

BUILD-TO-SUIT
OFFICE/FLEX/CORPORATE HQ
DEVELOPMENT



BOERKE



20,000 - 750,000+
SF AVAILABLE
40+ ACRES

MAIN STREET CROSSING

MENOMONEE FALLS, WI

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PROJECT INFORMATION

This planned site is located directly off the I-41 and Main Street interchange, offering interstate visibility and access from both the north and southbound lanes. The business park is located on 40 acres of land and can include office, retail, FLEX, corporate, and medical buildings. The campus is located only blocks from local and chain restaurants, bars, coffee shops, and hotels along Main Street. Multiple Fortune 500 companies have made their home in Menomonee Falls including Harley Davidson, Actuant, RJ Schinner, Coca Cola, and many more.

SITE OVERVIEW

- Directly off highway 41 and main street interchange
- The site spreads over 40 acres of land
- Freeway visibility
- Adjacent to new Ascension Micro-Hospital (coming 2021)
- 5 Minutes from over 50+ restaurants, bars, hotels, and coffee shops
- 15 minutes from shopping at the Mayfair Collection and Mayfair Mall
- 25 minutes from downtown Milwaukee
- 30 minutes from General Mitchell International Airport

CONCEPTUAL SITE PLAN



PLANNED
MICRO
HOSPITAL

MAIN STREET



**40+
ACRES**

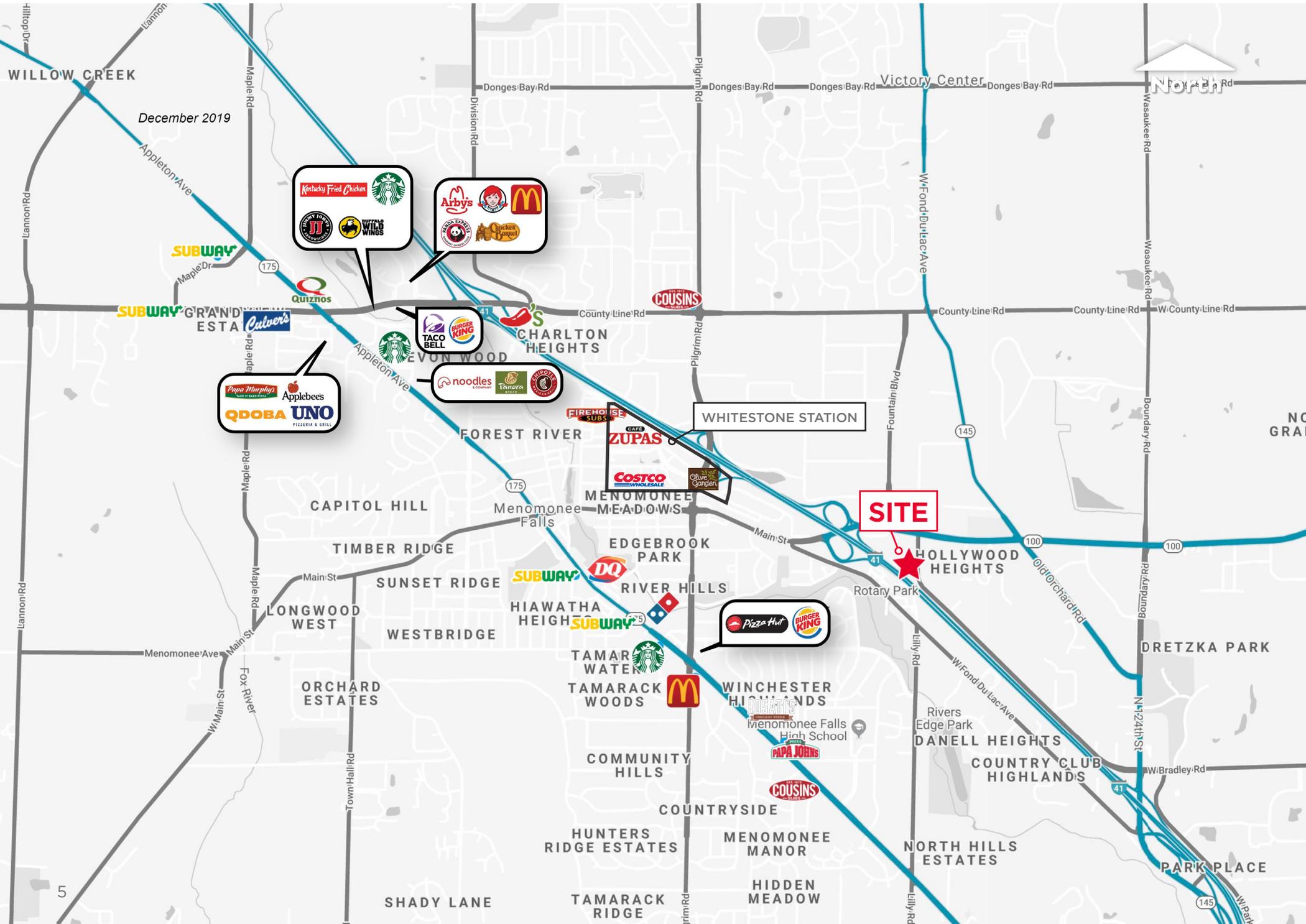
**MULTIPLE
BUILDING OPTIONS
AVAILABLE**



CORPORATE MAP



RETAILER MAP



December 2019



SITE

WHITESTONE STATION

Papa Murphy's
Applebee's
QDOBA
UNO

Kentucky Fried Chicken
Starbucks
Arby's
McDonald's
Wild Wings

Quiznos
SUBWAY
Culver's
TACO BELL
BURGER KING

noodles
Panera
Firehouse Subs
Zupas

COSTCO WHOLESALE
Olive Garden

Pizza Hut
BURGER KING

SUBWAY
DQ

SUBWAY

Starbucks
McDonald's

COUSINS

PAPA JOHN'S

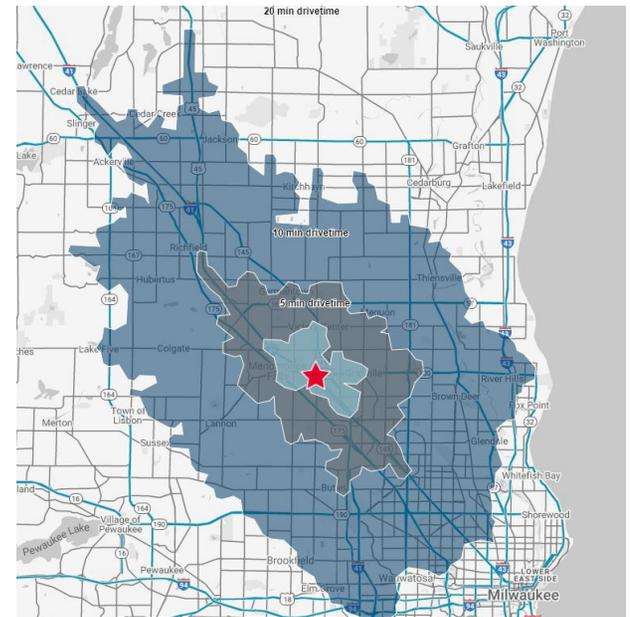
VILLAGE OF Menomonee Falls

The village of Menomonee Falls is located only 18 miles northwest from the center of Milwaukee, Wisconsin in Waukesha County. Neighboring communities include Brookfield, Germantown, Northwest Milwaukee, and Sussex. With an estimated population of 37,443, the village continues to grow and projects to add over 4,500 new residents by 2035. Located along highway 41, residents of the village have easy access to downtown Milwaukee, the interstate 94 corridor, and only a thirty-minute drive from Milwaukee’s international airport. The Milwaukee county transit system also operates three main bus lines through the village to offer easy access to the Amtrak Station, airport, and downtown city center.

In 2017, Menomonee Falls was awarded the 4th best place to live in all of Wisconsin and the 2nd safest city in the state with over 27,000 residents, and the village only continues to improve. Over the past two years over \$100 million has been invested into commercial and residential developments and redevelopments.

Costs for housing, property taxes, and transportation in Menomonee Falls are lower than neighboring communities and the state average. The family friendly town has nine public schools, with above average ACT exam and proficiency results, and dozens of colleges and universities in the surrounding areas. There are multiple parks, paved walking and biking trails, public and private golf courses, swimming options, and camping and fishing sites in the village as well, making it a very attractive place to live.

| POPULATION | 5 MINUTES | 10 MINUTES | 20 MINUTES |
|---|------------------|-------------------|-------------------|
| ESTIMATED POPULATION | 14,521 | 89,018 | 432,574 |
| MEDIAN AGE | 43.0 | 38.4 | 37.5 |
| AVERAGE HOUSEHOLD INCOME | \$93,214 | \$81,394 | \$82,029 |
| OCCUPATION | 5 MINUTES | 10 MINUTES | 20 MINUTES |
| WHITE COLLAR WORKERS | 8,830 (77.1%) | 165,411 (66.4%) | 473,717 (63.5%) |
| BLUE COLLAR WORKERS | 2,622 (22.9%) | 83,787 (33.6%) | 271,860 (36.5%) |
| EDUCATIONAL ATTAINMENT | 5 MINUTES | 10 MINUTES | 20 MINUTES |
| ANY COLLEGE (SOME COLLEGE OR HIGHER) | 7,211 (69.8%) | 38,573 (64.5%) | 187,592 (64.5%) |
| COLLEGE DEGREE + (BACHELOR DEGREE OR HIGHER) | 3,822 (37.0%) | 19,367 (32.4%) | 99,232 (34.1%) |



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