

BRADLEY SQUARE SHOPPING CENTER

7919-7961 North 76th Street, Milwaukee, WI 53223



OFFERING SUMMARY

AVAILABLE SF:	1,260 up to 2,720 SF
LEASE RATE:	\$12.00 SF/Yr (Net)
2022 RE TAX/CAM:	\$4.63 SF/Yr
LOT SIZE:	1.42 Acres
TRAFFIC COUNT:	26,200 Along N 76th

PROPERTY OVERVIEW

Nicely appointed Retail space located in Bradley Square Shopping Center along N. 76th Street and W. Bradley Road. Bradley Square is ideally positioned to draw on the flow of customers with its vibrant mix of tenants including State Farm, Falling Into Loving Arms Child Care, and Convergence Office.

Convenient to I-41, I-43, Hwy 100, and approximately 15 miles northwest of downtown Milwaukee; Bradley Square sits along N. 76th Street which runs a total of 40 miles through all of Milwaukee and has an average traffic count over 26,000 vehicles per day.

PROPERTY HIGHLIGHTS

- Can Combine Suites 7929 and 7933 for Contiguous 2,720 SF
- Building Signage
- High Traffic Count Along N 76th Street - 26,200 VPD
- Northwest Area of Milwaukee
- Near Many National and Regional Retailers

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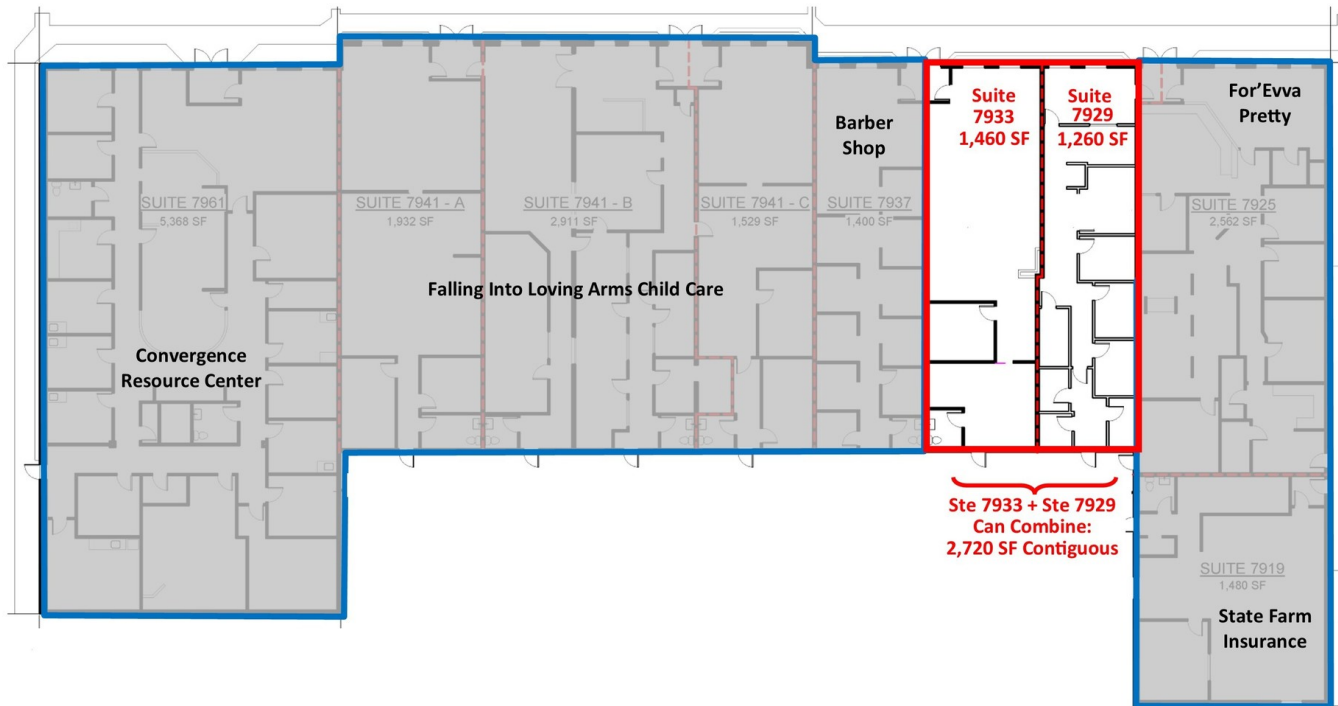
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BRADLEY SQUARE AVAILABILITES



N. 76TH STREET



W. LOLITA AVENUE

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7929	1,260 - 2,720 SF	Net	\$12.00 SF/yr	Can Combine w/7933
Suite 7933	1,460 - 2,720 SF	Net	\$12.00 SF/yr	Can Combine w/7929

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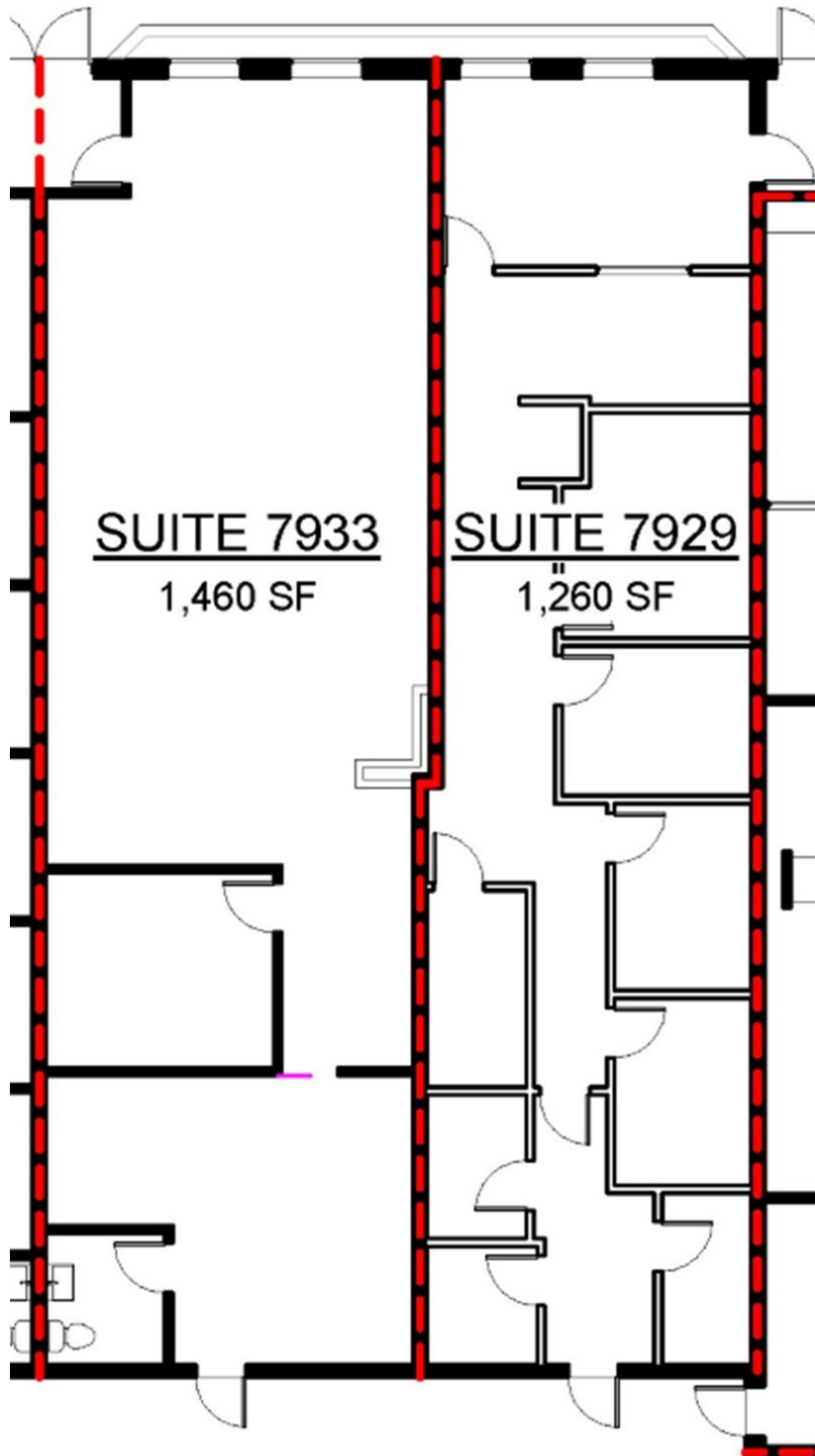
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CAN COMBINE FOR 2,720 SF CONTIGUOUS

Suite 7929: 1,406 SF

Suite 7933: 1,260 SF



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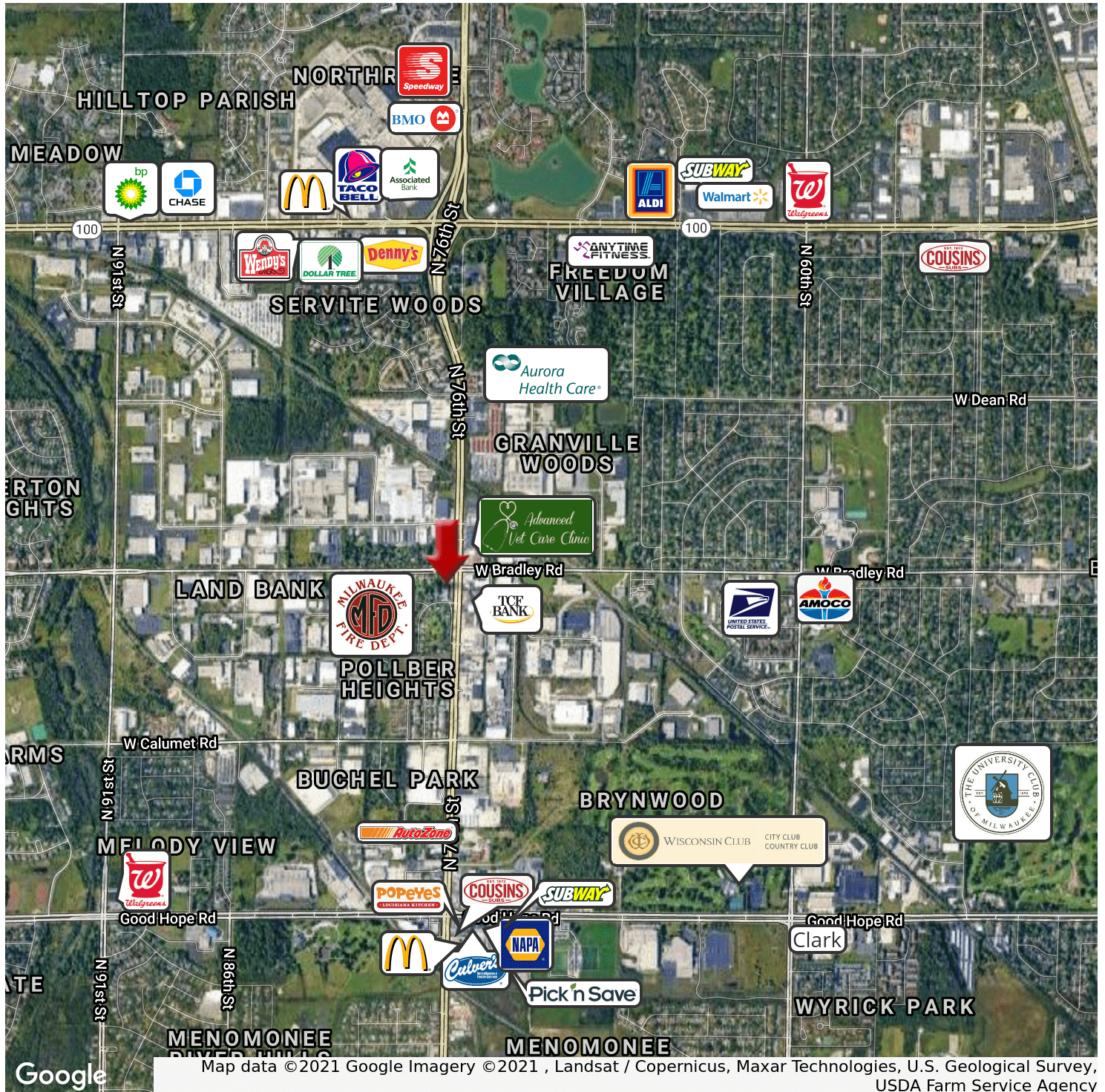
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OFFICE / RETAIL FOR LEASE

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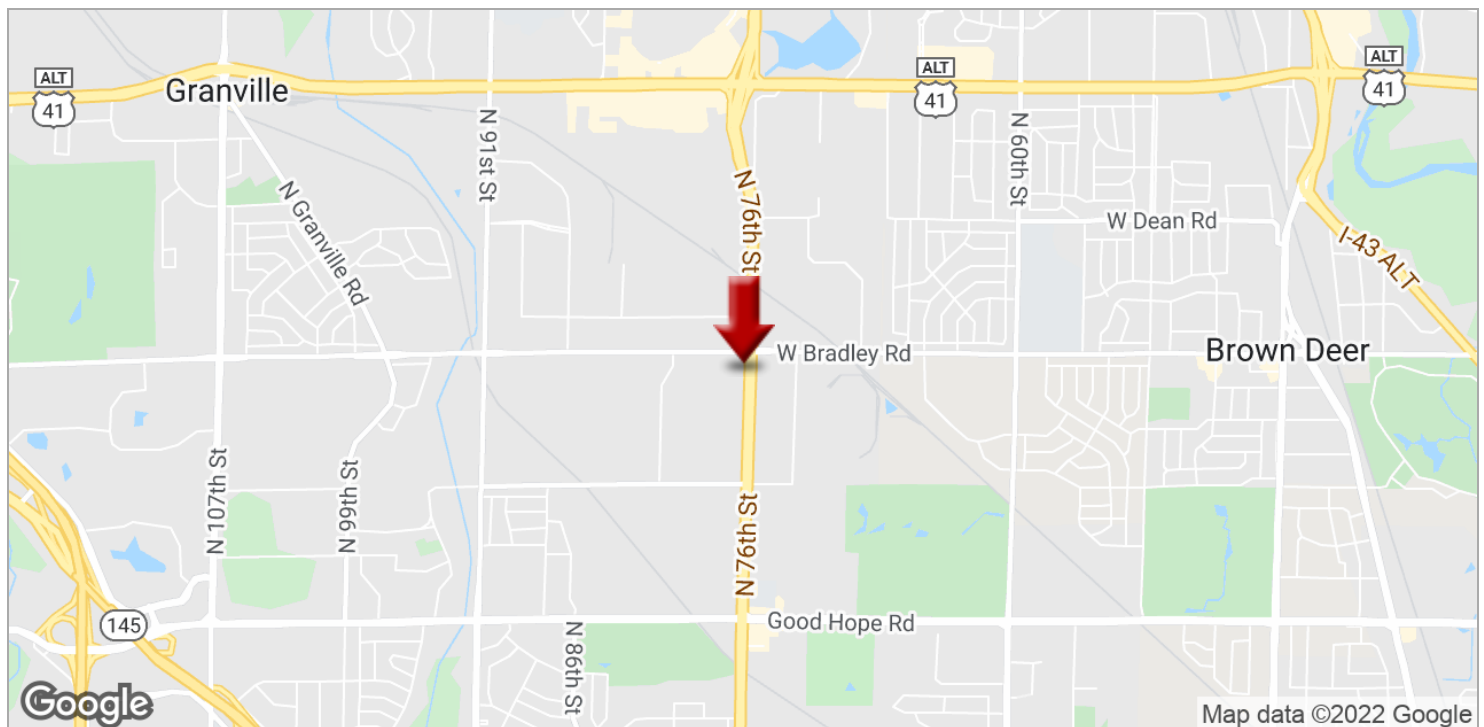
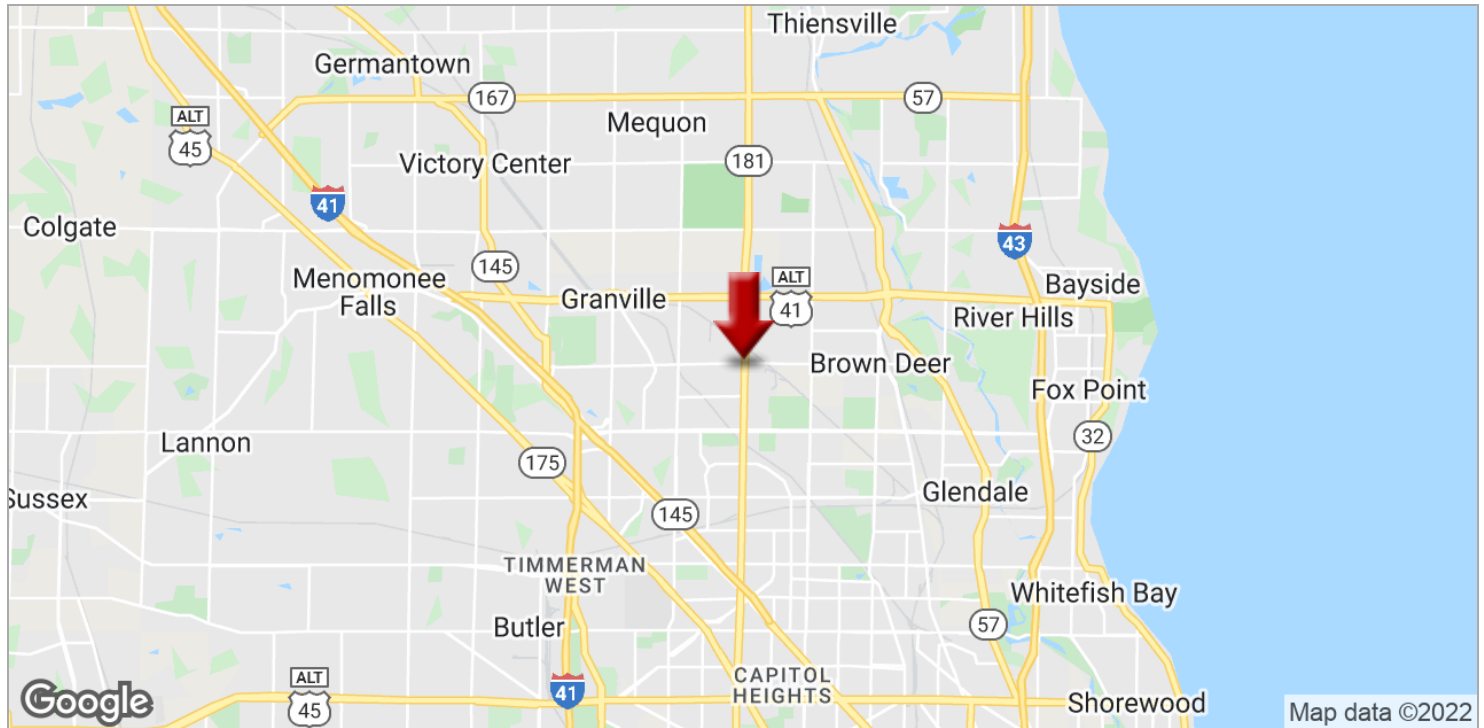
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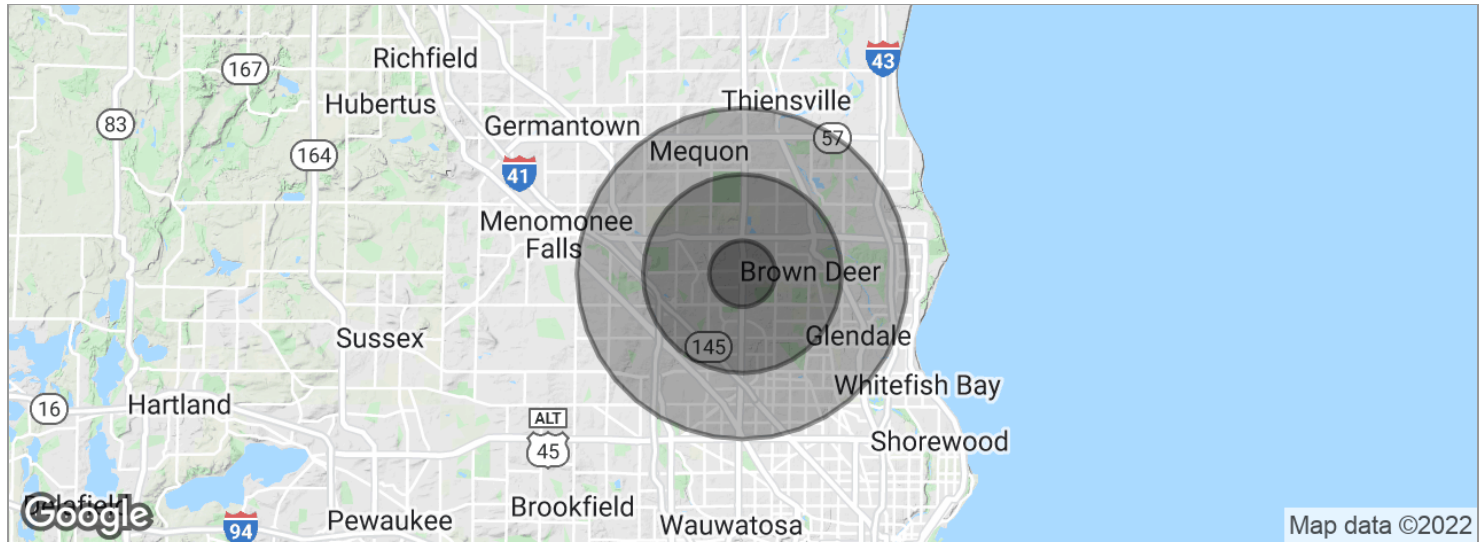
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,800	77,205	205,276
Median age	40.8	34.1	33.6
Median age (male)	35.4	31.3	31.1
Median age (Female)	46.3	36.3	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,505	29,572	78,890
# of persons per HH	2.3	2.6	2.6
Average HH income	\$52,624	\$51,675	\$54,418
Average house value	\$176,069	\$169,441	\$188,955

** Demographic data derived from 2010 US Census*

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