

you're invited to view this exciting
MAYFAIR RETAIL OPPORTUNITY



PRIME LOCATION LEASE!
SWC OF MAYFAIR ROAD & NORTH AVENUE
WAUWATOSA

- High profile, flagship and unique retail opportunity at one of Wauwatosa's highest traffic intersections.
- Located in the desirable Mayfair sub-market, across the street from the state's #1 mall, Mayfair Mall.



Eat & drink at the
HAPPY HOUR
 on April 15 from 5-7PM!

Tour the site starting at
 4PM and talk to the Broker!

**Those who tour the site
 will be entered to
 WIN PRIZES!**



PROPERTY DETAILS

Center size	45,135 sq ft
Space available	17,655 sq ft (2 levels)
Lease rate	\$25 per sq ft nnn
Lease term	10 year minimum
Availability	September 2014
Additional charges	Est. \$6.26 per sq ft
Buildout	Negotiable
Nearby retailers	Mayfair Mall, Walgreens, Dave & Buster's, Best Buy

DAILY TRAFFIC COUNTS

Mayfair Road	37,700 cars
North Avenue	34,100 cars

DEMOGRAPHICS

	Population	Med. HH Income
1 mile	6,846	\$56,991
3 miles	94,342	\$56,429
5 miles	314,700	\$46,064

