COMMERCIAL REAL ESTATE
MARKET REPORT

Q2 2025
MILWAUKEE

CARW
COMMERCIAL ASSOCIATION OF REALTORS®

MOODY'S

FOR IMMEDIATE RELEASE JULY 2025
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COMMERCIAL REAL ESTATE MARKET REPORT | Q2 2025

Southeast Wisconsin Office Overview

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) increased 50 basis points to 3.6% compared to 3.1% in May 2024. The unemployment rate for the US was at 4.2% in May 2025 which increased 20 basis points from last year. State of Wisconsin unemployment was 3.3% for this quarter. The Milwaukee MSA saw a decrease in job growth while office using jobs was the same compared to last May 2024.

Employment 776,237

Area Unemployment 3.6%

U.S. Unemployment 4.2%

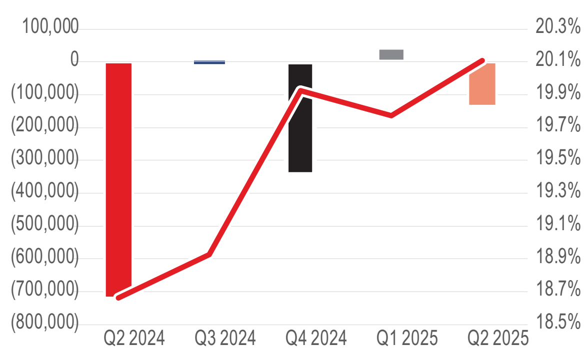
Office-Using Jobs 179,600

Summary

Bldg Class	# of Bldgs	Inventory	Total Avail sf	Total Vacant sf	Total Absorption (sf)	YTD Absorption (sf)	Vacancy Rate
A	55	12,085,806	2,853,905	2,419,082	(4,940)	158,172	20.0%
B	457	30,219,754	6,813,538	6,267,861	(129,857)	(151,334)	20.7%
C	47	2,031,618	235,778	229,074	(1,105)	(98,932)	11.3%
Total	**559**	**44,337,178**	**9,903,221**	**8,916,017**	**(135,902)**	**(92,094)**	**20.1%**

- Milwaukee office market posted negative net absorption of (135,900) sf bringing the YTD to (92,000) sf negative absorption and a vacancy rate of 20.1% for multi and single tenant properties. Multi-tenant properties had (54,400) sf negative absorption bringing the YTD to (122,900) sf negative absorption and a vacancy rate of 24.5% this quarter.
- Milwaukee CBD ended the quarter with a 19.4% vacancy rate resulting from (30,800) sf negative absorption. Multi-tenant only properties saw a vacancy rate of 25.5% and (30,800) sf negative absorption during Q2 2025.
- The suburban markets posted (105,000) sf negative net absorption and a vacancy rate of 20.6% for single and multi-tenant properties during Q2 2025. Multi-tenant properties ended with a vacancy rate of 23.7% with (23,500) sf negative net absorption.
- Pewaukee had the largest increase with 15,900 sf positive absorption led by Accure Medical leasing 4700 sf. Milwaukee Northwest topped all markets with (73,700) sf negative absorption led by Enerpac Tool vacating 81,500 sf when they moved to Milwaukee Downtown West market.
- Milwaukee office market had 101 lease comps totaling 346,000 sf this quarter with 83 of the lease comps in the suburban markets and 18 lease comps in Milwaukee CBD markets. Thirty office properties sold with 428,000 sf for $29.8 million.
- There are two properties currently under construciton with 26,300 sf. One property has been delivered during 2025 with 7,000 sf.

Absorption and Vacancy Rate



NOTE: Net absorption is based on the net change in when a lease is signed or space is vacated from quarter to quarter expressed in square feet. For new construction the new lease will be captured when the construction has been completed.

Southeast Wisconsin Office

Market	Bldg Class	# of Bldgs	Inventory	Total Avail sf	Total Vacant sf	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Downtown East	A	14	5,911,378	1,288,572	989,544	(18,807)	(47,939)	16.7%
	B	37	4,155,916	950,969	857,737	(1,897)	(6,412)	20.6%
	C	4	146,389	1,105	23,605	(1,105)	(1,105)	16.1%
	Subtotal	**55**	**10,213,683**	**2,240,646**	**1,870,886**	**(21,809)**	**(55,456)**	**18.3%**
Milwaukee Downtown West	A	2	348,371	64,865	71,915	417	417	20.6%
	B	31	4,358,399	832,458	884,854	(1,810)	(48,351)	20.3%
	C	3	234,311	139,000	139,000	0	(94,000)	59.3%
	Subtotal	**36**	**4,941,081**	**1,036,323**	**1,095,769**	**(1,393)**	**(141,934)**	**22.2%**
Third Ward-Walkers Point	A	5	739,907	142,147	143,372	(140)	11,555	19.4%
	B	37	2,151,876	478,123	368,245	(7,491)	44,006	17.1%
	C	4	120,713	42,963	42,963	0	0	35.6%
	Subtotal	**46**	**3,012,496**	**663,233**	**554,580**	**(7,631)**	**55,561**	**18.4%**
Milwaukee CBD	A	21	6,999,656	1,495,584	1,204,831	(18,530)	(35,967)	17.2%
	B	105	10,666,191	2,261,550	2,110,836	(11,198)	(10,757)	19.8%
	C	11	501,413	183,068	205,568	(1,105)	(95,105)	41.0%
	Subtotal	**137**	**18,167,260**	**3,940,202**	**3,521,235**	**(30,833)**	**(141,829)**	**19.4%**
Brookfield	A	6	547,244	118,015	124,437	11,238	253	22.7%
	B	91	5,545,795	1,424,926	1,330,806	(26,193)	(58,704)	24.0%
	C	3	94,859	26,586		0	0	0.0%
	Subtotal	**100**	**6,187,898**	**1,569,527**	**1,455,243**	**(14,955)**	**(58,451)**	**23.5%**
Mayfair - Wauwatosa	A	15	2,098,871	921,363	767,343	(14,452)	9,788	36.6%
	B	27	1,380,243	436,952	336,426	5,157	(2,369)	24.4%
	C	7	303,574			0	0	0.0%
	Subtotal	**49**	**3,782,688**	**1,358,315**	**1,103,769**	**(9,295)**	**7,419**	**29.2%**
Mequon - Theinsville	A	1	37,670	6,237	6,237	0	0	16.6%
	B	15	425,823	102,276	54,704	(2,372)	16,995	12.8%
	B							
Milwaukee Central	B	10	724,388	16,000	16,000	0	0	2.2%
	C	9	541,925			0	0	0.0%
	Subtotal	**19**	**1,266,313**	**16,000**	**16,000**	**0**	**0**	**1.3%**

Continued

Southeast Wisconsin Office, continued

Market	Bldg Class	# of Bldgs	Inventory	Total Avail sf	Total Vacant sf	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee North Shore	A	2	175,962	157,241	157,241	0	0	89.4%
	B	33	2,006,340	178,535	203,556	6,477	(26,003)	10.1%
	C	7	271,978	26,124	23,506	0	(3,827)	8.6%
	Subtotal	**42**	**2,454,280**	**361,900**	**384,303**	**6,477**	**(29,830)**	**15.7%**
Milwaukee Northwest	A	4	1,145,553	28,121	28,121	5,917	170,223	2.5%
	B	50	3,074,452	982,506	929,509	(79,682)	(59,394)	30.2%
	Subtotal	**54**	**4,220,005**	**1,010,627**	**957,630**	**(73,765)**	**110,829**	**22.7%**
Milwaukee South	A	1	680,266			0	0	0.0%
	B	26	1,185,990	340,105	131,045	1,388	10,502	11.0%
	C	2	91,658			0	0	0.0%
	Subtotal	**29**	**1,957,914**	**340,105**	**131,045**	**1,388**	**10,502**	**6.7%**
Milwaukee West Allis	B	19	1,846,834	647,946	597,573	(32,179)	(31,100)	32.4%
	C	2	61,785			0	0	0.0%
	Subtotal	**21**	**1,908,619**	**647,946**	**597,573**	**(32,179)**	**(31,100)**	**31.3%**
Pewaukee	A	4	374,584	127,344	130,872	10,887	13,875	34.9%
	B	29	1,548,396	200,053	316,438	5,075	2,027	20.4%
	Subtotal	**33**	**1,922,980**	**327,397**	**447,310**	**15,962**	**15,902**	**23.3%**
Waukesha Northwest - Lake Country	B	19	621,542	48,790	37,121	0	0	6.0%
	C	1	51,462			0	0	0.0%
	Subtotal	**20**	**673,004**	**48,790**	**37,121**	**0**	**0**	**5.5%**
Waukesha Southeast - New Berllin	B	16	550,359	121,492	161,440	0	3,799	29.3%
	Subtotal	**16**	**550,359**	**121,492**	**161,440**	**0**	**3,799**	**29.3%**
Waukesha Southwest	A	1	26,000			0	0	0.0%
	B	17	643,401	52,407	42,407	3,670	3,670	6.6%
	C	5	112,964			0	0	0.0%
	Subtotal	**23**	**782,365**	**52,407**	**42,407**	**3,670**	**3,670**	**5.4%**
Suburban	A	34	5,086,150	1,358,321	1,214,251	13,590	194,139	23.9%
	B	352	19,553,563	4,551,988	4,157,025	(118,659)	(140,577)	21.3%
	C	36	1,530,205	52,710	23,506	0	(3,827)	1.5%
	Subtotal	**422**	**26,169,918**	**5,963,019**	**5,394,782**	**(105,069)**	**49,735**	**20.6%**
Grand Total		**559**	**44,337,178**	**9,903,221**	**8,916,017**	**(135,902)**	**(92,094)**	**20.1%**

Southeast Wisconsin Industrial Overview

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) increased 50 basis points to 3.6% compared to 3.1% in May 2024. The unemployment rate for the US was at 4.2% in May 2025 which increased 20 basis points from last year. State of Wisconsin unemployment was 3.3% for this quarter. The Milwaukee MSA saw a decrease in job growth while manufacturing jobs decreased by 1,000 jobs during the same period.

- Milwaukee industrial market posted 1.1 msf positive absorption bringing the YTD to 883,700 sf positive absorption and a vacancy rate of 6.2% for both multi and single tenant properties. Multi-tenant properties posted (546,000) sf negative absorption bringing the YTD to (107,900) sf negative absorption and a vacancy rate of 15.7%
- Kenosha County topped all counties in positive absorption with 1.0 msf led by Westrock leasing 593,500 sf in a new delivery.
- Milwaukee County experienced (334,700) sf negative absorption.
- At the close of Q2 2025 the Milwaukee industrial market had 68 lease transactions with 1.6 msf of leasing activity. Eighty one properties sold topping $310.4 million with over 5.2 msf.
- There is 3.0 msf currently under construction across 30 projects. Sixteen properties with 2.5 msf were delivered year to date in 2025.

Employment
776,237

Area Unemployment
3.6%

U.S. Unemployment
4.2%

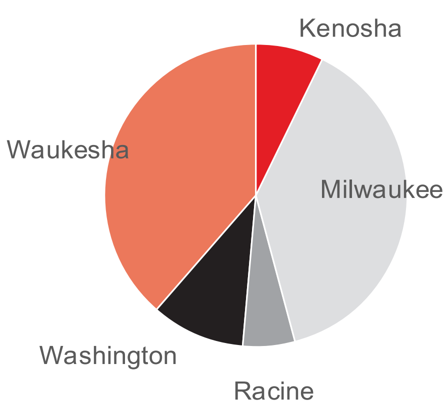
Industrial Jobs
110,800

Summary

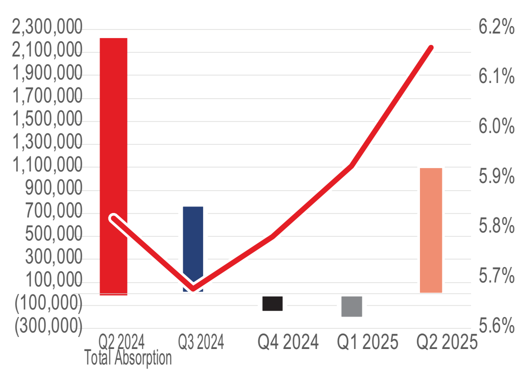
Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Flex/R&D	299	14,864,322	1,769,607	1,046,002	176,524	139,931	7.0%
Manufacturing	2,172	176,087,438	9,628,548	7,276,292	(604,344)	(818,731)	4.1%
Warehouse Distribution	806	135,370,798	14,089,227	12,846,063	1,812,806	1,988,995	9.5%
Warehouse Office	2,163	65,537,887	4,680,134	2,983,826	(281,634)	(426,408)	4.6%
Grand Total	**5,440**	**391,860,445**	**30,167,516**	**24,152,183**	**1,103,352**	**883,787**	**6.2%**

Under Construction (SF)

COUNTY	BLDG SIZE (SF)
Kenosha	222,873
Milwaukee	1,167,789
Racine	174,716
Washington	302,130
Waukesha	1,162,478
Grand Total	**3,029,986**



Absorption and Vacancy Rate



NOTE: Net absorption is based on the net change in when a lease is signed or space is vacated from quarter to quarter expressed in square feet. For new construction the new lease will be captured when the construction has been completed.

Southeast Wisconsin Industrial

	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Kenosha	Flex/R&D	8	682,599	395,291		0	0	0.0%
	Manufacturing	104	8,102,649	530,641	217,677	0	0	2.7%
	Warehouse Distribution	114	43,413,424	5,904,434	6,082,726	1,046,222	1,378,114	14.0%
	Warehouse Office	71	2,987,555	269,239	35,016	0	0	1.2%
	Subtotal	**297**	**55,186,227**	**7,099,605**	**6,335,419**	**1,046,222**	**1,378,114**	**11.5%**
Milwaukee	Flex/R&D	61	3,250,085	715,230	582,413	69,170	107,164	17.9%
	Manufacturing	663	60,715,380	5,958,608	5,628,027	(348,000)	(572,526)	9.3%
	Warehouse Distribution	288	35,552,210	2,815,203	2,393,746	374	255,547	6.7%
	Warehouse Office	698	23,946,356	2,296,261	1,668,156	(56,238)	(158,767)	7.0%
	Subtotal	**1,710**	**123,464,031**	**11,785,302**	**10,272,342**	**(334,694)**	**(368,582)**	**8.3%**
Ozaukee	Flex/R&D	23	708,519	51,956	65,744	4,499	7,154	9.3%
	Manufacturing	118	9,252,205	632,356	468,968	(314,684)	(293,967)	5.1%
	Warehouse Distribution	16	2,150,875	305,170		0	0	0.0%
	Warehouse Office	67	2,394,976	105,016	62,416	7,800	(33,996)	2.6%
	Subtotal	**224**	**14,506,575**	**1,094,498**	**597,128**	**(302,385)**	**(320,809)**	**4.1%**
Racine	Flex/R&D	12	657,168	13,096	10,072	2,844	2,844	1.5%
	Manufacturing	189	17,421,159	251,168	215,137	0	(176,592)	1.2%
	Warehouse Distribution	83	15,331,498	3,191,998	3,049,958	252,829	(178,060)	19.9%
	Warehouse Office	143	4,741,970	799,777	464,100	0	(14,410)	9.8%
	Subtotal	**427**	**38,151,795**	**4,256,039**	**3,739,267**	**255,673**	**(366,218)**	**9.8%**
Sheboygan	Flex/R&D	1	30,720		5,000	0	0	16.3%
	Manufacturing	153	19,840,676	186,608	119,404	0	271,954	0.6%
	Warehouse Distribution	34	5,132,236	184,029		0	0	0.0%
	Warehouse Office	88	2,258,704	105,023	4,625	0	0	0.2%
	Subtotal	**276**	**27,262,336**	**475,660**	**129,029**	**0**	**271,954**	**0.5%**
Walworth	Flex/R&D	4	94,396			0	0	0.0%
	Manufacturing	126	9,746,735	195,811	19,336	0	0	0.2%
	Warehouse Distribution	30	3,135,417			0	0	0.0%
	Warehouse Office	76	2,165,145	113,538	78,950	0	9,715	3.6%
	Subtotal	**236**	**15,141,693**	**309,349**	**98,286**	**0**	**9,715**	**0.6%**
Washington	Flex/R&D	15	528,613	56,434	47,976	0	0	9.1%
	Manufacturing	232	14,841,866	675,843	365,574	0	(131,784)	2.5%
	Warehouse Distribution	81	11,584,252	934,586	762,017	417,200	341,120	6.6%
	Warehouse Office	188	5,100,550	286,288	257,666	(27,297)	(40,051)	5.1%
	Subtotal	**516**	**32,055,281**	**1,953,151**	**1,433,233**	**389,903**	**169,285**	**4.5%**
Waukesha	Flex/R&D	175	8,912,222	537,600	334,797	100,011	22,769	3.8%
	Manufacturing	587	36,166,768	1,197,513	242,169	58,340	84,184	0.7%
	Warehouse Distribution	160	19,070,886	753,807	557,616	96,181	192,274	2.9%
	Warehouse Office	832	21,942,631	704,992	412,897	(205,899)	(188,899)	1.9%
	Subtotal	**1,754**	**86,092,507**	**3,193,912**	**1,547,479**	**48,633**	**110,328**	**1.8%**
Grand Total		**5,440**	**391,860,445**	**30,167,516**	**24,152,183**	**1,103,352**	**883,787**	**6.2%**

Southeast Wisconsin Retail Overview

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) increased 50 basis points to 3.6% compared to 3.1% in May 2024. The unemployment rate for the US was at 4.2% in May 2025 which increased 20 basis points from last year. State of Wisconsin unemployment was 3.3% for this quarter. The Milwaukee MSA saw a decrease in job growth while retail job growth in leisure and Hospitality decreased by 2,800 jobs compared to last year.

- Milwaukee retail market posted negative net absorption of (21,200) sf bringing the YTD to (99,600) sf negative absorption and a vacancy rate of 5.8% for multi and single tenant properties. Multi-tenant properties had (33,000) sf negative absorption bringing the YTD to (22,500) sf negative absorption and a vacancy rate of 9.3% this quarter.
- West Allis had the largest increase with 34,400 sf positive absorption led by Pan Asia Supermarket leasing 35,600 sf. Brookfield/Pewaukee topped all markets with (43,500) sf negative absorption led by Burlington vacating 48,700 sf
- During Q2 2025 the market experienced 317,400 sf of leasing activity in 67 transactions. One hundred eighteen properties totaling over 1.5 msf sold during Q2 25 for over $169.4 million.
- There are 19 construction projects throughout the market with over 544,400 sf. Four properties have been delivered during 2025 with 33,000 sf.

Employment
776,237

Area Unemployment
3.6%

U.S. Unemployment
4.2%

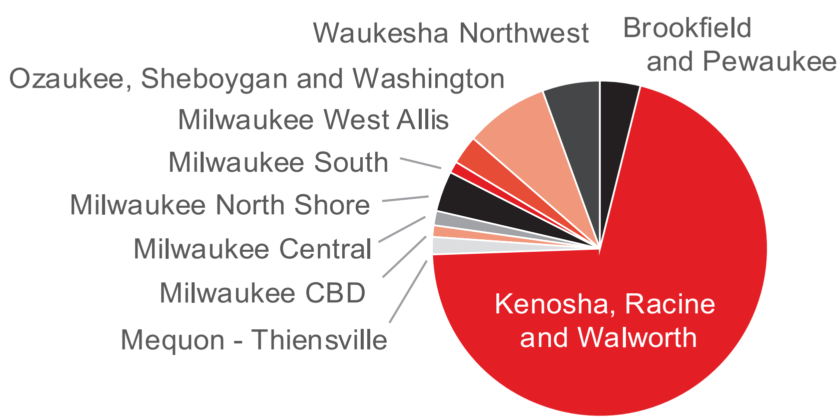
Office Using Jobs
81,000

Summary

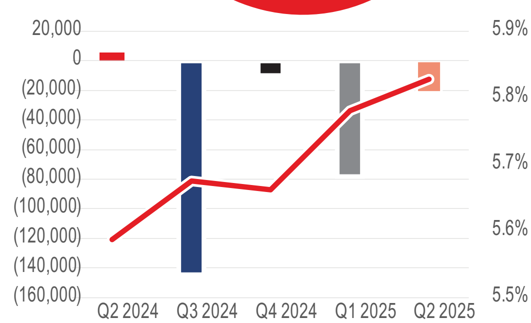
Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption	YTD Total Absorption (sf)	Vacancy Rate
Community Center	73	10,770,249	1,359,116	1,413,857	(52,002)	(69,903)	13.1%
Freestanding/Big Box	1,292	40,291,519	713,441	899,472	11,802	(98,061)	2.2%
Mixed Use	286	3,842,834	513,624	444,704	35,602	77,621	11.6%
Neighborhood Center	212	12,553,003	1,215,578	1,003,947	(24,011)	(13,569)	8.0%
Regional Center	2	2,442,204	407,251	404,874	(1,097)	(3,361)	16.6%
Strip Center	980	12,418,427	791,404	630,439	8,447	7,642	5.1%
Grand Total	**2,845**	**82,318,236**	**5,000,414**	**4,797,293**	**(21,259)**	**(99,631)**	**5.8%**

Under Construction (SF)

COUNTY	BLDG SIZE (SF)
Brookfield and Pewaukee	21,177
Kenosha, Racine and Walworth	384,520
Mequon - Thiensville	9,922
Milwaukee CBD	6,312
Milwaukee Central	7,186
Milwaukee North Shore	20,055
Milwaukee South	7,228
Milwaukee West Allis	14,500
Ozaukee, Sheboygan and Washington	43,809
Waukesha Northwest	29,734
Grand Total	**544,443**



Absorption and Vacancy Rate



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Southeast Wisconsin Retail

Market	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee CBD	Freestanding/Big Box	3	66,893	12,500	12,500	0	0	18.7%
	Mixed Use	87	1,466,412	225,509	195,118	8,603	11,706	13.3%
	Neighborhood Center	3	160,574			0	0	0.0%
	Strip Center	6	73,852	11,985	11,985	0	0	16.2%
	Subtotal	**99**	**1,767,731**	**249,994**	**219,603**	**8,603**	**11,706**	**12.4%**
Brookfield and Pewaukee	Community Center	11	1,526,246	310,435	196,671	(48,783)	(46,392)	12.9%
	Freestanding/Big Box	78	2,994,847	119,887	65,956	0	(6,302)	2.2%
	Mixed Use	10	258,170	58,033	58,033	9,999	19,403	22.5%
	Neighborhood Center	21	1,180,628	89,251	87,006	(11,634)	(13,091)	7.4%
	Regional Center	1	1,064,808	146,256	146,256	(773)	(8,255)	13.7%
	Strip Center	85	1,148,646	134,338	107,690	7,650	12,760	9.4%
	Subtotal	**206**	**8,173,345**	**858,200**	**661,612**	**(43,541)**	**(41,877)**	**8.1%**
Kenosha, Racine and Walworth	Community Center	14	2,201,321	185,054	185,054	33,700	7,550	8.4%
	Freestanding/Big Box	308	8,400,936	269,890	181,880	0	0	2.2%
	Mixed Use	29	225,678	10,520		0	0	0.0%
	Neighborhood Center	38	2,385,628	279,547	208,001	(28,769)	(33,248)	8.7%
	Strip Center	233	2,777,258	112,568	93,952	(761)	2,077	3.4%
	Subtotal	**622**	**15,990,821**	**857,579**	**668,887**	**4,170**	**(23,621)**	**4.2%**
Mayfair - Wauwatosa	Community Center	3	480,938	33,585	33,585	(33,585)	(8,694)	7.0%
	Freestanding/Big Box	40	1,236,218	12,627	7,360	0	0	0.6%
	Mixed Use	11	157,756	46,575	7,575	0	0	4.8%
	Neighborhood Center	5	236,776	7,432	7,432	0	(3,303)	3.1%
	Regional Center	1	1,377,396	260,995	258,618	(324)	4,894	18.8%
	Strip Center	37	456,405	41,149	20,037	0	1,369	4.4%
	Subtotal	**97**	**3,945,489**	**402,363**	**334,607**	**(33,909)**	**(5,734)**	**8.5%**
Mequon - Thiensville	Community Center	1	142,887	12,395	12,395	(11,695)	(11,695)	8.7%
	Freestanding/Big Box	15	282,995	575		2,521	0	0.0%
	Mixed Use	3	29,265			0	0	0.0%
	Neighborhood Center	2	116,097	4,451	9,525	0	0	8.2%
	Strip Center	27	338,846	30,292	29,192	0	(2,633)	8.6%
	Subtotal	**48**	**910,090**	**47,713**	**51,112**	**(9,174)**	**(14,328)**	**5.6%**
Milwaukee Central	Freestanding/Big Box	106	1,721,092	86,849	247,612	0	(20,766)	14.4%
	Mixed Use	37	345,501	4,500	4,500	0	(4,500)	1.3%
	Neighborhood Center	8	436,286	29,131	21,256	(765)	(765)	4.9%
	Strip Center	53	582,725	34,986	31,052	0	0	5.3%
	Subtotal	**204**	**3,085,604**	**155,466**	**304,420**	**(765)**	**(26,031)**	**9.9%**
Milwaukee North Shore	Community Center	4	893,571	165,796	288,701	(12,392)	(12,392)	32.3%
	Freestanding/Big Box	52	1,333,325	31,175	31,175	(8,719)	(23,430)	2.3%
	Mixed Use	31	484,860	72,949	94,093	17,000	12,272	19.4%
	Neighborhood Center	8	413,992	51,315	51,315	0	0	12.4%
	Strip Center	52	643,303	75,719	69,234	2,217	1,417	10.8%
	Subtotal	**147**	**3,769,051**	**396,954**	**534,518**	**(1,894)**	**(22,133)**	**14.2%**

Southeast Wisconsin Retail

Market	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Northwest	Community Center	9	1,122,247	189,293	238,502	(204)	(204)	21.3%
	Freestanding/Big Box	94	3,345,841	30,615	30,615	0	15,601	0.9%
	Mixed Use	2	21,439			0	0	0.0%
	Neighborhood Center	19	1,127,218	234,132	159,403	29,253	47,903	14.1%
	Strip Center	68	963,844	54,663	57,838	(517)	(3,738)	6.0%
	Subtotal	**192**	**6,580,589**	**508,703**	**486,358**	**28,532**	**59,562**	**7.4%**
Milwaukee South	Community Center	12	1,763,945	161,618	247,618	(14,638)	(10,338)	14.0%
	Freestanding/Big Box	186	7,118,508	33,254	209,944	18,000	(12,446)	2.9%
	Mixed Use	17	207,457	5,052	5,052	0	0	2.4%
	Neighborhood Center	34	1,968,450	188,799	209,672	(18,851)	(38,820)	10.7%
	Strip Center	134	1,700,376	80,388	49,431	0	(1,072)	2.9%
	Subtotal	**383**	**12,758,736**	**469,111**	**721,717**	**(15,489)**	**(62,676)**	**5.7%**
Milwaukee West Allis	Community Center	3	449,149	26,604	24,784	35,595	35,595	5.5%
	Freestanding/Big Box	59	1,939,035	44,407	69,825	0	(29,920)	3.6%
	Mixed Use	9	75,396	12,672		0	0	0.0%
	Neighborhood Center	12	724,701	89,862	22,433	(1,113)	12,711	3.1%
	Strip Center	38	494,877	47,266	25,792	0	174	5.2%
	Subtotal	**121**	**3,683,158**	**220,811**	**142,834**	**34,482**	**18,560**	**3.9%**
Ozaukee, Washington and Sheboygan	Community Center	10	1,409,023	203,381	143,109	0	(23,333)	10.2%
	Freestanding/Big Box	177	6,291,056	29,798	29,798	0	(20,798)	0.5%
	Mixed Use	32	329,012	22,021	45,621	0	(1,189)	13.9%
	Neighborhood Center	30	1,801,271	136,917	131,569	(1,587)	3,989	7.3%
	Strip Center	119	1,575,431	85,890	81,095	(5,047)	1,101	5.1%
	Subtotal	**368**	**11,405,793**	**478,007**	**431,192**	**(6,634)**	**(40,230)**	**3.8%**
Waukesha Northwest	Community Center	2	236,669	28,438	28,438	0	0	12.0%
	Freestanding/Big Box	36	984,740			0	0	0.0%
	Mixed Use	9	84,902	38,660	22,620	0	0	26.6%
	Neighborhood Center	12	733,273	21,347	21,347	975	975	2.9%
	Strip Center	37	547,585	20,101	26,425	2,683	4,078	4.8%
	Subtotal	**96**	**2,587,169**	**108,546**	**98,830**	**3,658**	**5,053**	**3.8%**
Waukesha South	Community Center	4	544,253	42,517	15,000	0	0	2.8%
	Freestanding/Big Box	138	4,576,033	41,864	12,807	0	0	0.3%
	Mixed Use	9	156,986	17,133	12,092	0	39,929	7.7%
	Neighborhood Center	20	1,268,109	83,394	74,988	8,480	10,080	5.9%
	Strip Center	91	1,115,279	62,059	26,716	2,222	(7,891)	2.4%
	Subtotal	**262**	**7,660,660**	**246,967**	**141,603**	**10,702**	**42,118**	**1.8%**
Grand Total		**2,845**	**82,318,236**	**5,000,414**	**4,797,293**	**(21,259)**	**(99,631)**	**5.8%**

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FOR IMMEDIATE RELEASE APRIL 2025

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