



6510-90 Brown Deer Road
Milwaukee, WI
\$2,850,000

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PROPERTY OVERVIEW



6510-6590 Brown Deer Rd. is a 50,524 square foot commercial shopping center located in Milwaukee, Wisconsin. This asset, Brown Deer Shopping Center, is situated on a corner location on busy Brown Deer Road.

Positioned at the traffic signalized intersections of Brown Deer Road, North 76th Street and I-Rte 41, this single tenant property is located amidst a dense commercial area, with Walmart directly next door, within the heart of the city of Milwaukee. The property has pylon signage which increases visibility.

Other tenants in the area include nationals such as Walgreens, Walmart, McDonald's, Menard's, Enterprise Rent-A-Car, ALDI, and several other retailers. There are 149,890 people living within five miles of the property earning an average annual household income of \$80,000.

PROPERTY HIGHLIGHTS

- 50,524 SF retail shopping center
- Tenants at the center include Check 'N' Go, Laundry World and a Chinese restaurant
- Parking spaces for 300+ vehicles
- Value add opportunity
- Highly visible location on bustling Brown Deer Road and North Park Plaza
- 535' of frontage on Brown Deer Rd
- Walmart is directly next door to center
- Attractions in the area include McDonald's, Taco Bell, Walgreens, ALDI, Menard's, Enterprise Rent-A-Car and more
- Great opportunity for a user or investor
- Traffic Count: 29,202 vehicles daily
- Zoning: B3
- Land area: 283,576 SF