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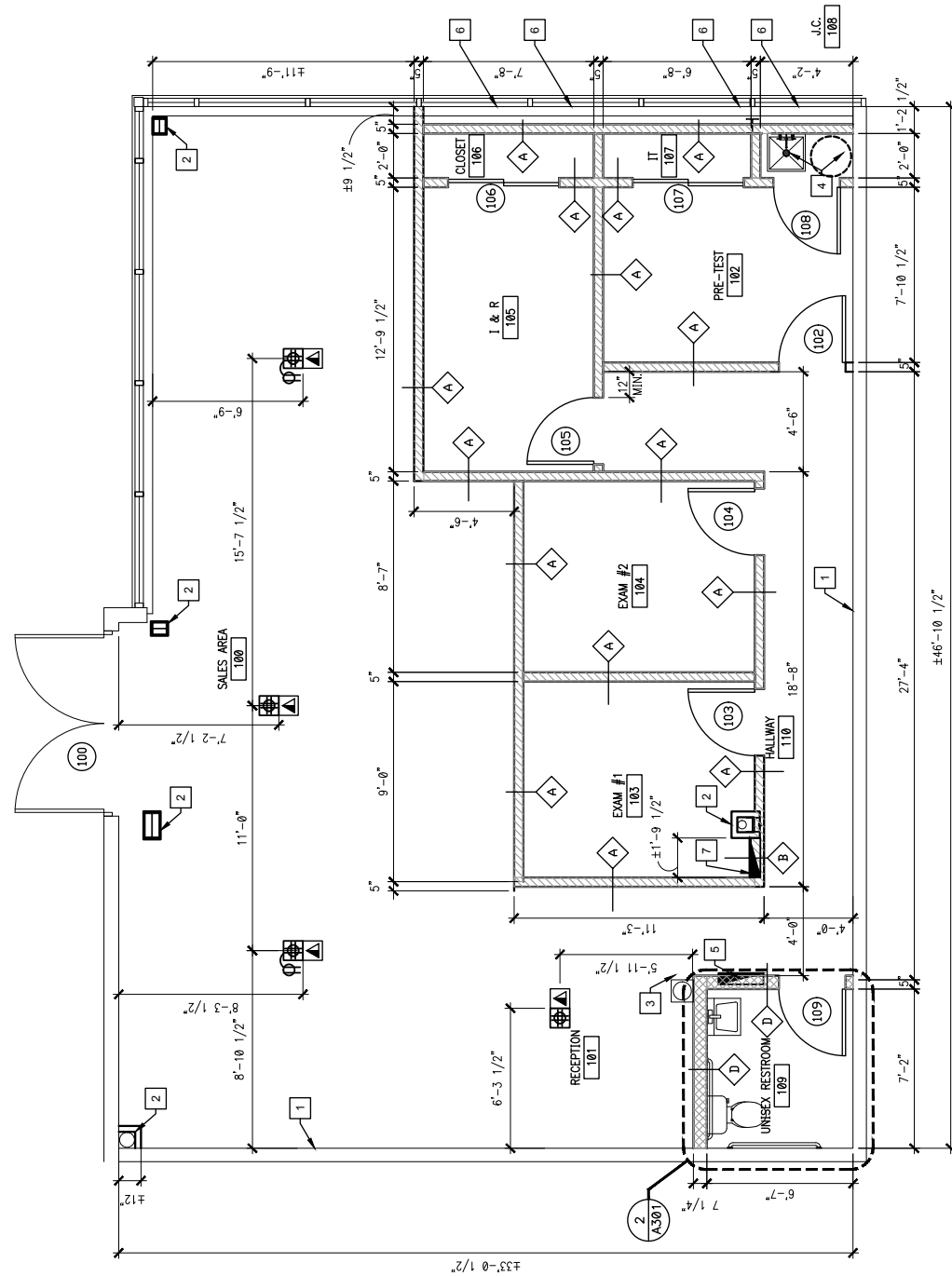
11450 WEST BURLEIGH STREET, WAUWATOSA, WI

THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

**RARE 1,609 SF SMALL SHOP OPPORTUNITY AT
THE MAYFAIR COLLECTION**

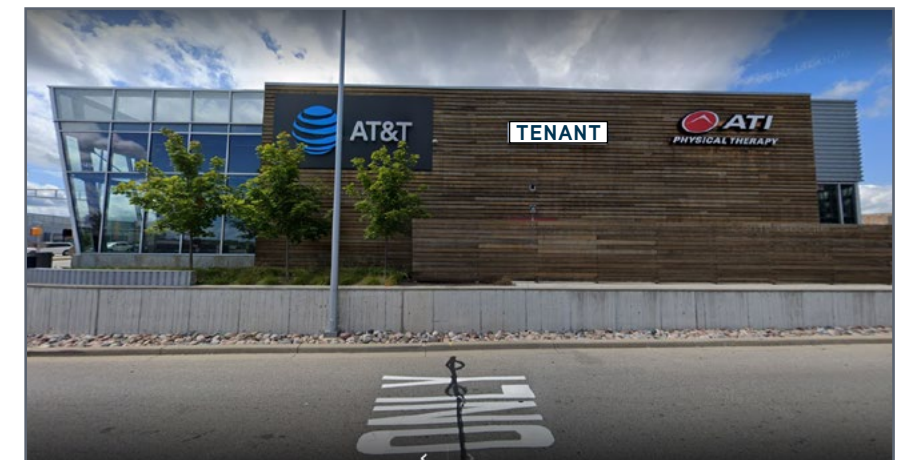
Floor Plan

FULL BUILD-OUT WITH 3 EXAM ROOMS AND RESTROOM



Signage

SIGN LOCATIONS ON THREE SIDES OF THE BUILDING



THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

FLOOR PLAN + PHOTOS
11450 W. BURLEIGH, WAUWATOSA

THE MAYFAIR COLLECTION

A LIVE | WORK | STAY | PLAY COMMUNITY

1. Best-in-class fashion retail anchored by Nordstrom Rack, DSW, Ulta, and more
2. Whole Foods Market shopping center
3. Eclectic mix of popular local restaurants
4. 146-room Hilton Homewood Suites
5. 269-unit luxury apartment building

6. Outdoor plaza / performance area
7. 250-unit proposed senior apartment tower
8. Proposed 120,000 SF flagship corporate headquarters
9. Future corporate headquarters
10. Office / Residential Expansion Area



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

1,609 SF SMALL SHOP SPACE LOCATED AT THE MAIN ENTRANCE TO THE MAYFAIR COLLECTION

CENTRALITY

LOCATED AT A FULL-INTERCHANGE WITH I-41/HWY 45 WITH VISIBILITY FROM 141,000 VPD

CO-TENANCY

WALKING DISTANCE FROM WHOLE FOODS, NORDSTROM RACK, DSW, AND MORE

REGIONALITY

EASILY ACCESSIBLE TO MAYFAIR MALL AND THE MILWAUKEE COUNTY RESEARCH PARK

PROMINENCE

SIGNAGE ON THREE SIDES OF THE BUILDING

Highway 45 141,000 VPD



Regionality

MAYFAIR MALL TRADE AREA

Located at US Highway 45 and Burleigh Street, The Mayfair Collection is at the center of a thriving and productive retail corridor that features premier national retailers and restaurants. With a tenant line-up including Nordstrom Rack, Old Navy, DSW, Ulta, J. Crew Factory, and Dick's Sporting Goods, The Mayfair Collection has instantly become a central shopping destination for the Milwaukee area. The following Mayfair area retailers are shown on the map to the right:

1. REI
2. Home Depot
3. Target
4. Lowe's
5. Meijer
6. Macy's
7. Container Store
8. Barnes & Noble
9. Best Buy
10. Crate + Barrel
11. The Cheesecake Factory
12. Kohl's
13. Apple Store
14. Nordstrom

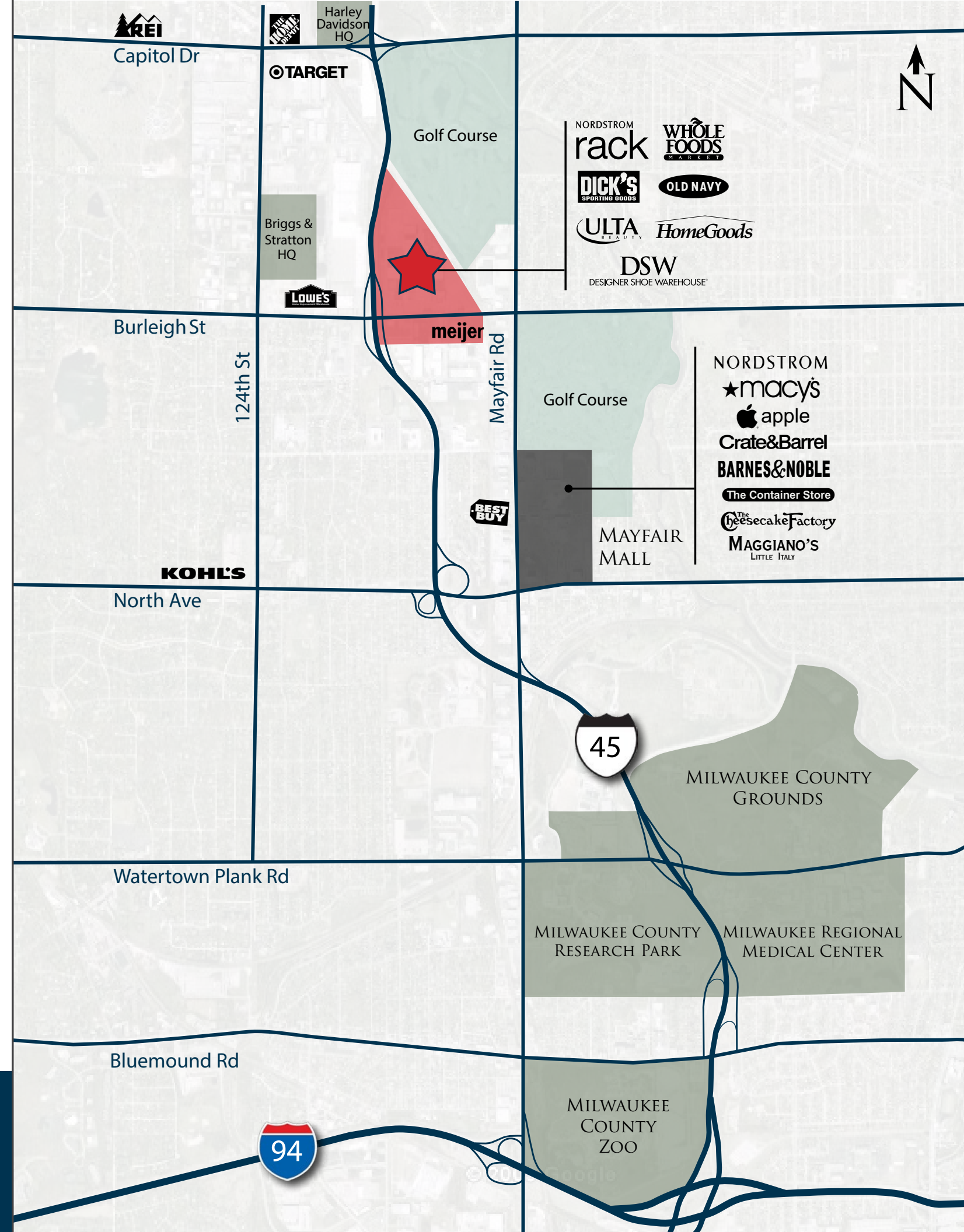
MILWAUKEE COUNTY RESEARCH PARK

- 175 acres of county property
- Home to over 115 businesses including 70 high-tech companies
- Major tenants include United Healthcare and GE Healthcare

MILWAUKEE REGIONAL MEDICAL CNTR

The Milwaukee Regional Medical Center (MRMC) is a consortium of 6 health care institutions providing a full range of health care services to the residents of Wisconsin. The health care consortium includes the following providers:

- Children's Hospital
- Froedtert Hospital
- Medical College of Wisconsin
- BloodCenter of Wisconsin's Blood Research Institute
- Curative Care Network
- Milwaukee County Behavioral Health Division



THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Over 4 Million Annual Visits

EXPERIENCE UNPARALLELED REGIONAL
CUSTOMER TRAFFIC

Because of its central location and convenient access to the regional interstate system, The Mayfair Collection is uniquely positioned to serve customers throughout all of metro Milwaukee.

#1 overall



Retail Traffic in Milwaukee (non-mall)

1.15 million



Estd. Unique Customers in 2019

350,000



Average Customer Visits per Month

91 minutes



Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)

