

ALDI & OFFICEMAX

SHADOW ANCHORED BY LOWE'S | NEAR PROMINENT MAYFAIR COLLECTION



Executive Summary

Colliers International | Wisconsin is pleased to present the opportunity to acquire a two tenant retail center adjacent to one of Wisconsin's most prominent mixed-use developments, the Mayfair Collection. The 36,108 square foot retail center is 100% occupied by ALDI and OfficeMax with a weighted average term remaining of 6.2 years. OfficeMax recently signed a five year lease renewal and ALDI US is in the midst of a major nationwide growth plan with revenues doubling in the last few years, providing stabilized tenancy with a value-add opportunity to develop up to 20,000 SF of retail space on the remaining land next to ALDI. The center sits just off of Interstate 41 (124,000 VPD) within Burleigh Square, a 224,000 SF shopping center anchored by Lowe's with additional tenants including Wendy's, Cousins Subs and Firestone.



Key Features/Highlights

- Two tenant NNN leased opportunity with 6.2 years of weighted average term remaining
- Part of Burleigh Square, a Lowe's shadow anchored development with additional credit tenants including Wendy's and Firestone
- Adjacent to 400,000 SF Mayfair Collection and new 160,000 SF Meijer
- Located immediately west of I-41 with excellent visibility and strong traffic counts of 124,000 VPD
- Part of Burleigh Street Corridor, one of southeast Wisconsin's busiest retail corridors
- Close proximity to Mayfair Mall with Wisconsin's highest average sale per square foot at \$536
- Opportunity to develop up to 20,000 SF building between Lowe's and ALDI buildings
- Strong tenancy with OfficeMax recently renewing for 5 years and ALDI US in the midst of a nationwide growth plan



Property Description

Address:	12120 - 12140 W Burleigh St Wauwatosa, WI 53222
Shopping Center:	Part of Burleigh Square - Total of 22.32 Acres and 224,472 SF of developed GLA
Gross Leaseable Area:	36,108 SF
Site Area:	5.07 Acres
Occupancy:	100% (Two Tenants)
Year Built:	2008
Parking:	Approx 4 / 1,000 SF
Tax Key:	297999505
2019 Assessment:	\$6,095,600



Pricing

\$4,975,000
(\$137.78 PSF, 8.78% Cap Rate)

**OBTAIN COPY OF
OFFERING MEMORANDUM**

Contact Us

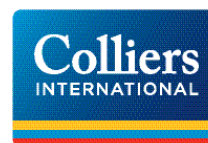
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