BROOKMOUND PLAZA
17800 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

FOR LEASE

PROPERTY FEATURES

- Highly visible Bluemound Road Location in Brookfield
- Two former restaurant spaces available
- Newly Renovated Exterior
- Easy access with two driveways
- Anchored by Potbelly, Revival Fitness & Sand Trap
- Across the street from The Corridor Development
- Pylon signage and building facade signage available
- Strong demographics in surrounding area

SPECIFICATIONS

BUILDING GLA:	66,319 SF
AVAILABLE SF:	Suites A/B: approx. 9,000 SF *(Former Restaurant)*
	Suite 7: 2,344 SF (*Former Restaurant)*
CONSTRUCTION:	Brick & Masonry
PARKING:	Approx. 275 stalls (4.89/1,000 SF)
LEASE RATE:	Negotiable
2026 OPEX:	$4.06/SF

DRONE VIDEO

CONTACT

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No warranty or representation, expressed or implied is made as to the accurancy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions.

17800 W BLUEMOUND ROAD *FOR LEASE*

SITE PLAN

OCCUPIED
Suite T&U
(3,102 SF)

OCCUPIED
Suite S
(1,430 SF)

OCCUPIED
Suite R
(1,649 sft)

OCCUPIED
Suite Q
(2,114 SF)

OCCUPIED
Suite P
(756 SF)

OCCUPIED
Suite O
(833 SF)

OCCUPIED
Suite I
(2,086 SF)

OCCUPIED
Suite H (780 SF)

OCCUPIED
Suite K
(1,615 SF)

OCCUPIED
Suite L,M,N
(5,952 SF)

OCCUPIED
Suite E
(5,216 SF)

OCCUPIED
Suite D
(1,784 SF)

OCCUPIED
Suite C
(1,959 SF)

VACANT
(former restaurant)
Suites A & B
(~9,000 SF)

OCCUPIED
Suite 8
(8,864 SF)

VACANT (former restaurant)
Suite 7
(2,344 SF)

OCCUPIED
Suites 5 & 6
(4,500 SF)

OCCUPIED
Suite 4
(1,402 SF)

OCCUPIED
Suite 3
(1,400 SF)

OCCUPIED
Suite 2
(1,261 SF)

OCCUPIED
Suite 1AB
(2,724 SF)

OCCUPIED
Suite 1
(3,580 sft)

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17800 W BLUEMOUND ROAD *FOR LEASE*

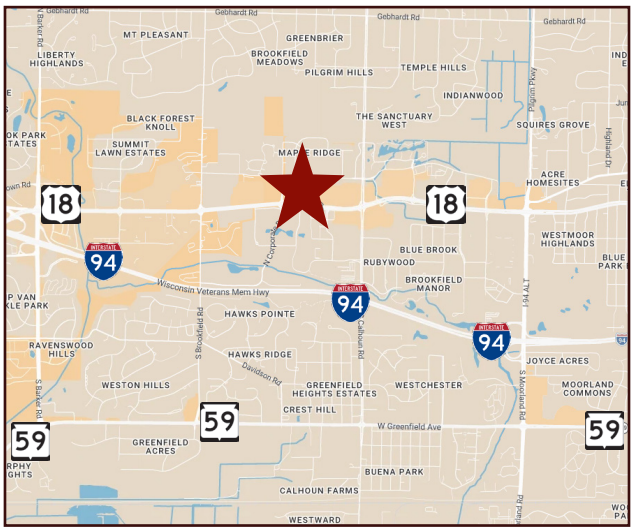
LOCATION

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,660	44,874	127,222
# OF HOUSEHOLDS	1,931	18,639	53,884
AVG HH INCOME	$142,004	$129,427	$120,547

TRAFFIC COUNTS

WEST BLUEMOUND ROAD	30,500 VPD
NORTH CALHOUN ROAD	19,400 VPD
NORTH BROOKFIELD ROAD	8,400 VPD



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____
_____
_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____
_____
_____
_____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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