



SITE

N Green Bay Road

RETAIL BOX FOR SUBLEASE

9060 N. Green Bay Road

Brown Deer, WI 53209

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Key Features/Highlights

- > Commuter Corridor
- > Densely Populated Market
- > Ample Parking
- > Easy Access to Highway
- > Brown Deer's Exclusive Power Retail Center

Table of Contents

PROPERTY SUMMARY	3
DEMOGRAPHICS	4
ROAD MAPS	5
AERIAL MAPS	6-7
SITE/FLOOR PLANS	8-9
PHOTOGRAPHS	10
TRADE AREA & CONTACT INFORMATION	11

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PROPERTY OVERVIEW

Located in Milwaukee's Northshore, the Marketplace of Brown Deer offers tenants terrific retail opportunities. As Brown Deer's exclusive power retail center, this location also provides easy access to I-43, ample parking and many strong anchor tenants.

With a densely populated market and high traffic counts, the Marketplace of Brown Deer is one of Brown Deer's most active and highly concentrated retail corridors.

PROPERTY SUMMARY

Name of Center or Property:	Marketplace of Brown Deer
Address:	9060 N. Green Bay Road, Brown Deer, WI 53209
Land Information/Size:	23.32 AC (Total Center Size)
Building Information/Size:	37,600 SF
Year Built/Renovated:	N/A
Traffic Counts:	21,200 VPD on N. Green Bay Road and 23,900 VPD on W. Brown Deer Road
Cross Streets:	W. Brown Deer Road and W. County Line Road
Remaining Lease Term:	7 Years
Option Terms:	Four 5-Year Options
Rate:	Rate Available Upon Request with a Qualified Prospect
Co-Tenancy	Pick 'n Save, Office Max, Michael's, Ross Dress for Less, Burlington Coat Factory, T.J. Maxx
Signage:	Building and Pylon
Parking:	N/A

Highlights:	> Commuter Corridor	> Pylon Signage Available
	> Densely Populated Market	> Ample Parking
	> Easy Highway Access	> Exclusive Power Retail Center

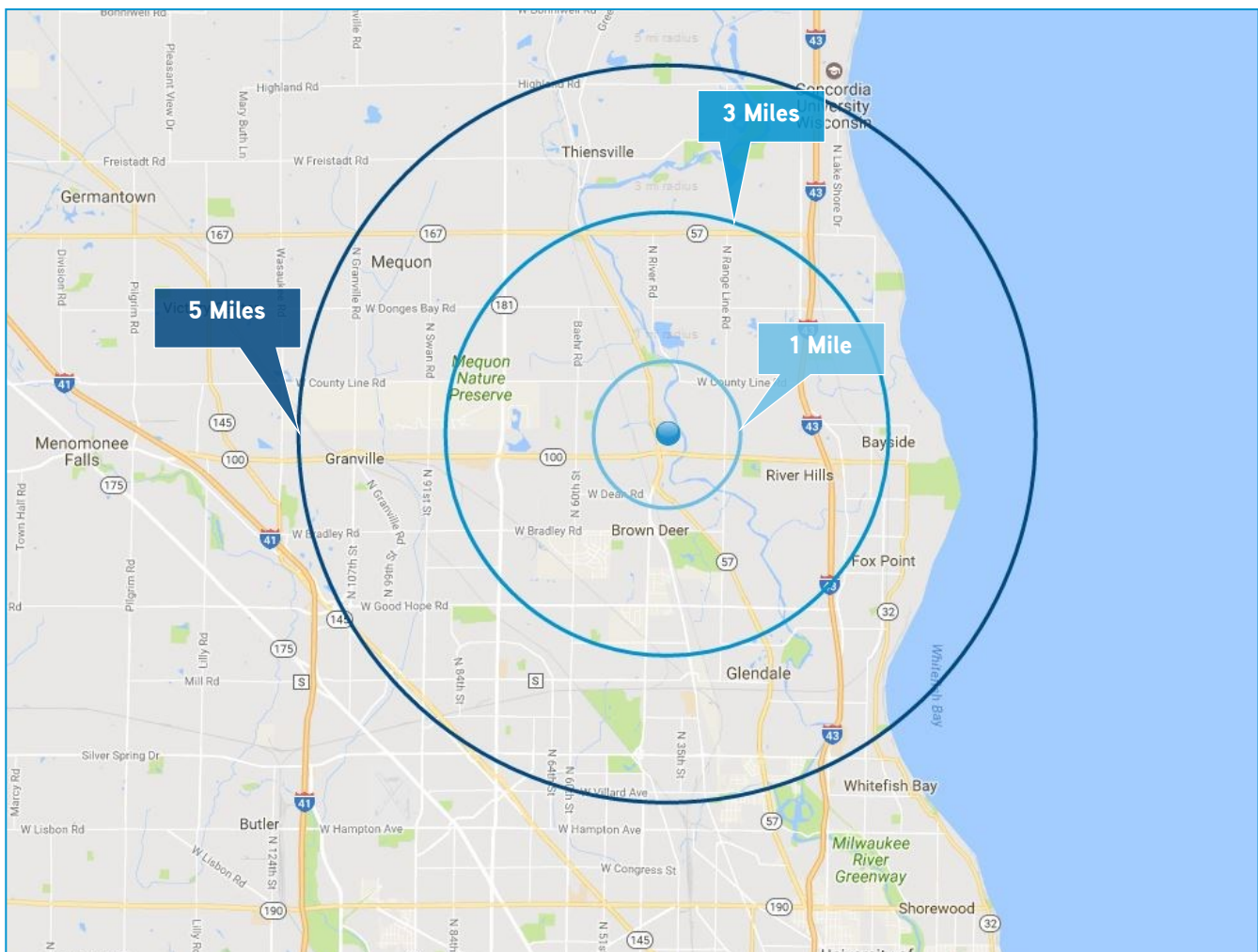
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DEMOGRAPHICS

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	4,663	46,666	136,372
Households:	2,191	20,960	55,210
HH Income:	\$62,286	\$69,461	\$67,694
Employees:	6,673	43,049	93,502
Businesses:	311	2,523	5,691

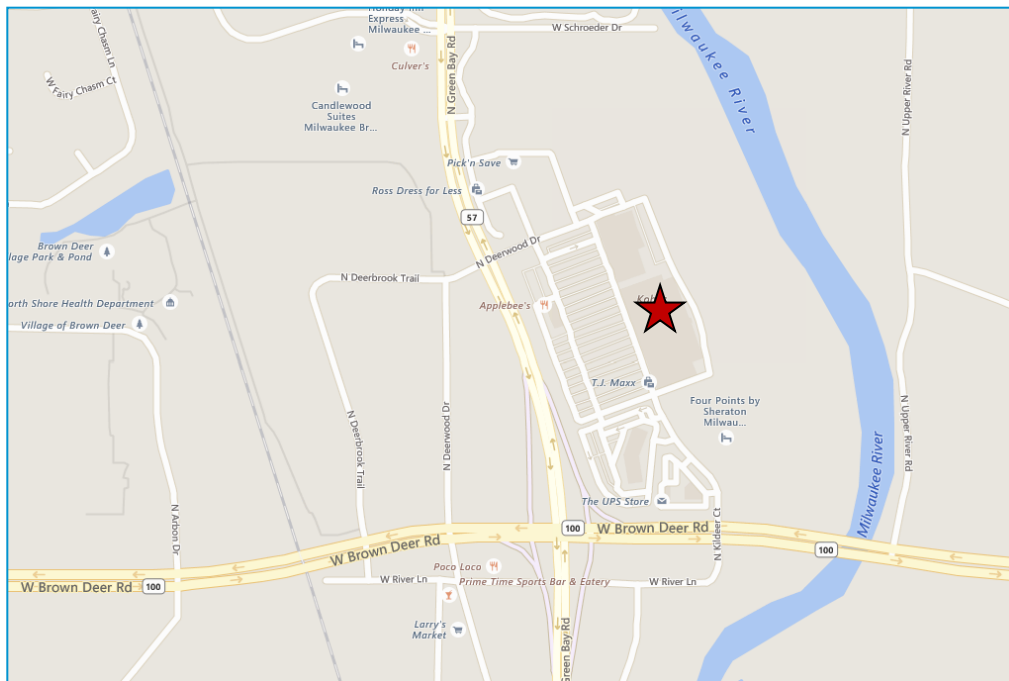
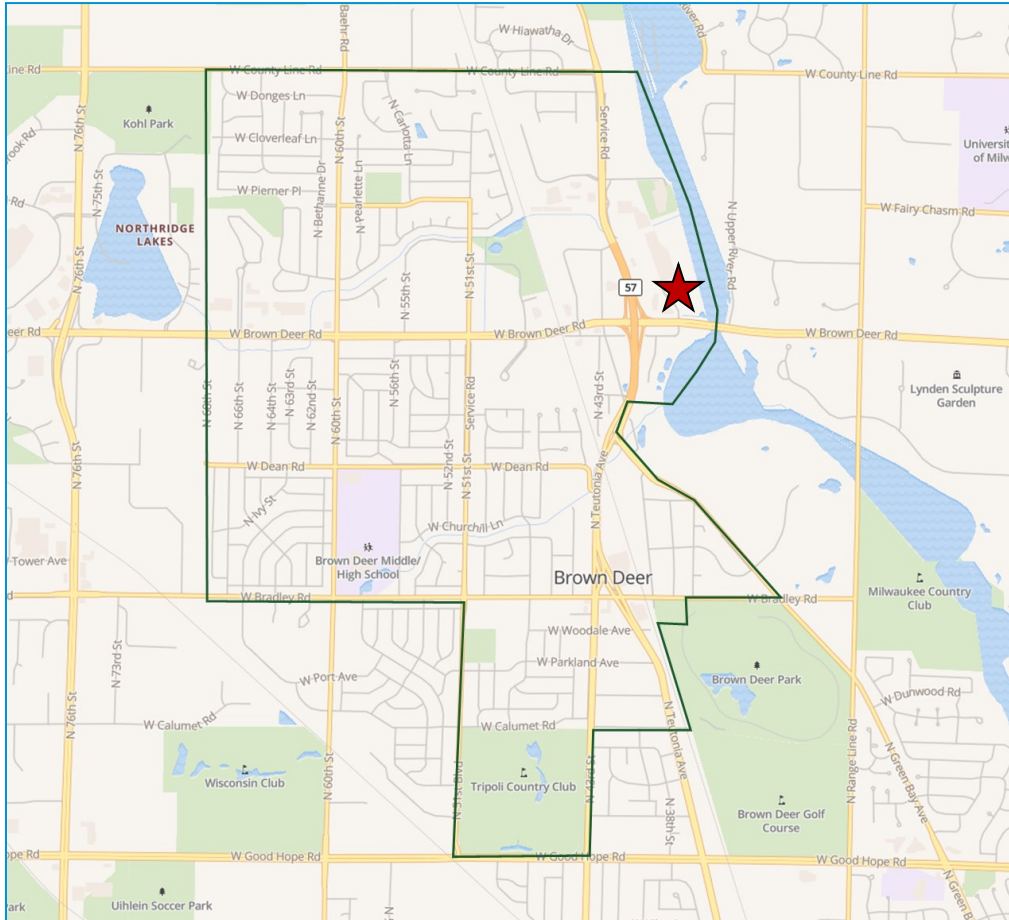
1, 3, 5 MILE RADIUS MAP



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ROAD MAPS



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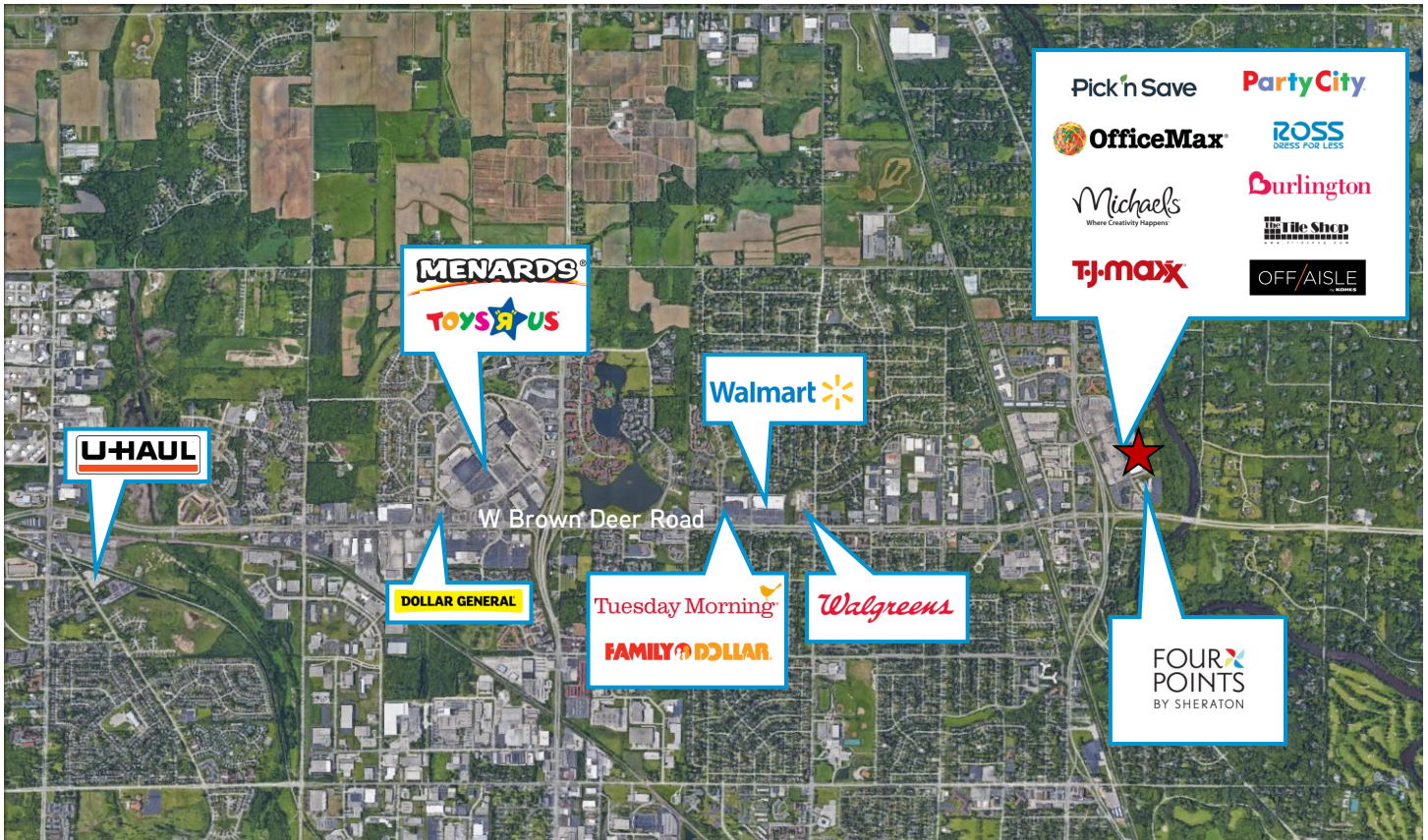
AERIAL MAP



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AERIAL MAP



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9060 N. Green Bay Road, Brown Deer, WI 53209

SITE PLAN



9060 N. Green Bay Road, Brown Deer, WI 53209

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9060 N. Green Bay Road, Brown Deer, WI 53209

PHOTOGRAPHS



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TRADE AREA INFORMATION

Major Area Employers:	Brady Corp, Badger Meter, FIS
Area Attractions:	15 Minute Drive from Downtown Milwaukee

TRADE AREA ANALYSIS: VILLAGE OF BROWN DEER

Primary

Within 5 minutes of one or more of the retail centers in the village

Estimated Capture: 80 percent of Village of Brown Deer's retail demand

Secondary

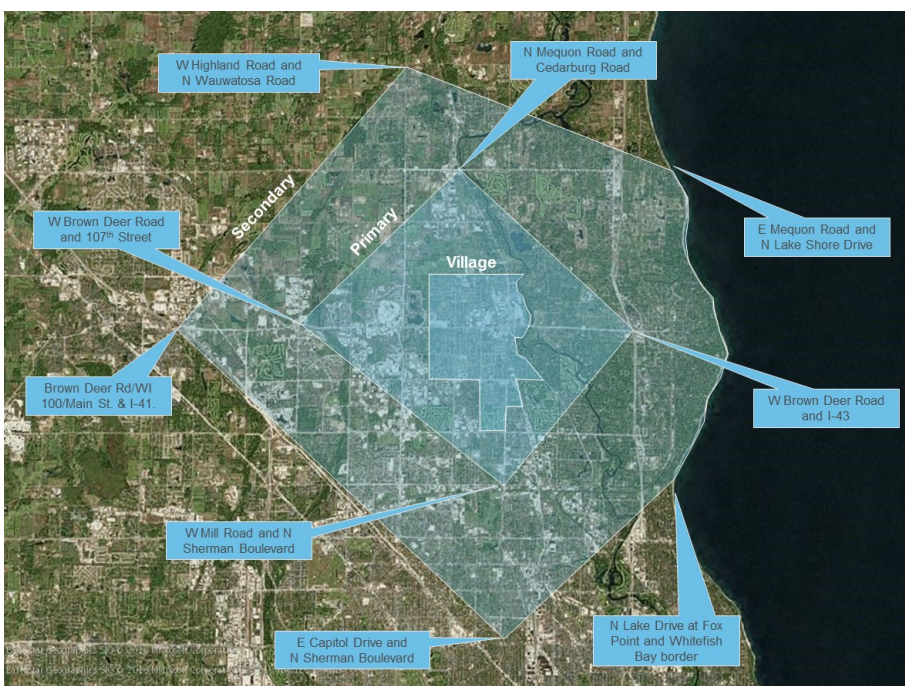
Within 10 minutes of one or more of the retail centers in the village

Estimated Capture: 15 percent of Village of Brown Deer's retail demand

Other

Area outside of the primary and Secondary Trade Areas

Estimated Capture: 5 percent of Village of Brown Deer's retail demand



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