

Available FOR SALE

2703 N. Sherman Boulevard is a Neogothic Revival style religious and educational building located in the Sherman Park neighborhood of Milwaukee. Seller will lease back worship area from Buyer. Terms will be negotiated with Buyer and subject to offer.

- Approximately 15 classrooms across 3 stories
- Worship area with capacity for approximately 700 people
- ADA restrooms on each floor
- Lower level has restrooms in between classrooms for daycare application
- School underwent major update in 2010
- Worship area includes lower level lunch room with kitchen
- Large meeting area adjacent to worship space
- Gym floor approximately 5,600 SF plus lower level restrooms and locker rooms
- Recent roof repairs completed on gym

Sherman Park Lutheran Church
2703 N. Sherman Blvd.
Milwaukee, Wisconsin 53210

Sale Terms

Total Building Size:	68,439 +/- SF
School/Classroom:	25,309 SF
Gymnasium:	16,716 SF (multiple floors)
Worship Area:	26,414 SF
Admin. Office:	2,000 +/- SF
Zoning:	Residential: 2 family
Land Size:	1.24 +/- Acres
Tax Key:	307 0906 110
Built / Renovated:	1920-30's / 1960-70 / 2010
Sale Price:	\$1,325,000.00



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Demographics

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Population (2019 Est.):	34,095	223,167	526,666
Population (2024 Est.):	33,943	223,118	529,830
Median Age:	29.3	31.6	32.0
Households (2019 Est.):	11,461	84,335	207,643
Avg. Family Size (2019 Est.):	3.55	3.30	3.26
Total Employees:	6,654	65,106	286,095

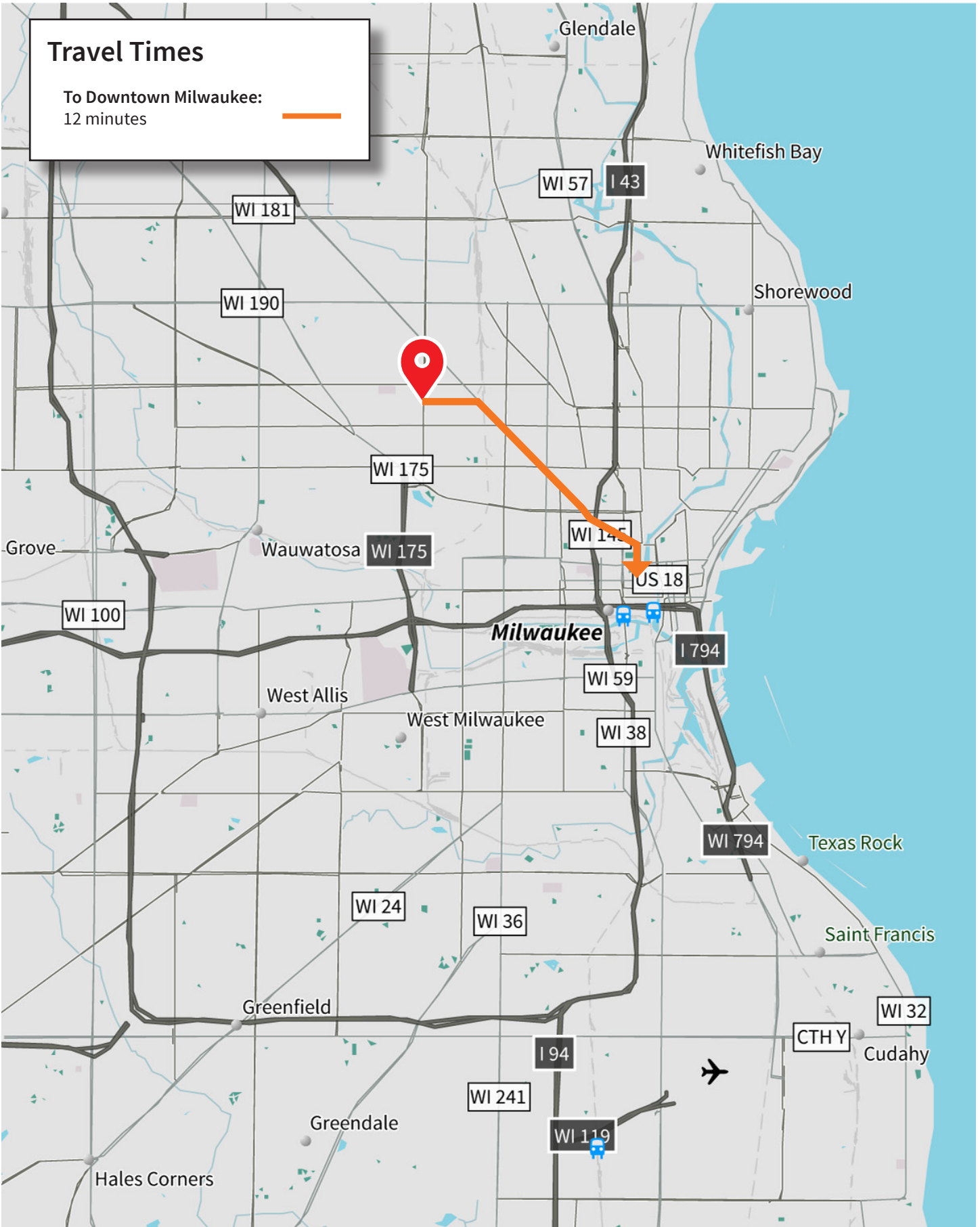
Traffic Counts

Location	CPD
2703 N. Sherman Blvd.	27,600
W. Center St. & N Sherman Blvd.	33,700
W. Chambers St. & N. Sherman Blvd.	22,800
W. Wright St. & N. Sherman Blvd.	16,800



Travel Times

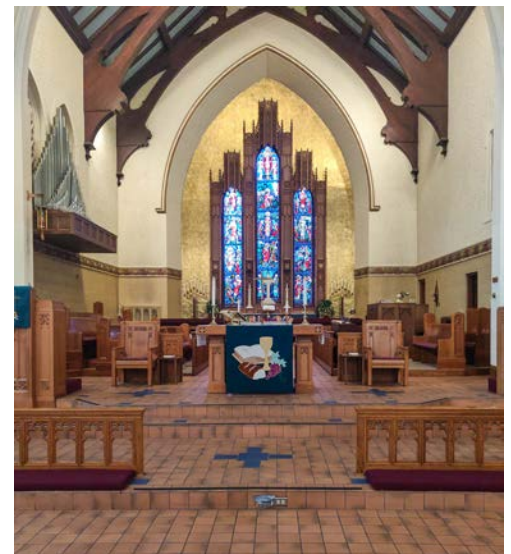
To Downtown Milwaukee:
12 minutes





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