PEWAUKEE CROSSINGS

N20W22951 WATERTOWN ROAD, PEWAUKEE, WI 53186

RETAIL CENTER FOR SALE



OFFERING SUMMARY

SALE PRICE:	$2,750,000
PRICE PSF:	$175.35
2026 NOI:	$234,279
CAP RATE:	8.52%
OCCUPANCY:	93%
TAX/CAM:	$7.41 PSF (2026)
BUILDING SIZE:	15,683 RSF
YEAR BUILT:	2006
LOT SIZE:	2.09 Acres
ZONING:	B-5

PROPERTY DESCRIPTION

Opportunity to own an established retail strip center in Waukesha, Wisconsin. The subject property is located at the southeast corner of Highway F (34,700 VPD) and Watertown Rd 10,400 VPD) in Waukesha, WI, a city in Waukesha County this area is a dense retail and office corridor Waukesha has a residential population of over 71,00 people and is located approximately 17.5 miles west of Downtown Milwaukee.

Waukesha is a part of the Milwaukee MSA Waukesha County consists of over 232,000 employees with a mix of national, Fortune 100 and local retail, office, and industrial tenants Major industries that make up the local economy include manufacturing, retail trade, and healthcare assistance Large private sector employers include major employers include healthcare providers like Froedtert Hospital, large corporations such as CVS Health, Rockwell Automation, and ManpowerGroup, as well as financial institutions like Associated Bank and Fairway Independent Mortgage.

Current tenants include Jimmy John's, Snack Depot, Biggby Coffee, AP Tattoo, Hatch Fitness, and The Crossings Restaurant.

PROPERTY HIGHLIGHTS

- Seller to Master Lease suite 105 for 2-years
- Subject Property is Located 0.5 Miles from Interstate 94
- Located in a High Traffic Area at the Intersection of Watertown Rd. & Highway F (Redford Blvd.)
- High Visibility & Foot Traffic: Located in a densely populated area with significant pedestrian and passing traffic, benefit from enhanced visibility and exposure to a broad customer base. Perfect for businesses looking to attract attention and grow their brand.

AMK PROPERTIES

AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

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20186454, Minnesota

SUNTIDE COMMERCIAL REALTY

SALIENT INFORMATION

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PEWAUKEE CROSSINGS

ADDRESS:

N20W22951 Watertown Road

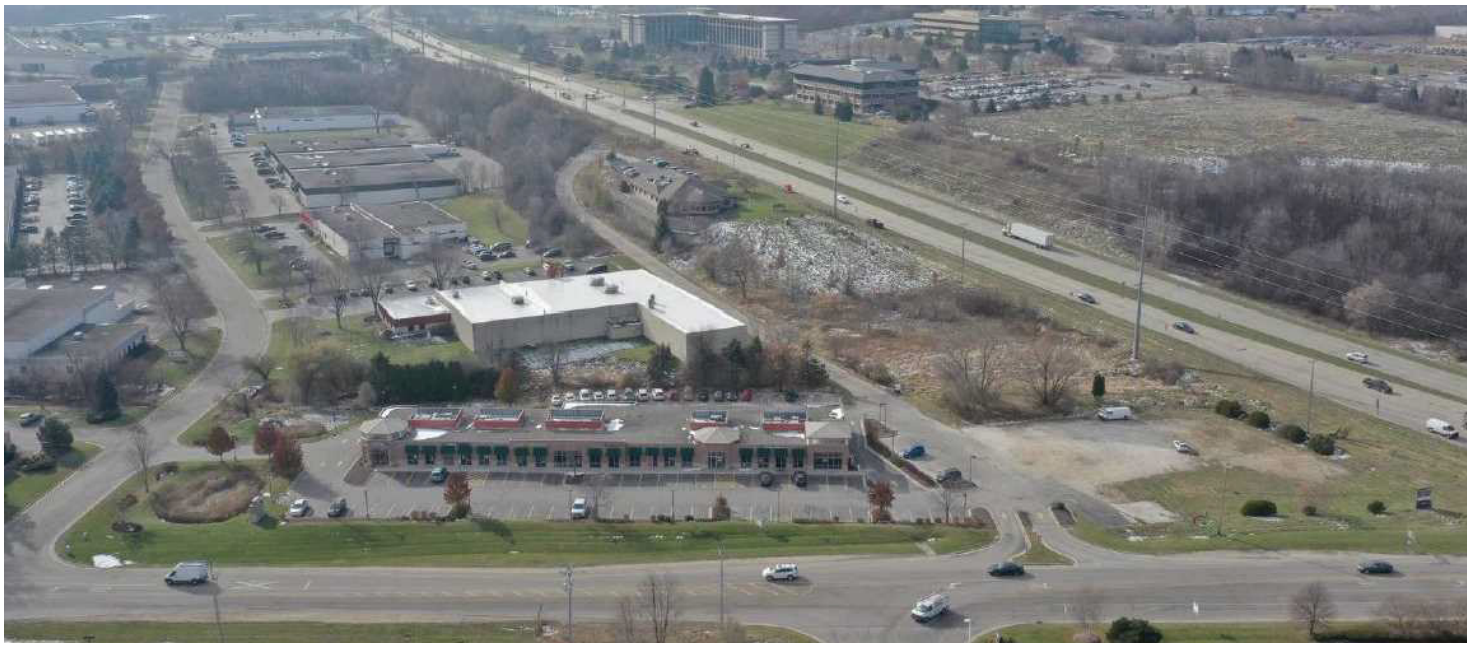
Waukesha, Wisconsin 53186

Waukesha County



BUILDING INFORMATION:

Number of Units	Nine (9)
Gross Leasable Area:	15,683 RSF
Acreage:	2.09 +/-
Year Built:	2006
Signage:	Monument
Roof:	Single Ply Membrane
Exterior Construction:	CMU/Concrete Brick Wall
Flooring:	4" Reinforced Concrete Slab
Parking:	62 Surface Spaces
Zoning:	B-5



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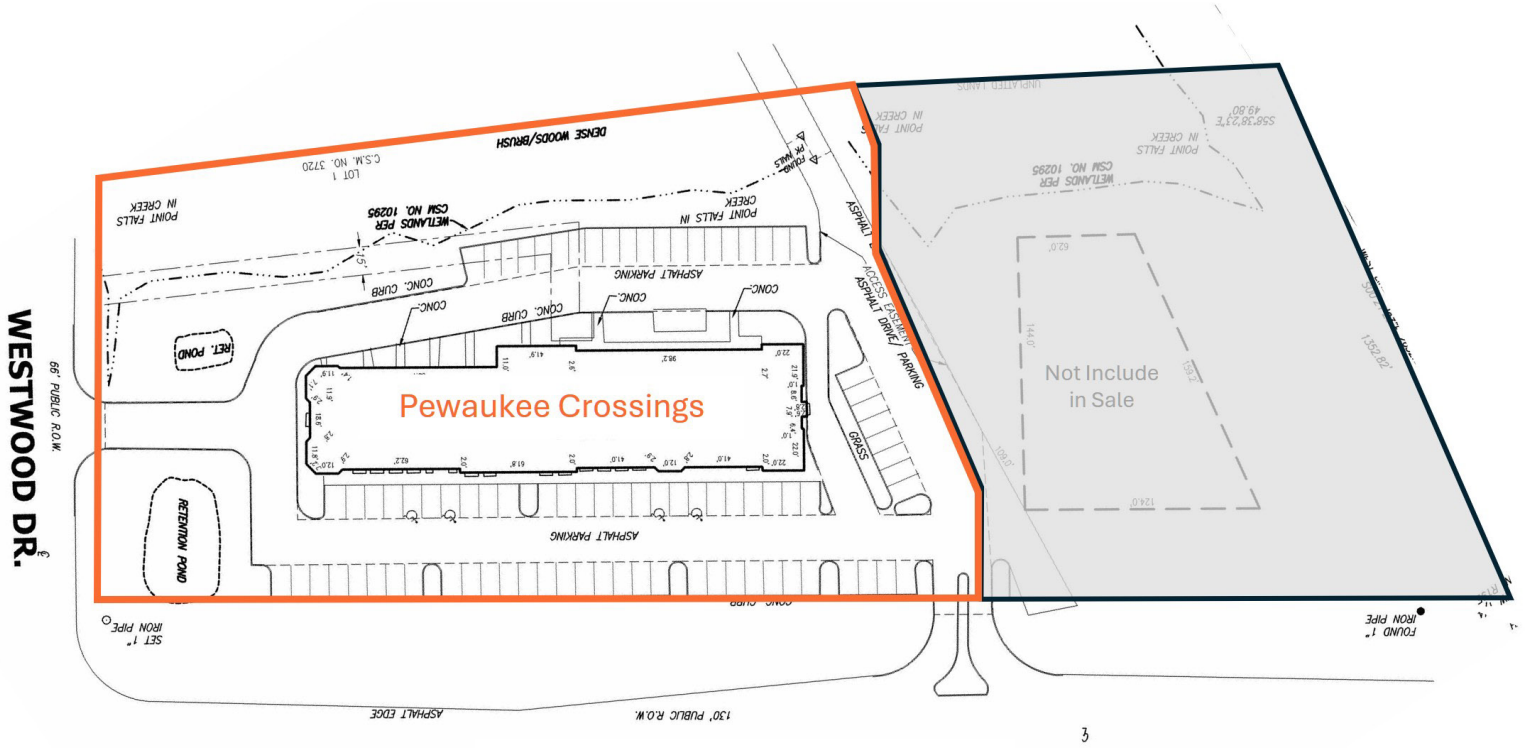
SPACE AND SITE PLAN

N20W22951 WATERTOWN ROAD, PEWAUKEE, WI 53186

PEWAUKEE CROSSINGS

Seller to Master Lease suite 105 for 2-years





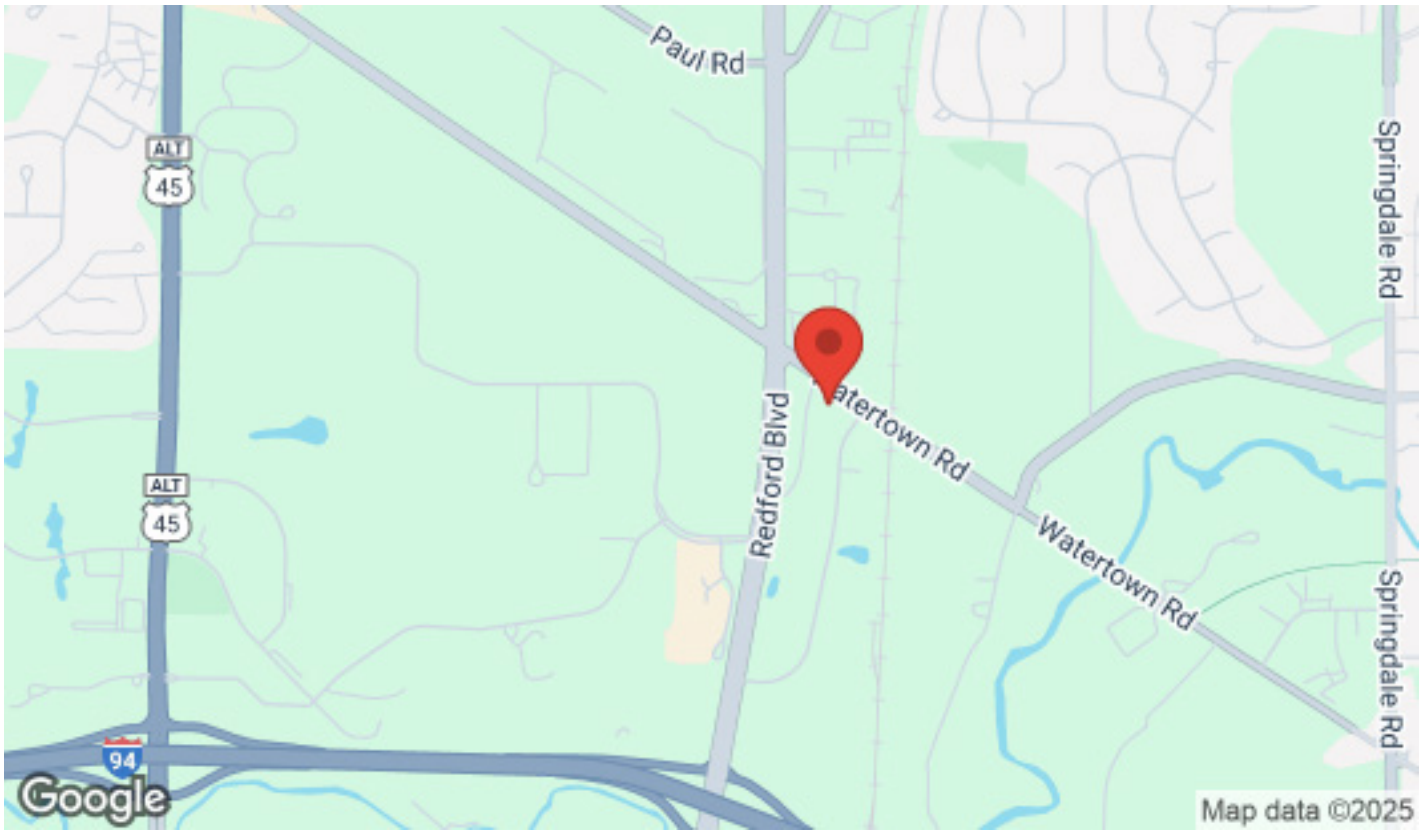
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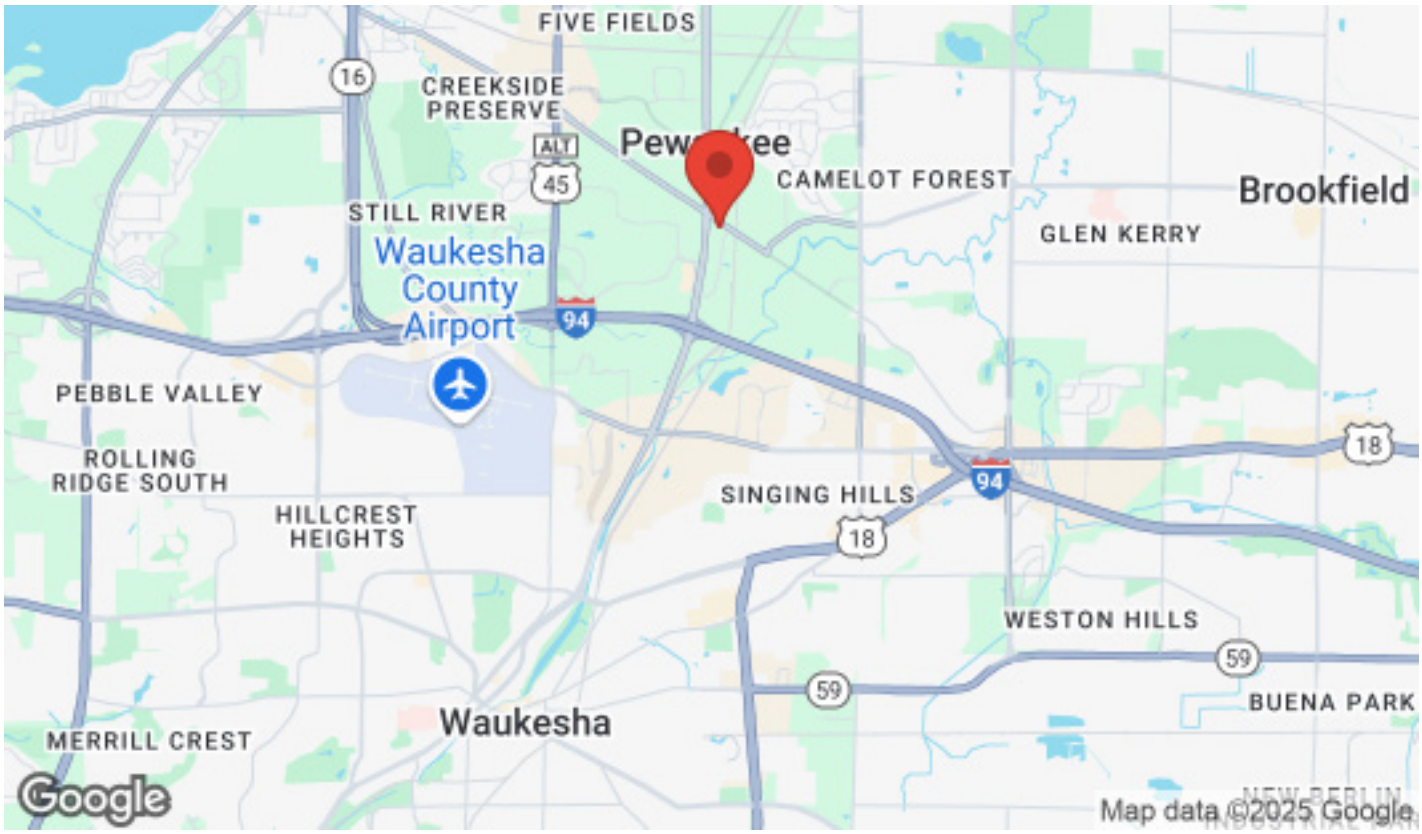
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LOCATION MAPS

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DEMOGRAPHICS & AREA BUSINESSES

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PEWAUKEE CROSSINGS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 22951 Watertown Rd, Pewaukee, WI 53186

Catylist Research

CITY, STATE

Pewaukee, WI

POPULATION

27,140

AVG. HH SIZE

2.45

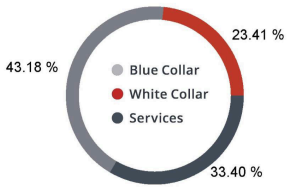
MEDIAN HH INCOME

$75,257

HOME OWNERSHIP

Renters:	4,315
Owners:	6,724

EMPLOYMENT



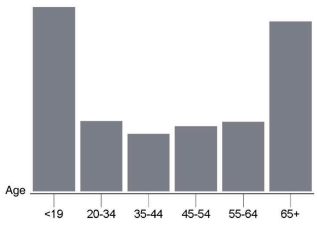
51.52 %	1.34 %
Employed	Unemployed

EDUCATION

High School Grad:	28.66 %
Some College:	19.59 %
Associates:	5.96 %
Bachelors:	38.16 %

GENDER & AGE

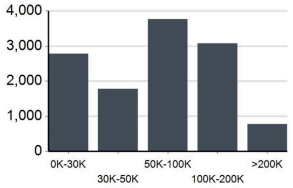
49.28 % 50.72 %



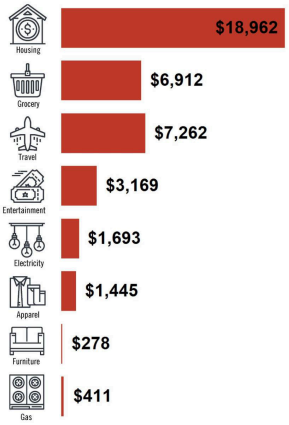
RACE & ETHNICITY

White:	92.30 %
Asian:	4.59 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.28 %
Hispanic:	1.59 %
Two or More Races:	1.23 %

INCOME BY HOUSEHOLD



HH SPENDING



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DISCLAIMER

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