

FOR LEASE  
RETAIL SPACE

## *Sussex Gateway Retail Center*

W249 W5245 EXECUTIVE DRIVE  
SUSSEX I WI 53089



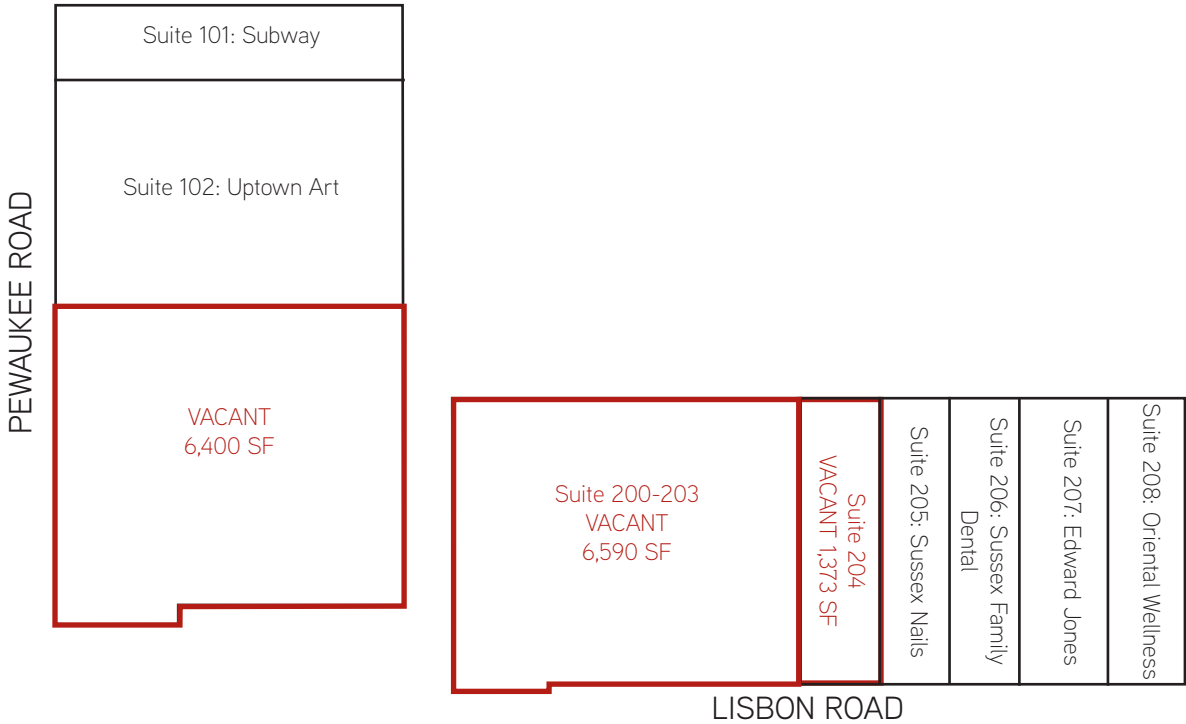
Colliers International  
833 E Michigan Street | Suite 500  
Milwaukee, WI 53202  
P: +1 414 276 9500

**JOE ELDREDGE**  
414 278 6825 (direct)  
262 443 8839 (mobile)  
[joe.eldredge@colliers.com](mailto:joe.eldredge@colliers.com)

**RUSS SAGMOEN**  
414 278 6810 (direct)  
262 573 0640 (mobile)  
[russ.sagmoen@colliers.com](mailto:russ.sagmoen@colliers.com)

**NATALIE BOWERS**  
414 278 6807 (direct)  
414 213 7526 (mobile)  
[natalie.bowers@colliers.com](mailto:natalie.bowers@colliers.com)

SITE PLAN (NOT TO SCALE)



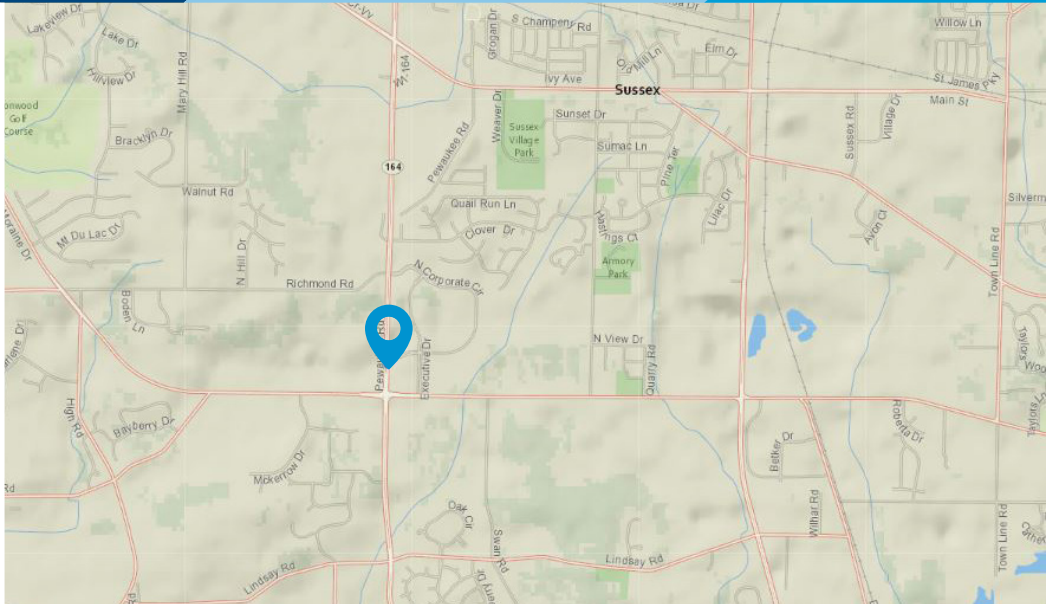
BUILDING SPECIFICATIONS

Center Size	25,600 SF
Available Space	14,363 SF
Lot Size	3.8 AC
Year Built	2007
Stories	1
Parking	161 surface spaces
Opex Est.	\$4.16 PSF

\$12.00-\$16.00  
PSF NNN

KEY FEATURES/HIGHLIGHTS

- Upscale retail center in the heart of Lake Country
- Located on Highway 164 and Highway K on new four lane highway
- Located across the street from brand new Meier
- Strong area demographics and traffic counts
- Excellent visibility
- Highly-trafficked retail location
- Immediate occupancy
- 2nd generation restaurant space



AERIAL MAP



Traffic Counts: 18,800 VPD on Highway 164 (Pewaukee Road) & 10,300 VPD on Lisbon Road

DEMOGRAPHICS - 2 MILE RADIUS



Population

11,524



Daytime Population

11,143



Median HH Income

\$72,956



Households

4,866

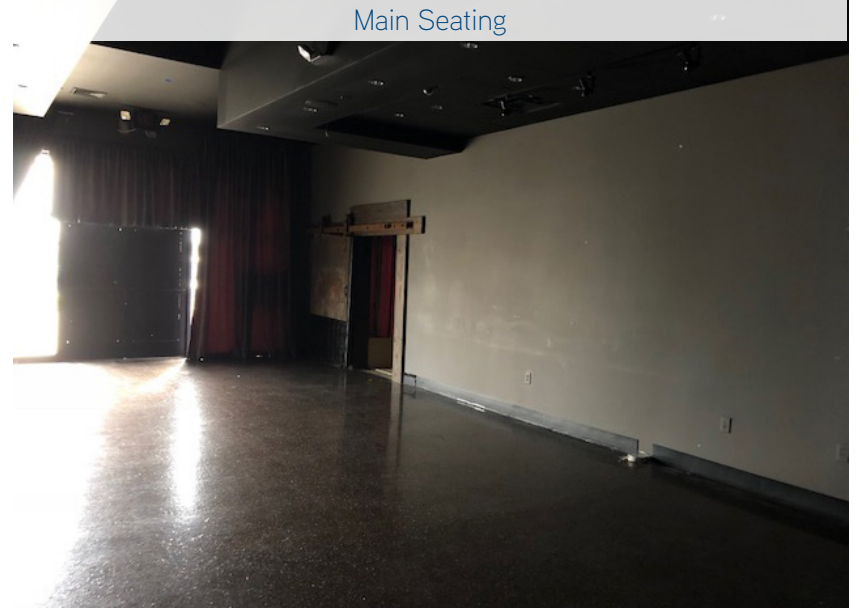


## PROPERTY PHOTOS

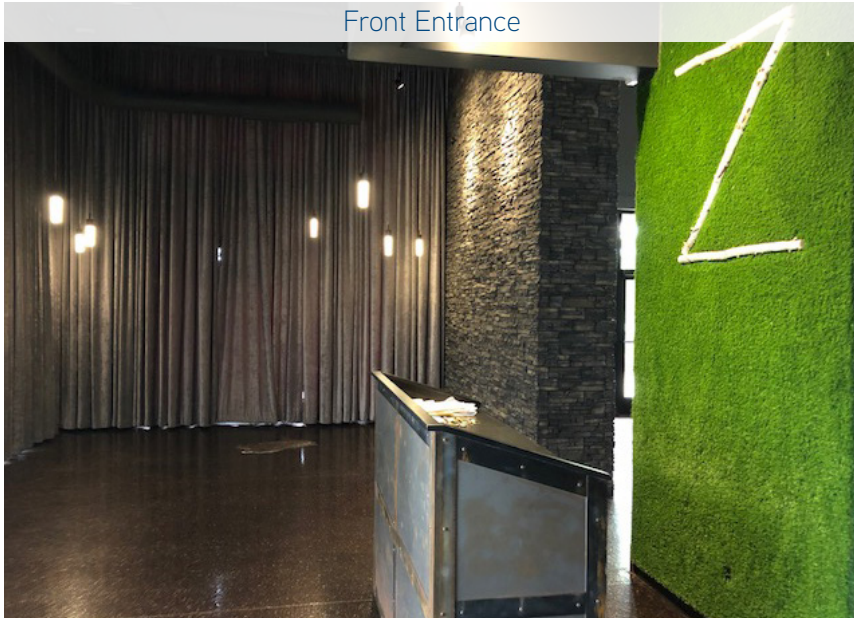
Kitchen



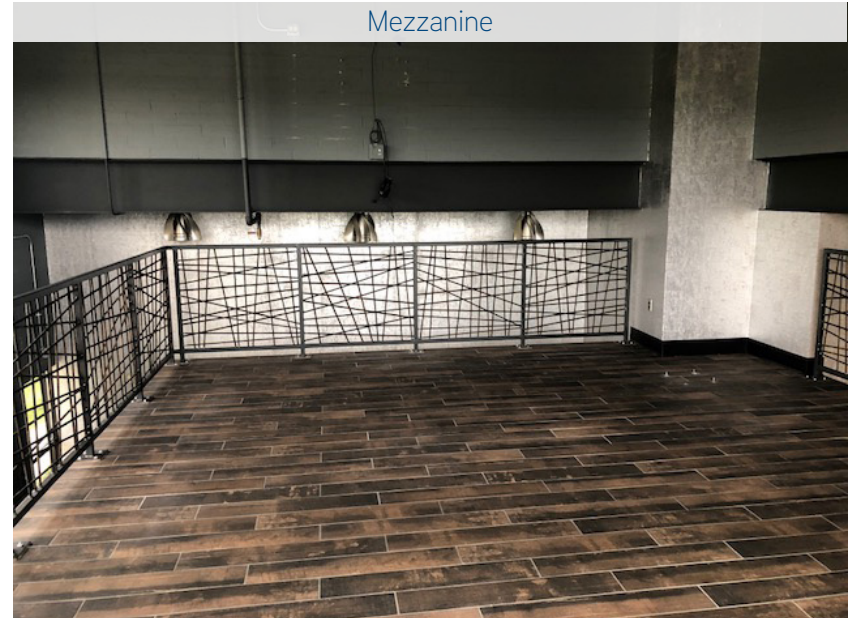
Main Seating



Front Entrance



Mezzanine





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