



## Elmbrook Plaza

2315 N. 124th St

Brookfield, Wisconsin 53005

### Property Highlights

- Ideal Location in Brookfield, WI
- Strong Mix of Tenants
- Ample Parking
- 124th Street: 14,700 Vehicles Per Day
- W North Ave: 19,900 Vehicles Per Day

Spaces	Lease Rate	Space Size
Suite D	\$14.00 - 21.00 SF/yr	875 SF
Suite G	\$14.00 - 21.00 SF/yr	3,008 SF
Suite J	\$14.00 - 21.00 SF/yr	4,445 SF
Suite M	\$14.00 - 21.00 SF/yr	3,020 SF

### Offering Summary

Lease Rate:	\$14.00 - 21.00 SF/yr (NNN)
Available SF:	875 - 4,445 SF

### Demographics

	3 Miles	5 Miles	10 Miles
Total Households	28,302	112,065	434,980
Total Population	65,287	257,389	988,223
Average HH Income	\$98,189	\$83,759	\$70,612

### For More Information

#### Matt Hock

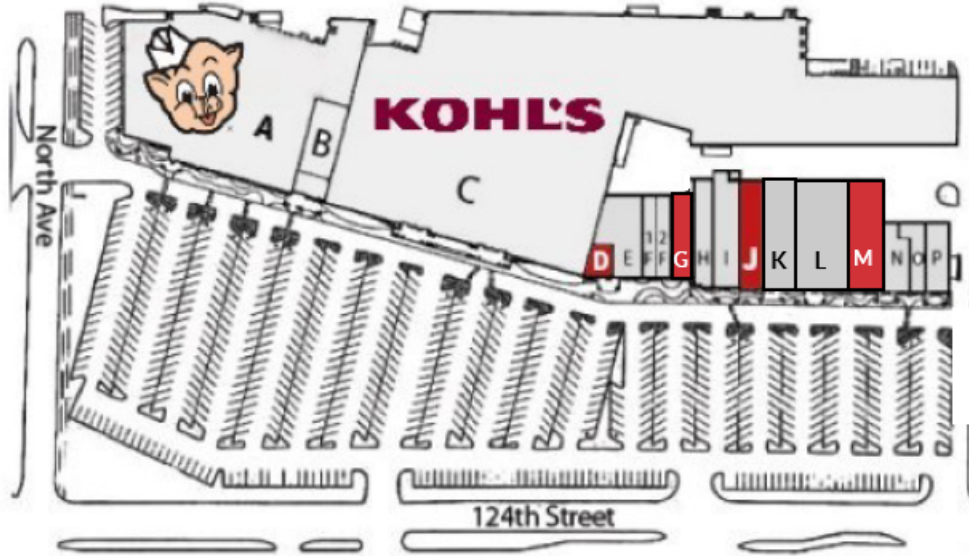
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UNIT	TENANT	SQUARE FEET
A	Piggly Wiggly	46,292 SF
B	Hallmark	3,000 SF
C	Kohls	127,978 SF
D	<b>AVAILABLE (Former Hair Salon)</b>	<b>875 SF</b>
E	Restaurant	3,125 SF
F-1	Nails For You	1,520 SF
F-2	Dog Groomer	1,488 SF
G	<b>AVAILABLE (Former ilovekickboxing)</b>	<b>3,008 SF</b>
H	Elsmore Swim Shop	2,710 SF

UNIT	TENANT	SQUARE FEET
I	Cheveux Salon	2,378 SF
J	<b>AVAILABLE (Former Show Room)</b>	<b>4,445 SF</b>
K	Health Group	5,000 SF
L	Concentra Medical Center	11,000 SF
M	<b>AVAILABLE (Former Weight Watchers)</b>	<b>3,020 SF</b>
N	National Pedorthic Services	1,845 SF
O	Jet's Pizza	1,980 SF
P	Coin Laundry Cleaners	2,250 SF
<b>TOTAL</b>		<b>221,914 SF</b>



### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	875 - 4,445 SF	Lease Rate:	\$14.00 - \$21.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite D	Available	875 SF	NNN	\$14.00 - 21.00 SF/yr
Suite G	Available	3,008 SF	NNN	\$14.00 - 21.00 SF/yr
Suite J	Available	4,445 SF	NNN	\$14.00 - 21.00 SF/yr
Suite M	Available	3,020 SF	NNN	\$14.00 - 21.00 SF/yr



**SUITE D**  
**875 SF**  
**VACANT**

**SUITE G**  
**3,008 SF**  
**VACANT**

Suite D | Former Great Clips  
Suite G | Former Kick Boxing Studio

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**SUITE J**  
**4,445 SF**  
**VACANT**

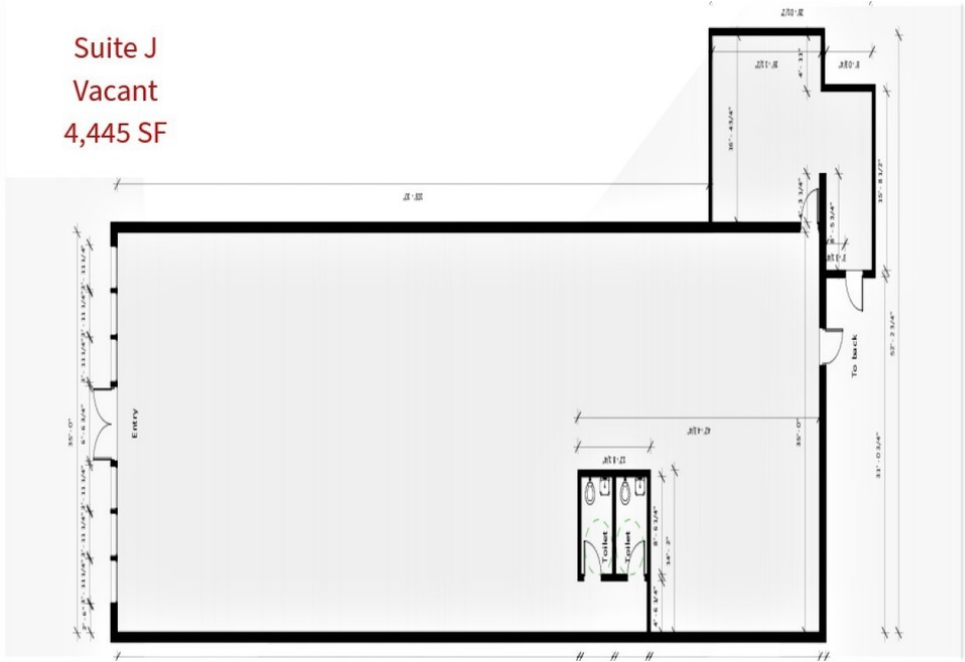
Suite J | Former Show Room



**SUITE M**  
**3,020 SF**  
**VACANT**

Suite M | Former Weight Watchers

Suite J  
Vacant  
4,445 SF



Suite J Floor Plan



Interior Photo



Interior Photo

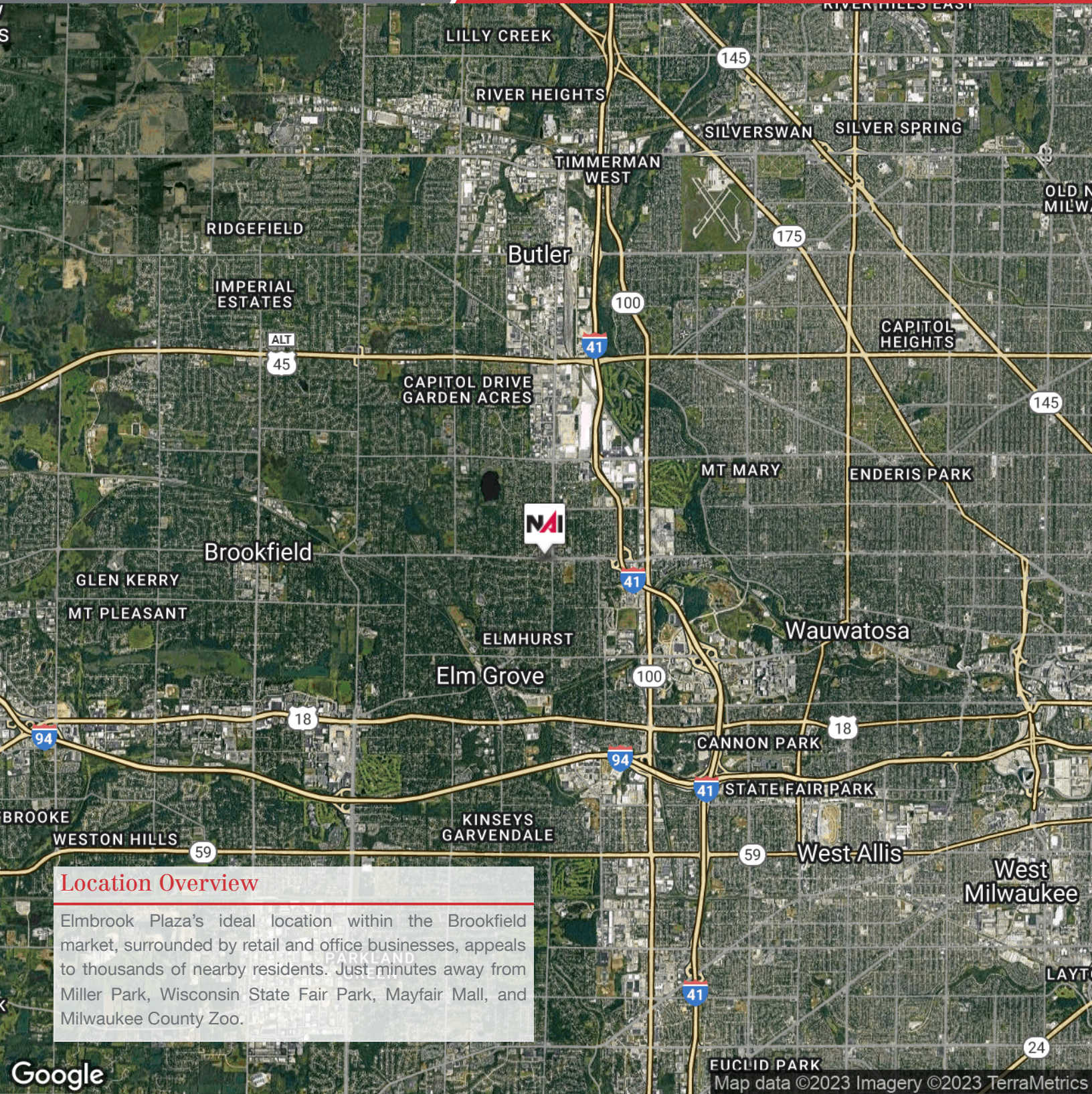


Interior Photo



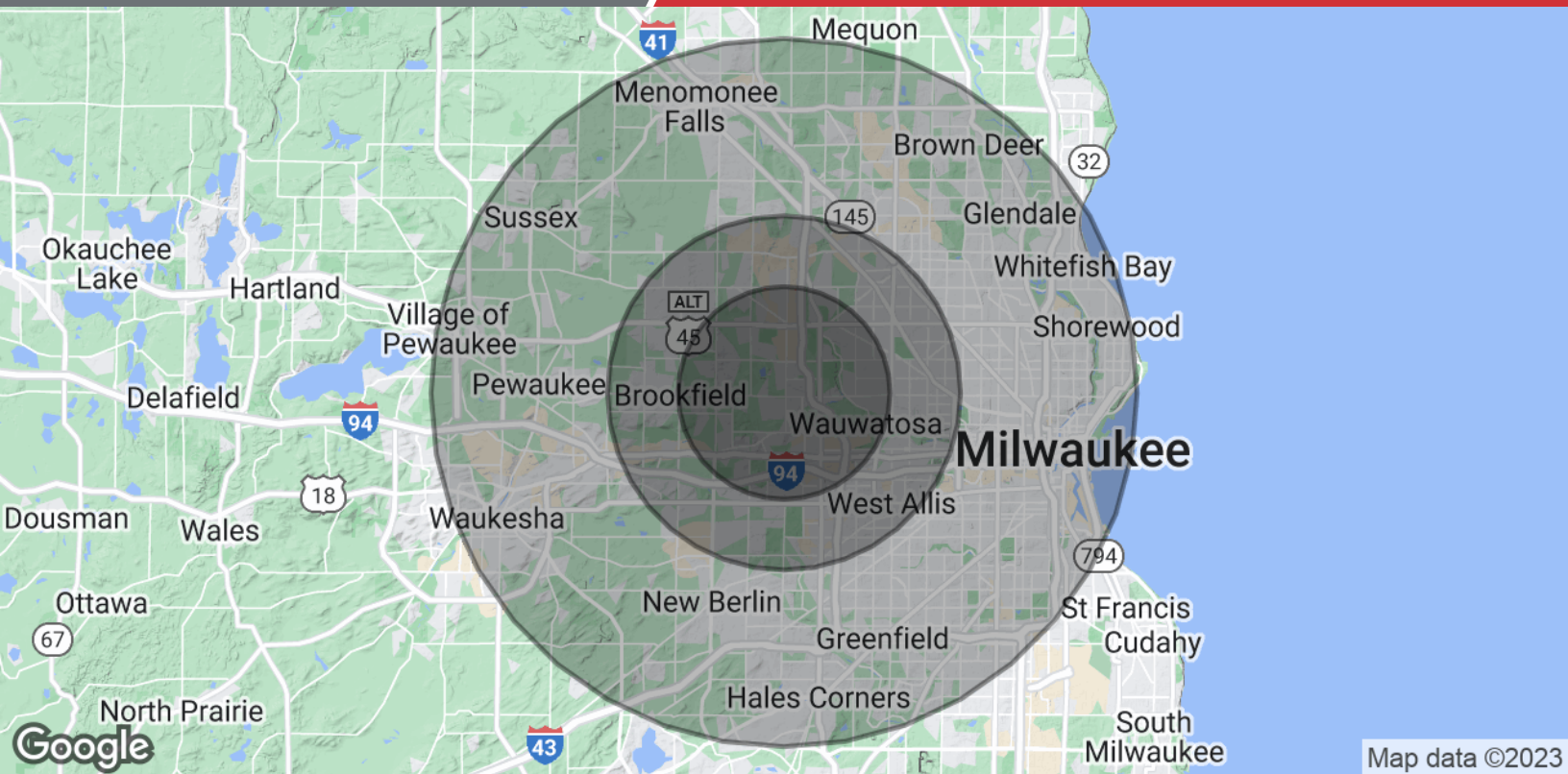
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#### Location Overview

Elmbrook Plaza's ideal location within the Brookfield market, surrounded by retail and office businesses, appeals to thousands of nearby residents. Just minutes away from Miller Park, Wisconsin State Fair Park, Mayfair Mall, and Milwaukee County Zoo.



<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	65,287	257,389	988,223
Average Age	40.5	38.3	36.8
Average Age (Male)	38.6	36.3	35.4
Average Age (Female)	42.7	39.9	38.0
<b>Households &amp; Income</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	28,302	112,065	434,980
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$98,189	\$83,759	\$70,612
Average House Value	\$245,316	\$199,146	\$181,424

\* Demographic data derived from 2020 ACS - US Census

#### DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

#### 42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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