

RETAIL FOR LEASE

PEWAUKEE CROSSINGS

N20W22951 Watertown Road, Waukesha, WI 53186



OFFERING SUMMARY

AVAILABLE SF:	1,047 - 3,360 SF
LEASE RATE:	Negotiable
LOT SIZE:	2.09 Acres
BUILDING SIZE:	15,722 SF
ZONING:	B-5

PROPERTY OVERVIEW

Excellent visibility along this high traffic corridor surrounded by corporate offices and near Microsoft and Anthem. Great signage opportunity with valuable exposure. End-cap space ideal for quick / fast casual food service as it has a drive-thru. Two spaces can be combined for up to 3,360 contiguous square feet.

Current tenants include Jimmy John's, Iron Tribe Fitness, Snack Depot, and The Crossings Restaurant.

PROPERTY HIGHLIGHTS

- Tenant Improvement Package Available
- Drive-thru End-cap Available
- Ample Parking
- Tax/Cam \$6.03 PSF (2022)
- Under New Ownership
- Great Traffic Counts: Hwy F 34,700 VPD | Watertown Road 10,400 VPD
- Zoning Allows for Wide Range of Usages

KW COMMERCIAL
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Apple Valley, MN 55124

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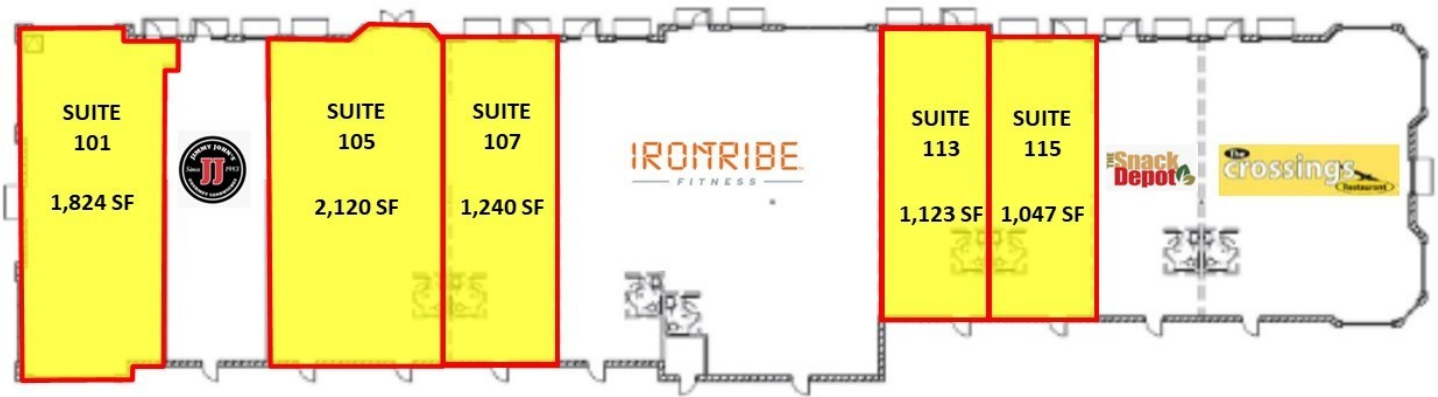
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Suite 101	Available	1,824 SF	Net	End-cap w/Drive-thru
Suite 105	Available	2,120 - 3,360 SF	Net	Combine w/107 for 3360 SF Contiguous
Suite 107	Available	1,240 - 3,360 SF	Net	Combine w/105 for 3360 SF Contiguous
Suite 113	Available	1,123 - 2,170 SF	Net	Combine w/115 for 2,170 SF Contiguous
Suite 115	Available	1,047 - 2,170 SF	Net	Combine w/113 for 2,170 SF Contiguous

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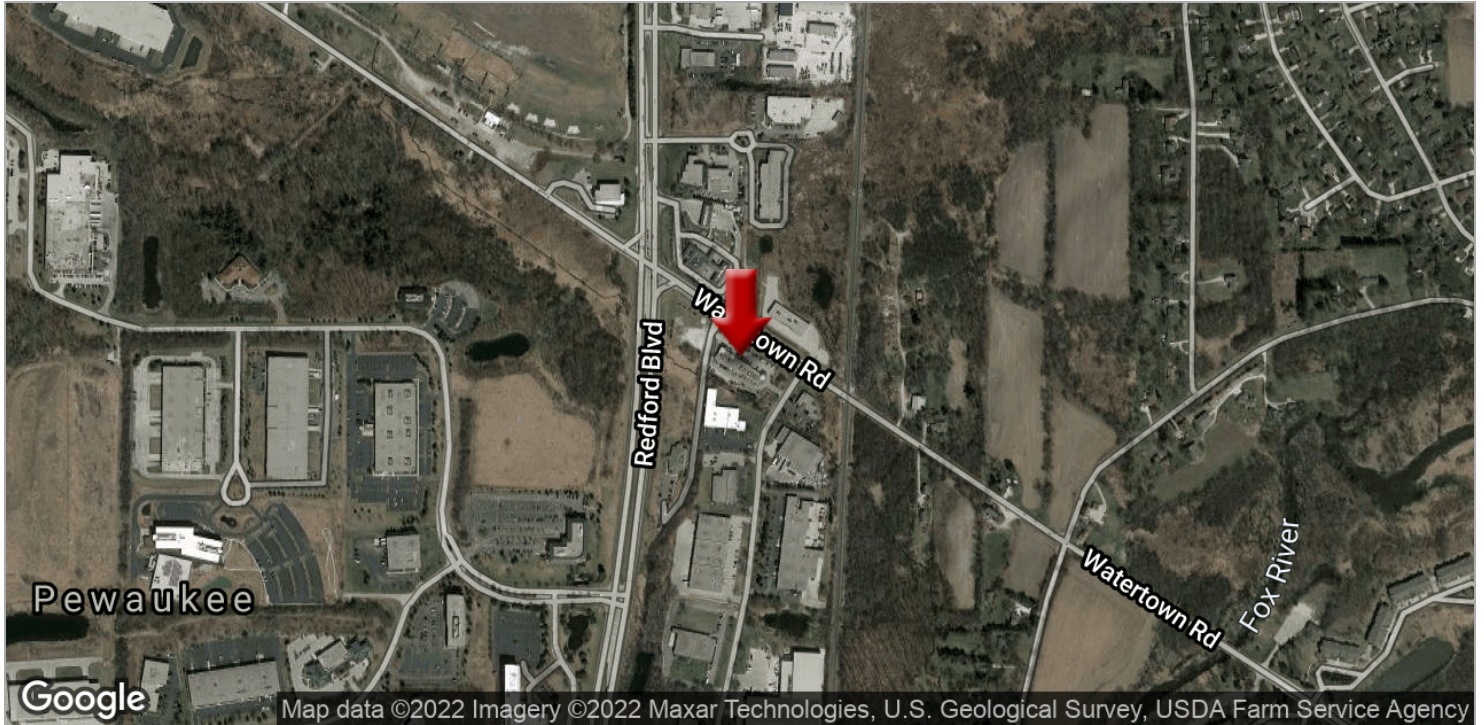
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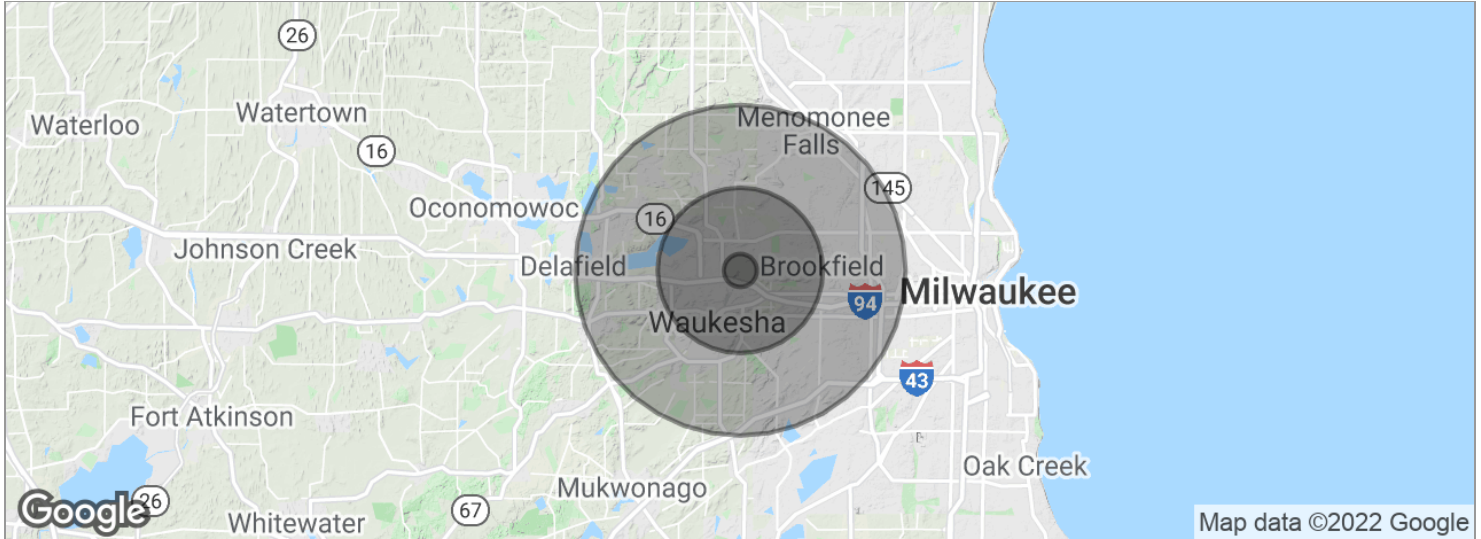
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,978	111,353	326,171
Median age	40.7	39.2	40.8
Median age (male)	37.0	38.2	39.8
Median age (Female)	42.8	40.0	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,203	45,958	129,608
# of persons per HH	2.5	2.4	2.5
Average HH income	\$96,475	\$80,764	\$90,143
Average house value	\$348,722	\$265,637	\$286,299

* Demographic data derived from 2010 US Census

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