

1)

5506-5530 W. Brown Deer Road
Brown Deer Rd. 53223

Type	Retail
Tenancy	Multiple
Year Built	2012
GLA	13,590 SF
Land Area	1.77 AC
Parking	Ratio 1.48/1,000 SF
Zoning	B3 Commercial
Availability	1,620-6,120 SF
Asking Rate	\$17.75/N
Term:	5-10 Yrs.



Traffic Volume	22,100 CPD on W Brown Deer Rd & N 52 nd St 25,700 CPD on W Brown Deer Rd & N 60 th St
Frontage	350' on W Brown Deer Road 218' on 55 th
Comments	<ul style="list-style-type: none"> • North Shore Proximity • Key Tenants: Concentra and Universal Wireless • Area Businesses: New Aldi, Wal-Mart, Bank Mutual, FIS Global and Badger Meter • Located in the Village Tax Incremental Financing District (TIF #3) • New Construction in 2012 <p><u>Ideal Tenancy:</u> Fast Casual, Coffee, Restaurant</p>

2)

5960 W. Brown Deer Road
Brown Deer Rd. 53223

Type	Office
Tenancy	Multiple
Year Built	1978
Land Area	1.34 AC
Parking	52 Free Surface Ratio 4.50/1,000 SF
Zoning	B4 Commercial
Availability	1,000-5,813 SF Available in 5 Spaces
Asking Rate	\$15.00/MG



True Owner	Stalker Properties LLC
Comments	<ul style="list-style-type: none"> • Ideal owner-occupant or redevelopment opportunity • High visibility from Brown Deer Road • Pylon signage available • Drive through opportunity • Located on the signalized intersection of Brown Deer Road & N 60th Street • Located in Tax Incremental Financing District (TIF #3) <p><u>Ideal Tenancy:</u> Sit down restaurant, fast casual, multi-tenant redevelopment, bank, medical</p>

3)

4102 W. Bradley Road
Brown Deer Rd. 53223

Type	Retail/Redevelopment
Tenancy	Single
Year Built	1950
GLA	1,900 SF
Land Area	.58 AC
Parking	20 Free Surface Ratio 1.48/1,000 SF
Zoning	B3 Commercial
Availability	1,900 SF
Asking Rate	\$14.38/NNN



Traffic Volume	14,800 CPD on N Teutonia Ave & W Bradley Rd 7,491 CPD on N Sherman Blvd
Frontage	132' on Bradley Rd 111' on Teutonia Ave
True Owner	Justice Khalsa
Comments	<ul style="list-style-type: none"> • Redevelopment opportunity located in the Village • Tax Incremental Financing District (TIF #4) • Nearby recent redevelopment includes over 200 units of residential and neighborhood scale retail including Tri City Bank, Papa John's, and Snap Fitness <p><u>Ideal Tenancy:</u> Sit down restaurant, fast casual</p>

4)

4301 W. Brown Deer Road
Brown Deer Rd. 53223

Type	Class B Office/Retail Flex
Tenancy	Multiple
Year Built	2000
Land Area	2.53 AC
Parking	92 Free Surface Ratio 4.60/1,000 SF
Zoning	OVPD – Planned Development
Availability	1,620-6,120 SF
Asking Rate	\$6.00-\$11.00/NNN



True Owner	Phoenix Investors, LLC
Comments	<ul style="list-style-type: none"> • Flexible Zoning allows for a diverse range of uses • Exterior building façade identification possible for anchor tenancy • Monument sign identification available • On-site Basement/storage space potentially available • Desirable North Shore location close to residential & commercial neighborhoods • Local amenities: Larry’s Brown Deer Market, Poco Loco, Zi’s Sports Bar, Pastiche, Pick ‘N Save, TJ Maxx, Office Depot, UPS Store, and many other fast food/fast casual dining establishments within immediate area via walk or short-drive • Located in Tax Incremental Financing District (TIF #4) <p><u>Ideal Tenancy:</u> Coffee, Fast Casual, Bank, Medical</p>

5) 6510 – 6590 W. Brown Deer Rd. – Brown Deer Center
Brown Deer Center, Milwaukee, WI 53223

Type	Retail
Tenancy	Neighborhood Center
Year Built	1985 – Renovated 2010
GLA	50,524 SF
Land Area	6.50 AC
Parking	312 Free Surface 6.06/1,000
Zoning	B3 – Commercial
Availability	1,670 SF – 10,002 SF
Asking Rate	\$14.00- \$16.00/NNN



Traffic Volume	30,400 CPD on W Brown Deer Rd & N 64 th St 7,374 CPD on N 60 th St & Service Rd
Frontage	535' on W Brown Deer Road
True Owner	RMS Properties
Comments	<ul style="list-style-type: none"> Multi-tenant retail center adjacent to Walmart and contains a strong mix of tenants including Family Dollar, Tuesday Morning, Subway and more Pylon signage available Nearby Amenities: Walmart, Walgreens, Menard's, Aldi, McDonald's, Wendy's, Anytime Fitness, Denny's, Taco Bell, Sprint, Advance Auto Parts and more Located in Tax Incremental Financing District (TIF #3) <p><u>Ideal Tenancy:</u> Restaurant, Retail</p>

6)

8921 – 8951 N. Deerbrook Trail (Building 9)
Brown Deer Rd. WI

Type	Flex/Office
Tenancy	Single
Year Built	1982
Parking	4/1,000 SF
Zoning	BPD – Business Planned District
Availability	29,934 SF
Asking Rate	Office: \$8.00/NNN Warehouse: \$4.50/NNN



Traffic Volume	Flex/Office
Broker	NAI MLG Commercial Jack Jacobson
Comments	<ul style="list-style-type: none"> • Part of the professionally managed Brown Deer Business Park • Convenient suburban location in close proximity to I-43 • Numerous restaurants and retailers nearby • Flexible planned development zoning, allows for a diverse range of uses <p><u>Ideal Tenancy:</u> Office, Specialty user (game center)</p>

7)

7649 N. Teutonia Ave.
Brown Deer, WI 53209

Type	Retail
Tenancy	Single
Year Built	2002
GLA	14,620 SF
Land Area	2.10 AC
Parking	84 Free Surface Ratio 5.74/1,000
Zoning	B3 Commercial



Traffic Volume	8,515 CPD on N Teutonia Ave & W Fountain Ave
Frontage	N Teutonia Ave
True Owner	Sterling Express LLC
Comments	<ul style="list-style-type: none"> • 28 minute drive to General Mitchell International Airport • Newer building, high ceilings allows for easy conversion • Located in Tax Incremental Financing District (TIF #3) <p><u>Ideal Tenancy:</u> Hardware Store, Manufacturing</p>

8) 4301 W. Bradley Rd. & 7979 N. Sherman Blvd.
Brown Deer, WI 53223

Type	Retail
Tenancy	Mixed Use Development
Year Built	2007
Space Available	6,985 RSF
Parking	55 Spaces



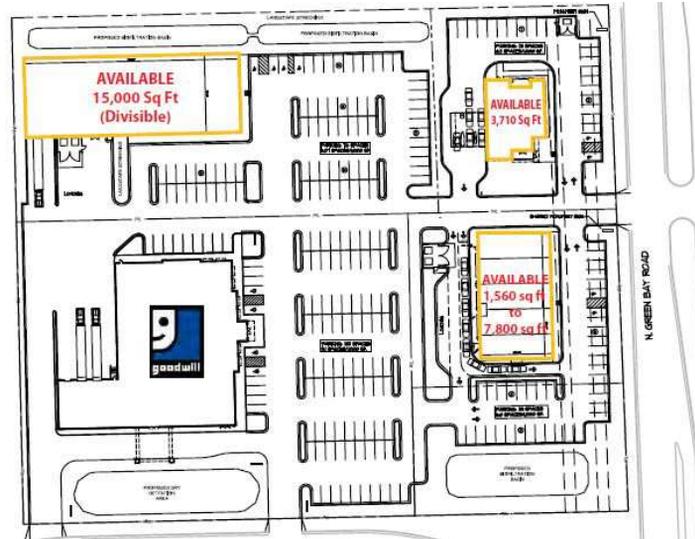
Traffic Volume	5,400 CPD W. Bradley Road 10,600 CPD N. Sherman Road
Broker	Colliers International, Russ Sagmoen
Owner	General Capital
Comments	<ul style="list-style-type: none"> • Prime Commercial Center • Draws from Brown Deer, River Hills, Mequon & Milwaukee • Out Lot of 65 Condos <p><u>Ideal Tenancy:</u> Coffee, Fast Casual</p>

9)

9325 N. Green Bay Rd.

Brown Deer, WI 53223

Development Site	
Type	Land
Proposed Use	Retail
Center Size	50,000 sf
Space Available	5,000 sf – 15,000 sf (junior Box) 1,200 sf – 5,000 sf (small shop)
Co-tenants	Goodwill



Traffic Volume	14,200 CPD
Broker	Commercial Property Associates, Inc – Tom Treder, CCIM
Owner	Deer Brook Commons, LLC
Comments	<ul style="list-style-type: none"> • Lots available for lease or build-to-suit • Controlled lighted intersection • Dense retail trade area <p><u>Ideal Tenancy:</u> Retail, Fast Casual, Restaurant, Coffee</p>