

HILLSIDE TERRACE SHOPPING CENTER

NATIONAL TENANTS | LOCATED OFF I-94 | DELAFIELD, WISCONSIN



Executive Summary

Colliers International | Wisconsin is pleased to present the opportunity to acquire a fully leased retail center in Delafield, Wisconsin. This 17,110 square foot retail center is 100% occupied by a mix of national and local tenants, many of whom are internet-resistant retailers including Stone Creek Coffee (a Milwaukee area staple), Jimmy John's, Verlo Mattress, Chris & Company Salon, Pizza Hut and Hillside Chiropractic. Several tenants have been located at this retail center since it was built in 2004.

The Hillside Terrace Retail Center is well located along Hillside Drive in Delafield, approximately 25 minutes west of Milwaukee. The property is in close proximity to a Walmart Supercenter which recently expanded in 2010. In addition to Walmart, The Home Depot, Marcus Theaters, Colder's Furniture, OfficeMax, Petco and many more are located along Hillside Drive.

Key Features/Highlights

- › **100% occupied** retail center in close proximity to Walmart Supercenter
- › Strong mix of **national and local** tenants with 4.0 years weighted average lease term remaining
- › Great **visibility and access** with close proximity to I-94/Hwy 83 interchange
- › **High barriers** to entry for quality small-shop space
- › Multiple **internet-resistant** tenants provide additional stability
- › **Low vacancy** in the immediate area for small-shop retail space
- › Well positioned within a **popular retail trade area** with nearby retailers including Walmart, Home Depot, Target, Best Buy, Marshalls and more



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Property Description

Address:	2724-44 Hillside Dr Delafield, WI
Rentable Area:	17,110 SF
Site Area:	2.160 Acres
Year Built:	2004
Occupancy:	100% (Nine Tenants)
Parking:	Approx. 89 stalls (5.2/1,000 SF)
Construction:	Steel and masonry
Zoning:	B6- Commercial Holding
Tax ID:	DELC0804994019

Pricing

Contact broker to discuss

Offering Memorandum

To obtain a copy of the offering memorandum, please complete the Confidentiality Agreement ([click here](#)).

Contact Us

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