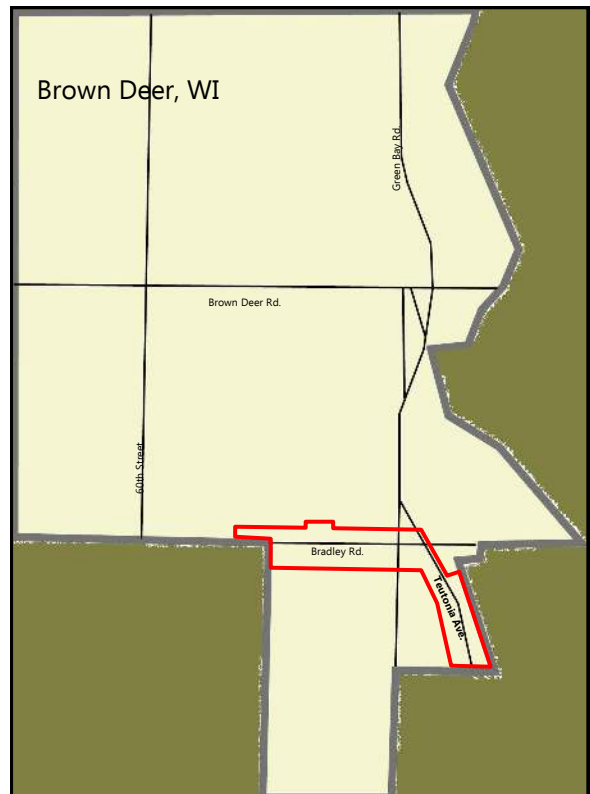


# *Bradley & Teutonia Tax Incremental District #2*

The Bradley Road and Teutonia Avenue Tax Incremental Financing (TIF) District #2 forms the southern gateway to the Village of Brown Deer. The Bradley and Teutonia TIF district supports the revitalization of a former core commercial “Main Street” in the Village. This walkable district is uniquely located within Brown Deer and offers easy access to individuals and consumers from Mequon, River Hills and Milwaukee. A new commercial and residential project at the intersection of Bradley Road and Sherman Boulevard anchors the district along with a senior apartment project developed by Jewish Family Services. These projects continue a trend of mixed use pedestrian oriented development. Additional opportunities exist throughout the district for residential development, and neighborhood based stores, retailers, or service related businesses.



## EXISTING BUSINESSES

Brown Deer Lanes  
 Zwaska Funeral Home  
 State Farm Insurance  
 Tri-City National Bank  
 Papa John's Pizza  
 Bradley Village Barbers  
 Metro Storage  
 Snap Fitness  
 Wakeman Equipment  
 Haagen Dazs/Coffee Beanery  
 Brown Deer Community Ctr.

## RENTAL RATES

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

## TRAFFIC & TRANSPORTATION

Traffic Count (24 hour)  
 Bradley Road: 9,000 (total)  
 Teutonia Avenue: 8,700 (total)  
 Sherman Boulevard: 10,600 (total)

Milwaukee County Transit Service  
 Route 12

Access to Interstate 43 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

## DEVELOPMENT OPPORTUNITIES



1) Potential redevelopment of retail center.

2) Mixed use possibilities exist on slightly more than 2 acres along Bradley Road.

\*\* Additional potential for a gateway development at southern entry to the Village and Brown Deer Park.

## TIF BOUNDARIES



## RECENT IMPROVEMENTS

2015 Bradley Road reconstruction and streetscape improvements,

New construction of traditional neighborhood development at the intersection of Bradley Road and Sherman Boulevard.

New Village of Brown Deer Community Center at Bradley Crossing development

Expansion of Jewish Family Services apartment complex.

