

8311 W Brown Deer Road Milwaukee, WI 53223

RUSS SAGMOEN 414 278 6810 (Direct) russ.sagmoen@colliers.com



COLLIERS INTERNATIONAL 833 E Michigan Street, Suite 500 Milwaukee, WI 53202 414 276 9500 www.colliers.com

Property Overview

Rare, free-standing building opportunity available for sale or for lease. Great access onto bustling Brown Deer Road, with over 24,000 vehicles per day. Area retailers include Menards, Dollar Tree, Olive Garden, T-Mobile and many more.

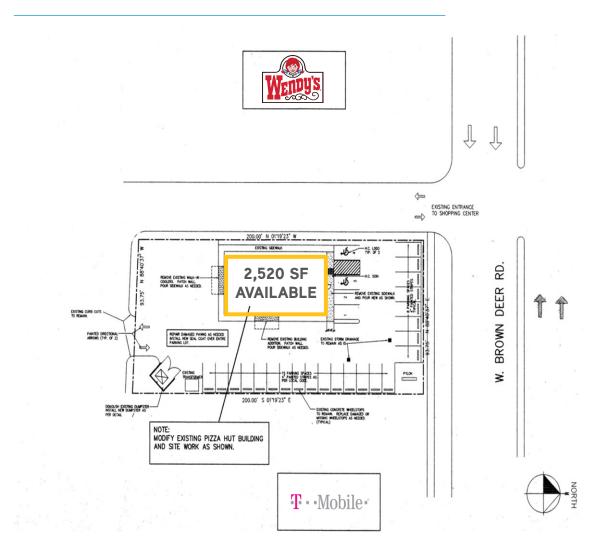
FOR SALE OR LEASE > RETAIL SPACE

8311 W Brown Deer Road Milwaukee, WI 53223

DEMOGRAPHICS

Demographics:	1 Mile	3 Miles	5 Miles
Total Population:	9,834	49,556	151,260
Households:	4,266	20,709	59,790
Median HH Income:	\$30,966	\$50,187	\$58,781
Total Employees:	9,304	47,373	98,040
Daytime Population:	13,902	68,317	165,925

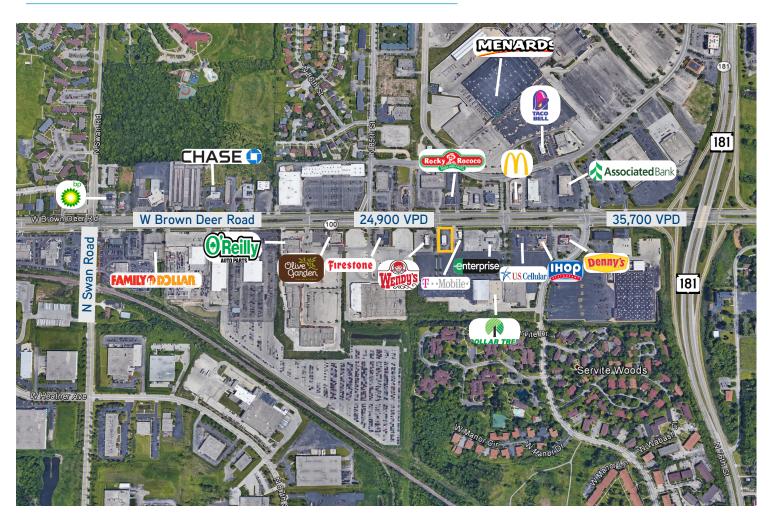
SITE PLAN



FOR SALE OR LEASE > RETAIL SPACE

8311 W Brown Deer Road Milwaukee, WI 53223

RETAIL MAP









FOR SALE OR LEASE > RETAIL SPACE

8311 W Brown Deer Road Milwaukee, WI 53223

AVAILABILITY

Available Space	Lease Rate	Asking Price
2,520 SF	Negotiable	Negotiable

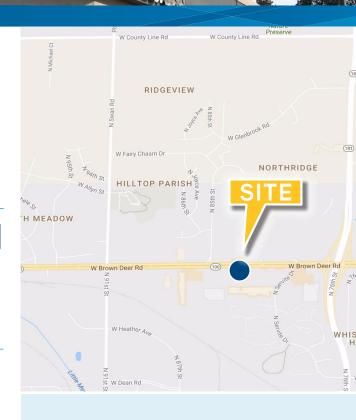
PROPERTY HIGHLIGHTS

- > Free-Standing Building
- > 25+ Parking Stalls
- > Located on Median Cut
- > Prominent Pylon Signage

AERIAL VIEW



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



CONTACT US

RUSS SAGMOEN 414 278 6810 (Direct) russ.sagmoen@colliers.com



COLLIERS INTERNATIONAL 833 E Michigan Street, Suite 500

Milwaukee, WI 53202 414 276 9500

www.colliers.com

4801 Forest Run Road Madison, WI 53704

2

3

4 5

6

7

8

22

23

24 25

26

27

28

35 36

37 38

39

41

42

43

44 45

46

47 48

49

50

51 52

53 54

55

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement: 1

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless 9 10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is 12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (See Lines 22-39). 14
- The duty to safeguard trust funds and other property the broker holds. 15
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and 16 17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. 19 This disclosure is required by section 452.135 of the Wisconsin statues and is for information only. It is a plain-language summary of 20 21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

- THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION 30 31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information he disclosed by Broker): mav

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.) 40

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat.§ 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.