



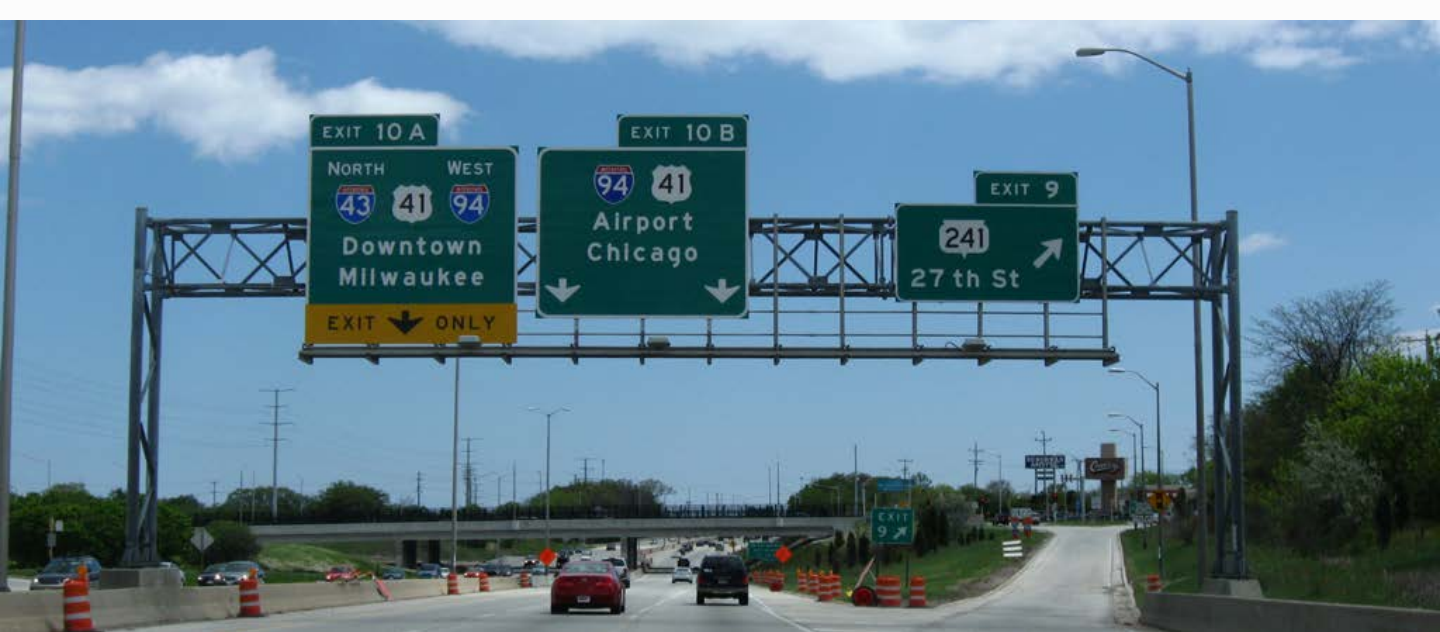
South 27th Street

AVAILABLE COMMERCIAL SITE BOOKLET

A historic commercial corridor poised for rejuvenation with big-box retail, small business, auto dealerships, restaurants, strip malls and limitless opportunity for prospective businesses.

Prepared by *Colliers International* on behalf of the S. 27th Street BID covering Milwaukee & Greenfield.





Dear Reader,

Colliers International (“Colliers”) has been retained by the S. 27th St. BID to drive recruiting efforts for retailers seeking relocation or expansion in the greater southeastern Wisconsin region. Given your business line, current geographic area and demographics served, the enclosed list of opportunities available within the corridor was crafted for your review and consideration.

While we as Colliers do not directly represent all of the sites included herein, our firm is serving as a conduit to the BID, the respective owners and/or their representatives. You will note specific contact information included where available.

Please be aware that the sites herein consist of opportunities for:

> **Lease or sale**

> **Re-development**

> **Land development**

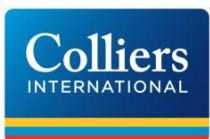
If you have specific questions regarding the sites, please contact the BID Executive Director – Tara Cavazos, taraacavazos@gmail.com or the Colliers’ representative - Sal Strehlow, sal.strehlow@colliers.com or Andy Collins, andy.collins@colliers.com. We welcome an opportunity to connect and discuss all that the S. 27th St. BID has to offer.

For any additional questions regarding your real estate needs, please feel free to reach out to our Corporate Solutions Team, for which information can be found on the final page of this booklet.

Sincerely,

Colliers International | Wisconsin
Corporate Solutions





S. 27th STREET CURRENT AVAILABLE SITES

Lease & Sale Opportunities

	Loomis Point Shopping Center	3555 S. 27th St
	Southgate Marketplace	3333 S. 27th St
	Plaza 27	3865 – 3883 S. 27 th St
	Former Chancery Site	4624 S 27 TH
	Target Outlot	4861 – 4889 S. 27 th St
		5556 - 5558 S. 27 th Street

Re-Development Opportunities

	Rich's House of Cakes & Vacant Property	4353 S 27 St / 4343 S 27th St
	Vacant Pizza Hut	5051 S 27th St
	Vacant (Toys R Us)	3920 S 27TH
	Former Chancery Site & Land Parcl	4624 S 27 TH & 4560 S 27TH
	Vacant	5460 S 27TH

Land Development Opportunities

	Development Site #1	4241 S. 27th Street
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LEASE & SALE OPPORTUNITIES





South 27th Street Business Improvement District

4647 S 27th St, Milwaukee, WI 53221

414.282.5003

Loomis Center

3555 S. 27th Street

Type	Pad Site / BTS
Lot Size	23,752 SF
Listed By	CBRE
Lease	Negotiable
Zoning	Commercial



Property Highlights

- Strong Power Center
- Surrounding anchor tenants
- High traffic counts (31,300 VPD)
- Drive-thru available
- Great signage

Southgate Marketplace

3333 S. 27th Street

Type	Commercial/Re-Development
Available Space	2,150 SF
Listed By	Castle Realty Associates, Inc
Rental Rate	\$18.00/NNN
Zoning	Commercial



Property Highlights

- Anchored by Walmart Supercenter shopping center.
- Multiple full access points
- Signage facing S. 27th Street



South 27th Street Business Improvement District

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Plaza 27

3555 S. 27th Street

Type	Strip-center retail
Available Space	1,800 SF
Listed By	CBRE
Rental Rate	\$18.00/NNN
Zoning	Commercial



Property Highlights

- Well performing Strip Center shopping location.
- Signalized Intersection
- Bus Line access
- Great signage

Former Chancery Site

3333 S. 27th Street

Type	For Lease or For Sale
Available Space	6,755 SF
Listed By	Colliers
Rental Rate	\$25.00/NNN
For Sale	\$799,000 – portfolio sale
Ground Lease	\$90,000
Zoning	Commercial



Property Highlights

- Sale or lease opportunity.
- Strong presence on State Hwy
- Access and visibility to I-894/94.
- Site visible to 136,000 VPD!



South 27th Street Business Improvement District

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Target Outlot

4861 – 4889 S. 27th Street

Type	Strip-center retail
Available Space	1,000 SF; 1,800 SF
Listed By	Founders3
Rental Rate	\$12.00 - \$14.00/NNN
Zoning	Commercial



Property Highlights

- Endcap location
- Great signage
- 30,700 VPD – 27th St
- 19,300 VPD – Layton Ave.



Remax Office Space for Lease

5556 - 5558 S. 27th Street

Type	For Lease
Available Space	750 – 2,950 SF
Listed By	Kivley Property Management
Rental Rate	\$14.00 - \$15.00/NNN
Zoning	Commercial



Property Highlights

- First floor space
- High Exposure
- Newly renovated professional office suite





South 27th Street Business Improvement District

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Miracle Mile Shopping Center

5655 – 5679 S. 27th Street

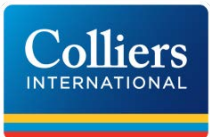
Type	Strip-center retail
Available Space	14,075 – 29,000 SF
Listed By	CBRE
Rental Rate	Negotiable NNN lease
Zoning	Commercial

Property Highlights

- Center size: 92,756 SF
- 375 parking stalls
- Long-term tenants
- Signalized intersection



RE-DEVELOPMENT OPPORTUNITIES





South 27th Street Business Improvement District

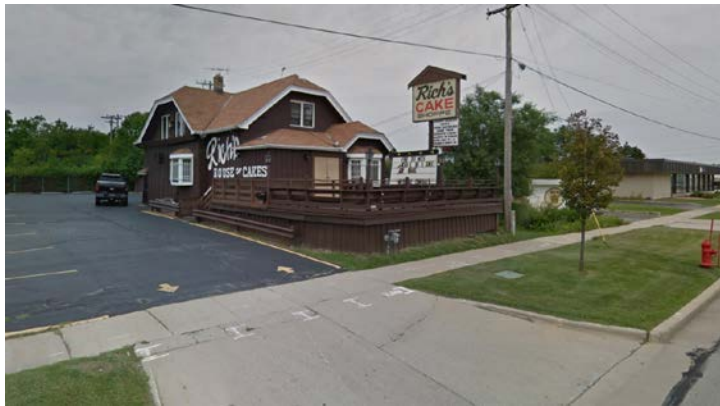
4647 S 27th St, Milwaukee, WI 53221

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Rich's House of Cakes & Vacant Property

4353 S 27th St & 4343 S 27th St

Type	Commercial/Re-Development
Acres	0.8
Listed By	Local Ownership
Assessed Value	\$235,700 & 403,000
Zoning	Commercial



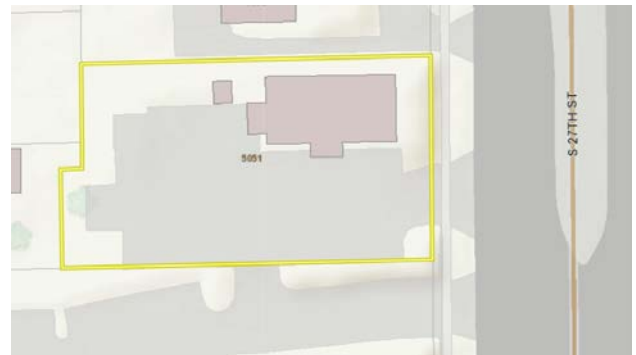
Property Highlights

- Located in Greenfield Municipality
- abundant parking

Former Pizza Hut site

5051 S 27th St

Type	Redevelopment / Lease
Acres	0.55
Ownership	Local Ownership
Assessed Value	\$756,000
Zoning	Commercial



Property Highlights

- Great location in highly trafficked location.
- Great redevelopment site available for lease or sale (2,800SF for lease).

LAND DEVELOPMENT OPPORTUNITIES





South 27th Street Business Improvement District

4647 S 27th St, Milwaukee, WI 53221

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Development Site #1

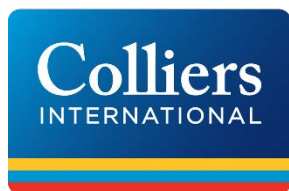
4241 S. 27th Street

Acres	11.4
Parcel Number	5769995002
Owner	Local Ownership
Assessed Value	\$1,460,000
Description	Commercial

Property Highlights

- Dense retail trade area
- Lots available for lease or built-to-suit
- Access from heavily trafficked area.
- Option on neighboring parcel off of side street.





Additional Questions Regarding Your Real Estate Needs

We stand ready to serve as your single point of contact for any of the following services:

Transaction Management

- > Lease Negotiation
- > Lease & Operating Cost Audits
- > Relocations, Dispositions & Acquisitions
- > Occupier & Investor Services
 - Office
 - Retail
 - Industrial
 - Multi-Family

Lease Administration

- > Proprietary Cloud Based
- > Technology
- > Lease Abstracting
- > Critical Date Tracking

Advisory Services

- > Research
- > Portfolio Optimization
- > M&A Consulting
- > Valuation & Appraisal
- > Property Assessment Appeal

Project Management

- > Project Consulting
- > Architectural Integration
- > Move Management
- > Furniture Sourcing & Installation
- > Low Voltage Cable Sourcing & Installation

General Contracting

- > Contract Administration
- > Facility & Engineering Audit

Development

- > Site Evaluation & Selection
- > Project Programming & Design
- > State & Local Entitlements
- > Financial Incentive Underwriting
- > Fee Development
- > Joint Venture Structuring
- > Build to Suit/Sale Leaseback
- > Investment Management

Architecture

- > Design Build
- > Master Planning
- > Program & Space Planning Design
- > Documentation
- > ADA Compliance
- > LEED Certification

Real Estate Management

- > Building Operations
- > Tenant Coordination
- > 24-Hour Service/Call Center
- > Distressed Properties
- > Receivership Oversight
- > Property Accounting
- > Financial & Operational Reporting

Facilities Maintenance

- > Operations & Maintenance
- > Contract Management

Let us focus on **real estate** - so you can focus on your business.

Contact a member of Colliers International | Corporate Solutions today for more info:

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