

FOR LEASE

11,064 SF TOTAL RETAIL SPACE
6,126 SF SPACE AVAILABLE
MILWAUKEE, WISCONSIN





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6,126 SF RETAIL
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Units available for lease ranging from: 1,080 - 3,782 SF

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UP TO 6,126 SF RETAIL
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The corner of North Ave and Dr. Martin Luther King Jr Dr is located one block from the planned campus of Froedert Medical College of Wisconsin breaking ground in 2020. This prime corner is a catalyst for the neighborhood and is anchored by Pete's Fruit Market, one of two full service grocery stores in the immediate area, and is conveniently situated between the Brewers Hill and Harambee neighborhoods, offering unmatched visibility, traffic, and proximity to cultural amenities.

CONTACT

Natasha Jules

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310-755-4683 mobile/text



LOCATION

2244-2236 N. Dr. MLK

Milwaukee, WI 53212

GENERAL INFORMATION

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Retail Space Available	Dr. MLK frontage - 6,126 sf
Estimated NNN Expenses	\$5.45 / psf
Base Rent	\$14.75 - \$16.45 / psf
Walk Score	84 - Very Walkable
Transit Score	55 - Good Transit Accessibility - Future Streetcar stop planned along Dr. MLK - Multiple bus lines
Parking	- 45 parking spaces plus 3 ADA - Free city-owned parking lot across the street
Delivery	NOW Leasing
Traffic Counts	Dr. MLK - 24,300 VPD North Ave - 13,200 VPD
Estimated Population	<u>1 Mile</u> <u>2 Miles</u> <u>3 Miles</u> 25,627 118,849 201,950
Estimated Average Income	\$47,674

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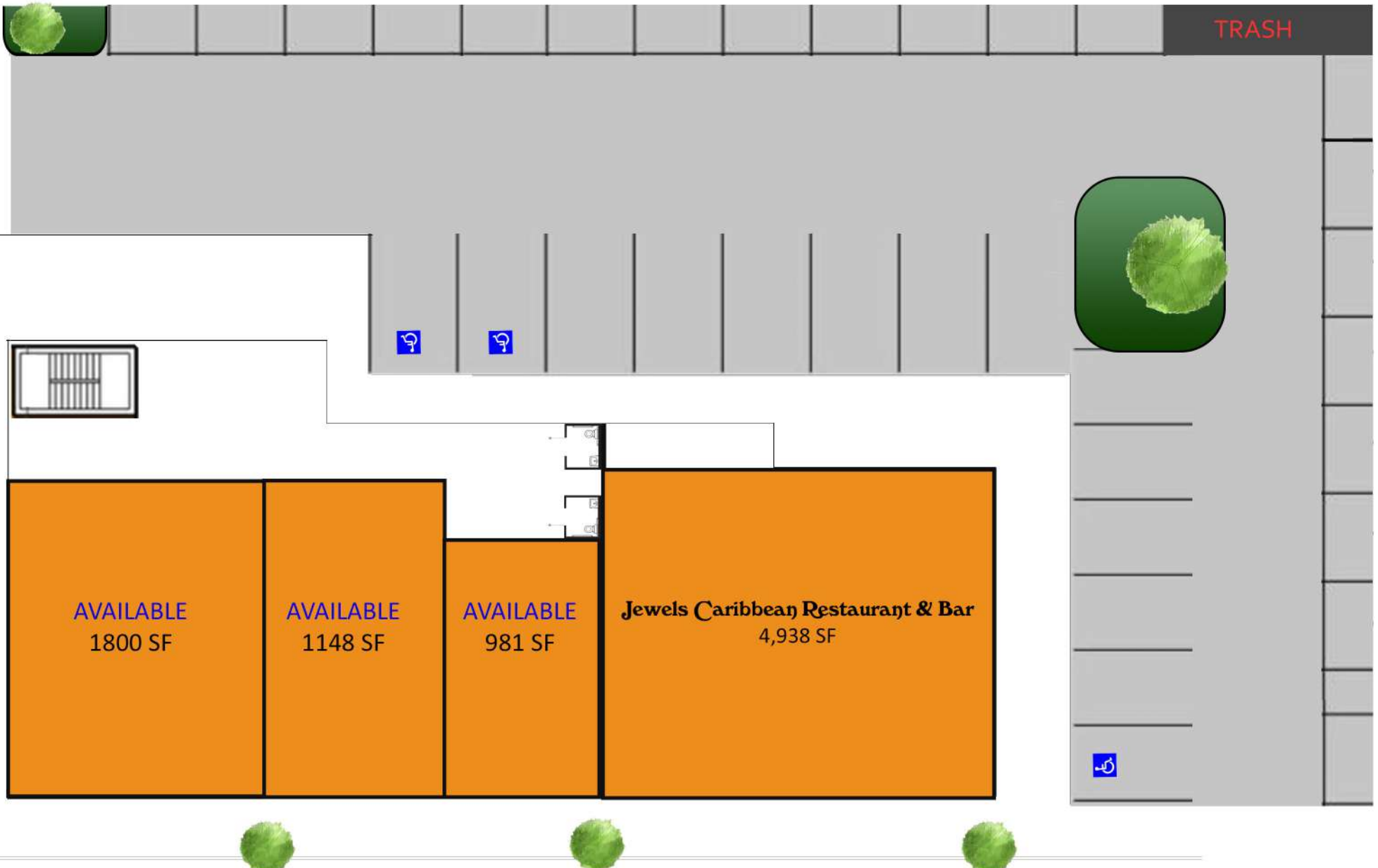
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SPACE PLAN

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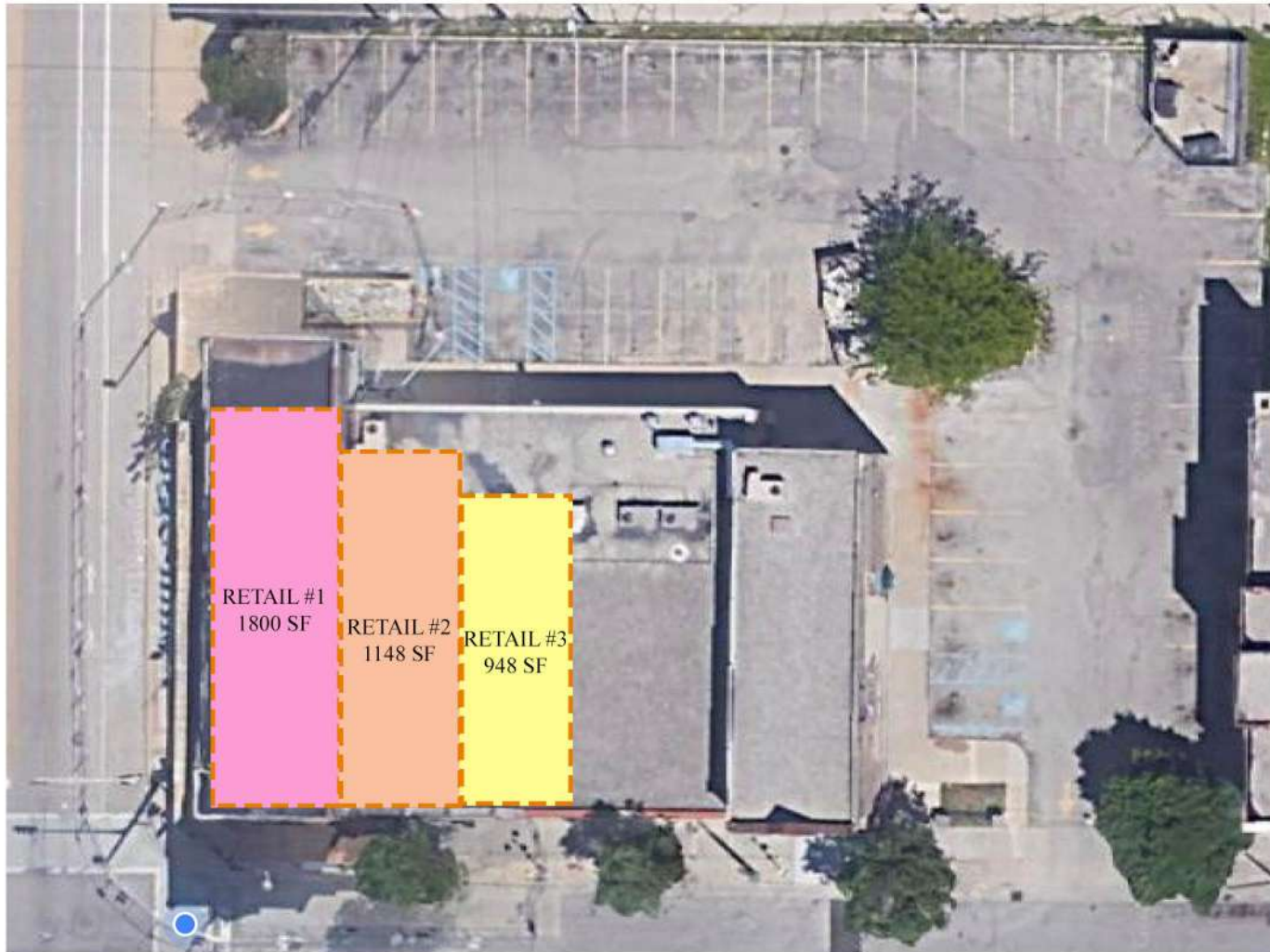


Information shown herein was furnished by sources deemed reliable and is believed to be accurate, however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices are subject to change without notice.

Dr. Martin Luther King Jr Dr.

SITE PLAN

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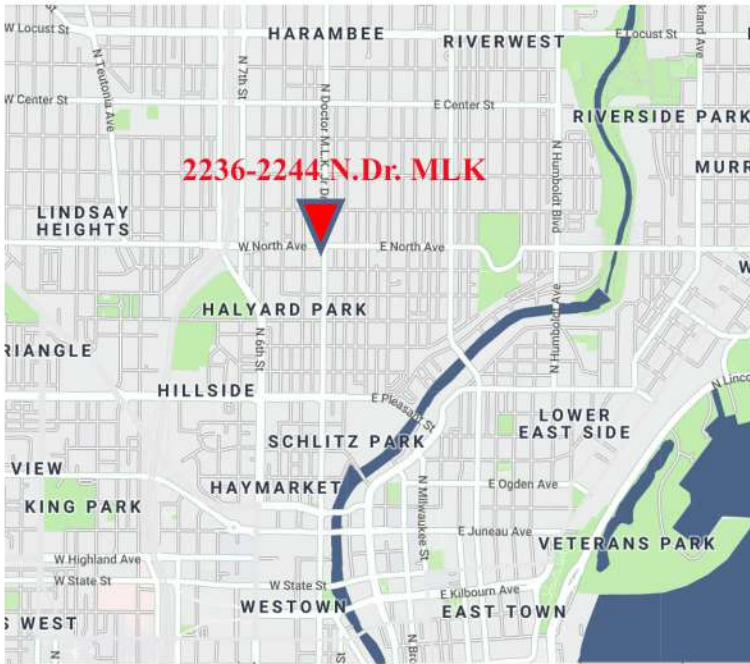
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This area is filled with numerous entertainment and restaurant options. Plus, there are over 100 businesses located within a 1 mile radius including Froedtert Medical College (*future*), Wisconsin Center Convention district, Miller High Life Theater and the Fiserv Arena - home of the Milwaukee Bucks.



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