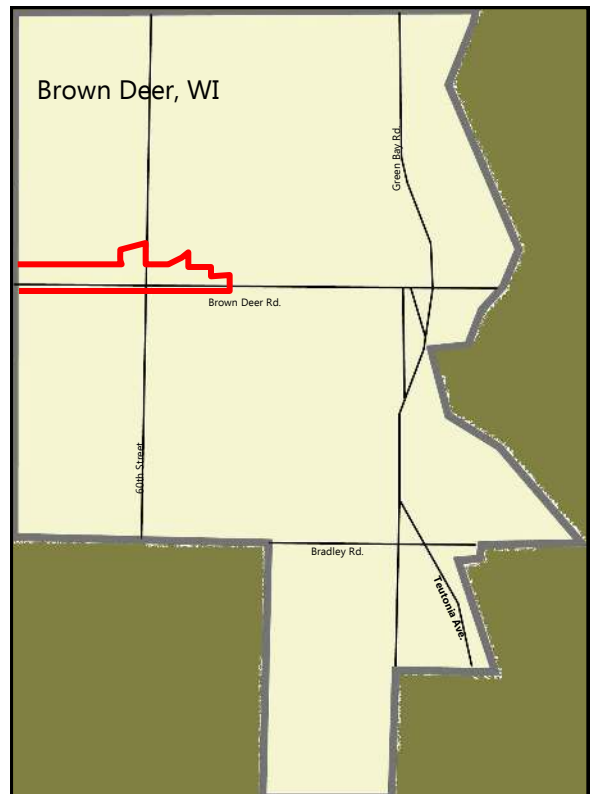


Brown Deer Road Tax Incremental District #3

The Brown Deer Road Tax Incremental Financing (TIF) District #3 forms the western gateway to the Village of Brown Deer. The Brown Deer Road TIF district supports a major commercial node in the Village.

Redevelopment in this TIF district is starting to transform the once blighted commercial corridor. Recent improvements have replaced vacant office buildings and big box stores with new commercial development along Brown Deer Road and residential development to the north. Also, 60th Street reconstruction has added travel lanes and created smoother traffic flow near the intersection with Brown Deer Road. Additional opportunities exist throughout the district for infill commercial and office uses.



New Walmart Supercenter



Walgreens



EXISTING BUSINESSES

Walgreens
 Blood Center of WI
 Old Country Buffet
 Walmart
 Credit Union Services Centers
 Family Table Restaurant
 Tuesday Morning
 Levine Dental
 Subway
 Concentra
 Sprint

TRAFFIC & TRANSPORTATION

Traffic Count (24 hour)
 Brown Deer Road: 28,000 total
 60th Street: 7,100 total

Milwaukee County Transit Service
 Route 76 and 276

Access to Interstate 43 within 3.5 miles. US Hwy 41/45 within 3 miles

DEMOGRAPHICS

Estimates (ACS 2013 estimates)	Brown Deer (census tracts 50101, 50102)
Population	12102
Households	5579
% Owner occupied homes	69.4
Median household income	\$57,234

RENTAL RATES

Retail : \$10.00- \$15.00 nnn
 Office: \$7.00– \$12.00 nnn

DEVELOPMENT OPPORTUNITIES



1) Lease space available for commercial tenants in the Brown Deer Center

2) Lease space available at 55th and Brown Deer Road development

** Additional potential for a gateway development at western entry to the Village

RECENT IMPROVEMENTS

New Walmart retail center with grocery.

New senior living development along North 60th Street.

Walgreen's at the intersection of 60th and Brown Deer.

Retail/office building anchored by Concentra at North 55th Street.

Levine Dental Office development

