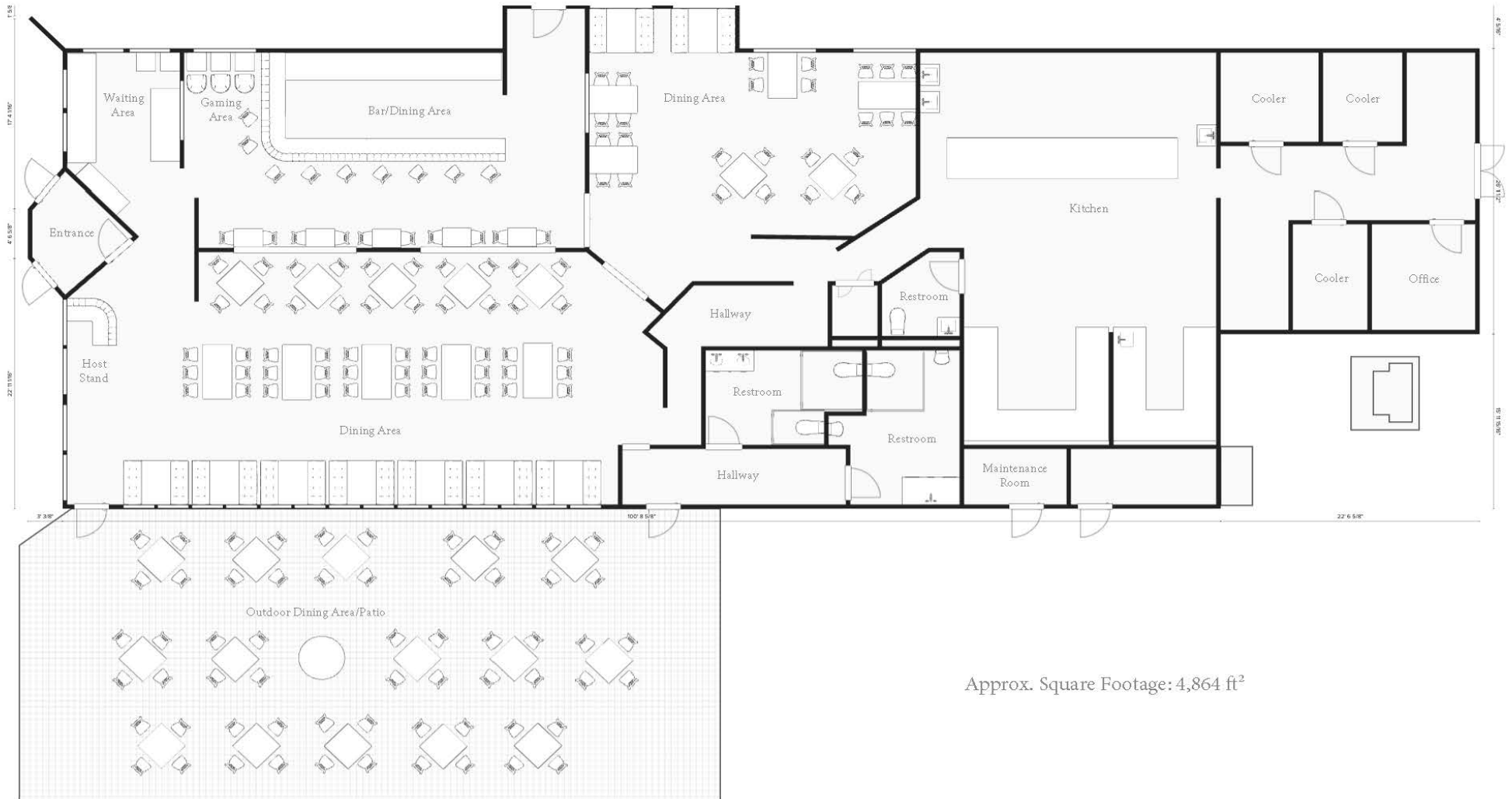
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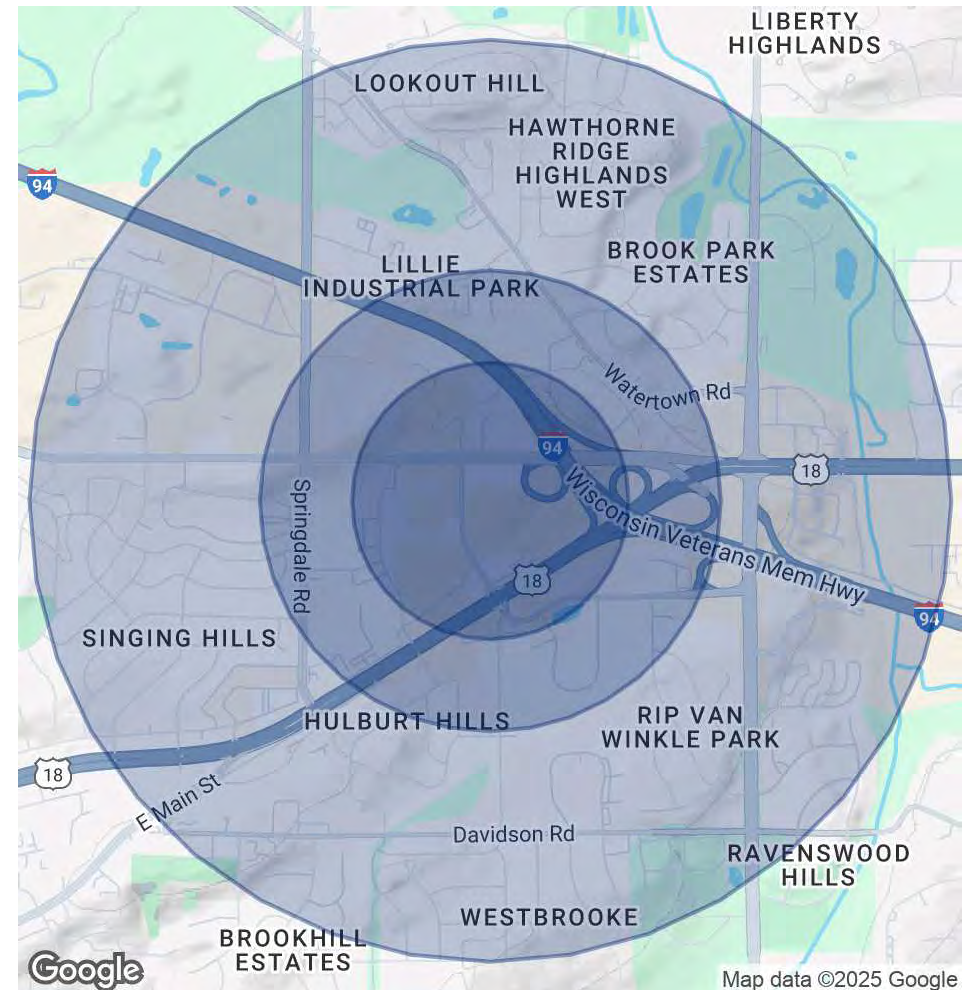
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	132	1,257	6,456
Average Age	40	44	45
Average Age (Male)	39	42	44
Average Age (Female)	41	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	639	3,159
# of Persons per HH	2	2	2
Average HH Income	\$74,538	\$76,186	\$91,904
Average House Value	\$343,326	\$340,362	\$376,327

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	82	873	4,978
Total Population - Black	12	80	247
Total Population - Asian	24	183	662
Total Population - Hawaiian	0	1	3
Total Population - American Indian	1	6	23
Total Population - Other	3	27	129

Demographics data derived from AlphaMap



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