



The Village of Brown Deer

AVAILABLE COMMERCIAL SITE BOOKLET

Prepared by *Colliers International* on behalf of the Village of Brown Deer





Dear Reader,

Colliers International (“Colliers”) has been retained by the Village of Brown Deer (“Village”) to drive recruiting efforts for retailers seeking relocation or expansion in the greater southeastern Wisconsin region. Given your business line, current geographic area and demographics served, the enclosed list of opportunities available within the Village was crafted for your review and consideration.

While we as Colliers do not directly represent all of the sites included herein, our firm is serving as a conduit to the Village, the respective owners and/or their representatives. You will note specific contact information included where available.

Please be aware that the sites herein consist of opportunities for:

- > Lease or sale
- > Re-development
- > Land development

If you have specific questions regarding the sites, please contact the Village Community Development Director, Nate Piotrowski directly at: npiotrowski@browndeerwi.org. We welcome an opportunity to connect and discuss all that the Village of Brown Deer has to offer.

For any additional questions regarding your real estate needs, please feel free to reach out to our Corporate Solutions Team, for which information can be found on the final page of this booklet.

Sincerely,

Colliers International | Wisconsin
Corporate Solutions



BROWN DEER AVAILABLE SITES

Lease & Sale Opportunities

Kildeer Court	3900 W Brown Deer Road
Bradley Village	4301 W Bradley Road & 7979 N Sherman Boulevard
Concentra Retail Strip	5506-5530 W Brown Deer Road
Former Blood Center	5960 W Brown Deer Road
Brown Deer Center	6510-6590 W Brown Deer Road
Former True Value	7649 N Teutonia Avenue
Brown Deer Business Park	8900-9100 N Deerbrook Trail
Marketplace of Brown Deer	9060 N Green Bay Road
Armed Services	4301 W Brown Deer Road

Re-Development Opportunities

Former Sammy's Express	4102 W Bradley Road
Bradley West Shopping Center	4747-4823 W Bradley Road
Former Citgo	5091 W Brown Deer Road

Land Development Opportunities

Weas Development Site #1	9305 N Green Bay Road
Weas Development Site #2	9325 N Green Bay Road
Vacant Site #1	4740 W Bradley Road
Vacant Site #2	7600 N Teutonia Avenue
Vacant Site #3	9001 N Green Bay Road



LEASE & SALE OPPORTUNITIES

Kildeer Court

3900 W Brown Deer Road

Type	Retail & Office
Retail Availability	1,200 SF & 2,765 SF
Office Availability	1,400 SF
Parking	4.41/1,000
Listed By	Ownership



Property Highlights

- Strongly positioned on outparcel of Marketplace of Brown Deer shopping center
- Great visibility along Brown Deer Road
- Office and retail space options

Bradley Village

4301 W Bradley Road & 7979 N Sherman Boulevard

Type	Retail
Availability	+/- 6,013 SF
Asking Rate	\$10.00-\$12.00 NNN
Parking	5.18/1,000
Listed By	Colliers International



Property Highlights

- Second generation restaurant space
- End cap space available
- Prime commercial corner
- Draws from Brown Deer, River Hills, Mequon & Milwaukee

Concentra Retail Strip

5506-5530 W Brown Deer Road

Type	Retail
Availability	6,120 SF
Asking Rate	\$17.75 NNN
Parking	5.12/1000
Listed By	The Barry Company



Property Highlights

- Located in a Village Tax Incremental Financing District (TIF #3)
- End cap available
- 25,700 vehicles/day along Brown Deer Road
- Zoned B-3 (Retail, Office, Health Care)

Former Blood Center

5960 W Brown Deer Road

Type	Office
Availability	11,626 SF (Lease or Sale)
Asking Rate	\$15.00 MG
Parking	4.50/1,000
Listed By	NAI MLG Commercial



Property Highlights

- Located in a Village Tax Incremental Financing District (TIF #3)
- Available for lease or sale
- High visibility along Brown Deer Road
- Drive through opportunity



Brown Deer Center

6510-6590 W Brown Deer Road

Type	Retail
Availability	+/- 10,002 SF
Asking Rate	\$14.00-\$16.00 NNN
Parking	6.06/1,000
Listed By	RMS Properties



Property Highlights

- Located in a Village Tax Incremental Financing District (TIF #3)
- Abundant parking

Former True Value

7649 N Teutonia Avenue

Type	Retail
Availability	14,620 SF
Asking Rate	Off Market
Parking	5.74/1,000
Listed By	Ownership



Property Highlights

- Located in a Village Tax Incremental Financing District (TIF #2)
- Newer building, high ceilings allows for easy conversion
- Abundant parking

Brown Deer Business Park

8900-9100 N Deerbrook Trail

Type	Flex/Office
Availability	+/- 29,934 SF
Asking Rate	\$4.50-\$8.00 NNN
Parking	4.0/1,000
Listed By	NAI MLG Commercial



Property Highlights

- Part of the professionally managed Brown Deer Business Park
- Flexible planned development zoning, allows for a diverse range of uses
- Numerous restaurants & retailers nearby

Marketplace of Brown Deer

9060 N Green Bay Road

Type	Retail
Availability	37,600 SF
Asking Rate	\$6.00-\$9.00 NNN
Parking	4.63/1,000
Listed By	Colliers International



Property Highlights

- Commuter corridor
- Abundant parking
- Easy access to highway
- Brown Deer's exclusive power retail center

Armed Services

4301 W Brown Deer Road

Type	Office
Availability	+/- 10,512 SF
Asking Rate	\$9.00-\$12.00 NNN
Parking	90 Spaces Available
Listed By	CBRE



Property Highlights

- High visibility in an attractive location
- Situated on a well-traveled corner that offers countless shopping, dining and entertainment options in close proximity

RE-DEVELOPMENT OPPORTUNITIES

Former Sammy's Express Gyros & Custard

4102 W Bradley Road

Type	Commercial/Re-Development
Acres	0.583
Listed By	Castle Realty Associates, Inc
Assessed Value	\$112,400
Zoning	B3 Commercial



Property Highlights

- Located in a Village Tax Incremental Financing District (TIF #3)
- Nearby recent redevelopment includes residential and neighborhood scale retail

Bradley West Shopping Center

4747-4823 W Bradley Road

Type	Commercial/Re-Development
Acres	4.06
Listed By	Ownership
Assessed Value	\$848,900
Zoning	PD (Planned Development)



Property Highlights

- Proximity to many new residential units
- Large lot allows for flexibility

Former Citgo

5091 W Brown Deer Road

Type	Commercial/Re-Development
Acres	0.67
Listed By	Ownership
Assessed Value	\$531,900
Zoning	B3 Commercial



Property Highlights

- One of a very few land sites available along Brown Deer Road
- Located on a hard corner with ample visibility

LAND DEVELOPMENT OPPORTUNITIES

Weas Development Site #1

9305 N Green Bay Road

Acres	1.21
Parcel Number	0100162
Owner	Deer Brook Commons, LLC
Assessed Value	\$403,500
Description	Commercial



Property Highlights

- Dense retail trade area
- Lots available for lease or built-to-suit
- Controlled lighted intersection

Weas Development Site #2

9325 N Green Bay Road

Acres	2.54
Parcel Number	0100163
Owner	Deer Brook Commons, LLC
Assessed Value	\$735,000
Description	Commercial



Property Highlights

- Dense retail trade area
- Lots available for lease or built-to-suit
- Controlled lighted intersection

Vacant Site #1

4740 W Bradley Road

Acres	1.13
Parcel Number	0669973010
Owner	Village of Brown Deer
Assessed Value	Highly Negotiable
Description	Commercial



Property Highlights

- Could be part of a larger redevelopment play
- 9,500 CPD
- In close proximity to many new residential units

Vacant Site #2

7600 N Teutonia Avenue

Acres	.0570
Parcel Number	0861005
Owner	Village of Brown Deer
Assessed Value	Highly Negotiable
Description	Commercial



Property Highlights

- Located on a hard corner with ample visibility
- Commuter corridor
- 14,000 CPD

Vacant Site #3

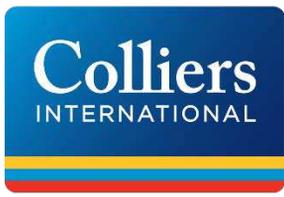
9001 N Green Bay Road

Acres	1.67
Parcel Number	0278999007
Owner	Village of Brown Deer
Assessed Value	Highly Negotiable
Description	Commercial



Property Highlights

- Dense retail trade area
- Could be part of a larger redevelopment play
- Located on a hard corner with ample visibility



Additional Questions Regarding Your Real Estate Needs

We stand ready to serve as your single point of contact for any of the following services:

Transaction Management

- › Lease Negotiation
- › Lease & Operating Cost Audits
- › Relocations, Dispositions & Acquisitions
- › Occupier & Investor Services
 - Office
 - Retail
 - Industrial
 - Multi-Family

Lease Administration

- › Proprietary Cloud Based
- › Technology
- › Lease Abstracting
- › Critical Date Tracking

Advisory Services

- › Research
- › Portfolio Optimization
- › M&A Consulting
- › Valuation & Appraisal
- › Property Assessment Appeal

Project Management

- › Project Consulting
- › Architectural Integration
- › Move Management
- › Furniture Sourcing & Installation
- › Low Voltage Cable Sourcing & Installation

General Contracting

- › Contract Administration
- › Facility & Engineering Audit

Development

- › Site Evaluation & Selection
- › Project Programming & Design
- › State & Local Entitlements
- › Financial Incentive Underwriting
- › Fee Development
- › Joint Venture Structuring
- › Build to Suit/Sale Leaseback
- › Investment Management

Architecture

- › Design Build
- › Master Planning
- › Program & Space Planning Design
- › Documentation
- › ADA Compliance
- › LEED Certification

Real Estate Management

- › Building Operations
- › Tenant Coordination
- › 24-Hour Service/Call Center
- › Distressed Properties
- › Receivership Oversight
- › Property Accounting
- › Financial & Operational Reporting

Facilities Maintenance

- › Operations & Maintenance
- › Contract Management

Let us focus on **real estate** - so you can focus on your business.

Contact a member of Colliers International | Corporate Solutions today for more info:

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