

139 E. BROADWAY ST.

139 E. BROADWAY ST., WAUKESHA, WI 53186

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 139 E BROADWAY ST in Waukesha, WI. This well-managed retail or office space has strong visibility on the SW corner of E. Broadway Street & Barney Street. The building is in a well-established area with great on-site parking, over 40 spaces. The 32,843 SF building sits near the heart of the Waukesha business district and is ready for its next generation of retail. This property is a well-known retail staple of the Waukesha community for years and offers landmark recognition & captivating signage. Give our Waukesha County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint in the Milwaukee metro area.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8,943 - 11,705 SF
Lot Size:	2.68 Acres
Building Size:	32,843 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,194	28,345	46,891
Total Population	16,046	65,224	109,812
Average HH Income	\$59,851	\$75,401	\$93,585

Presented By:

Legacy Commercial Property

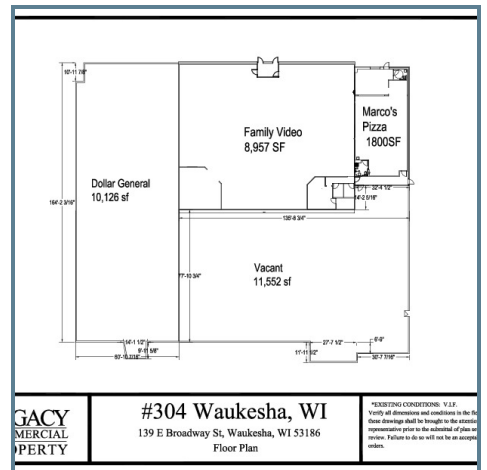
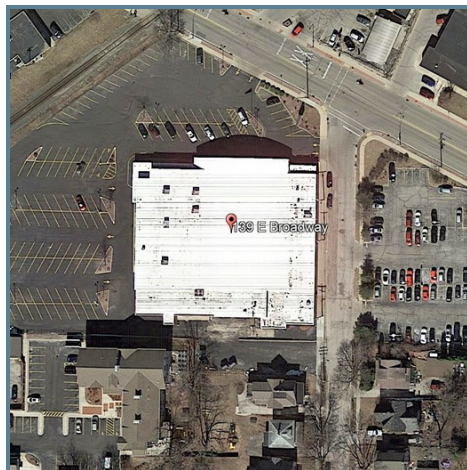
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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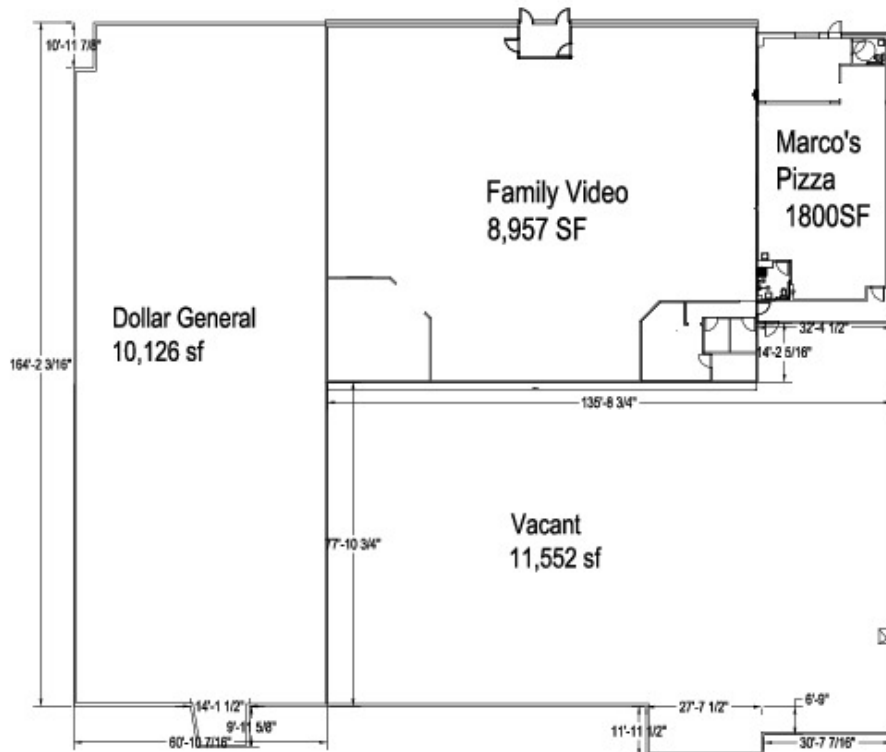
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209 Powell Place
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FLOOR PLANS



#304 Waukesha, WI
139 E Broadway St, Waukesha, WI 53186
Floor Plan

*EXISTING CONDITIONS: V.I.F.
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 10/1/2020

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,943 - 11,705 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
139 E Broadway	Marco's Pizza	1,800 SF	NNN	-	-
139 E Broadway	Available	8,943 SF	NNN	Negotiable	-
139 E Broadway	Dollar General	10,158 SF	NNN	-	-
139 E Broadway	Available	11,705 SF	NNN	Negotiable	-

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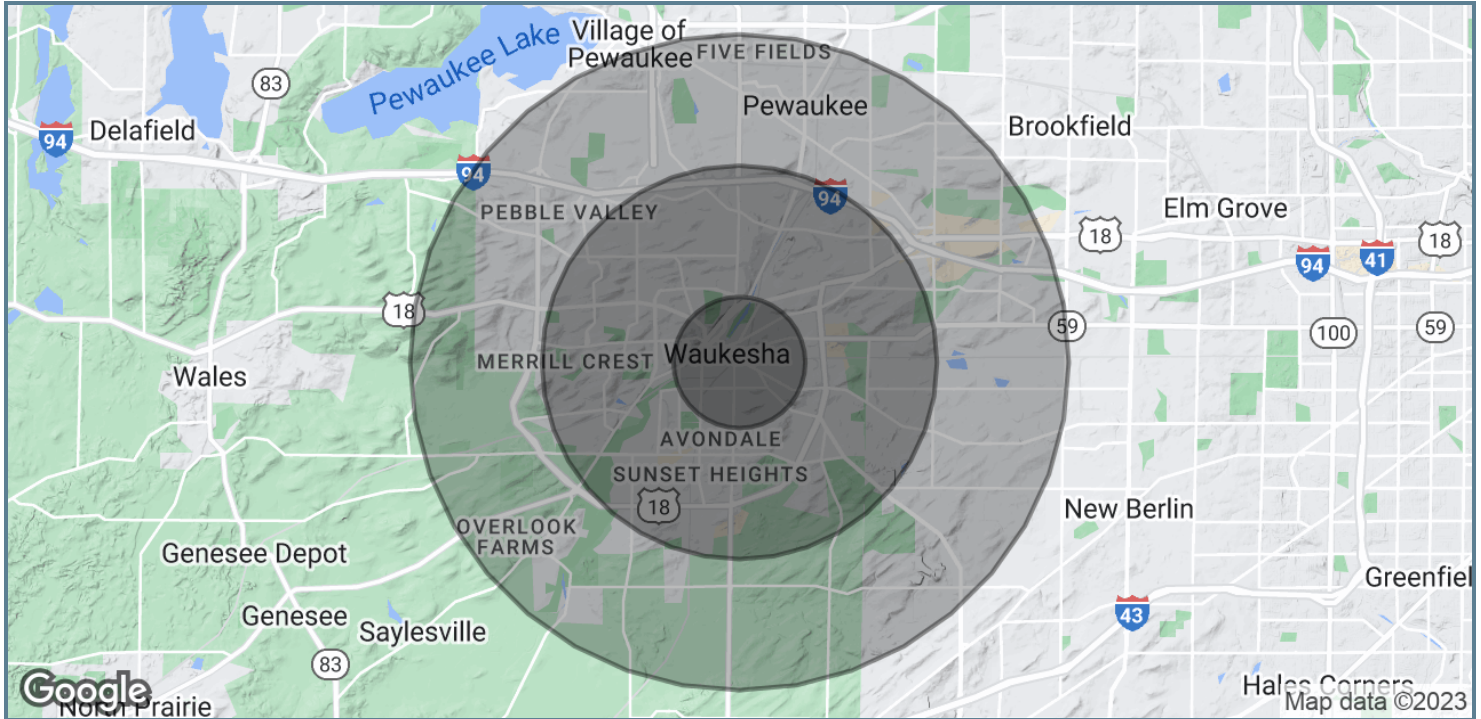
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,046	65,224	109,812
Average Age	33.8	38.6	41.4
Average Age (Male)	36.2	39.0	40.7
Average Age (Female)	35.0	39.5	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,194	28,345	46,891
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$59,851	\$75,401	\$93,585
Average House Value	\$168,465	\$216,172	\$253,595

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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