

SALE

N94W16855 FALLS PKWY # 2

N94W16855 Falls Pkwy # 2 Menomonee Falls, WI 53051



PROPERTY DESCRIPTION

Premium outlot next to Best Buy on Interstate 41/Hwy 45. Build up to a 5,000 SF, single-story building on .47 acres (20,322 SF). Large shared parking lot, immediately next to Best Buy.

Outlot is just blocks from Whitestone Station, the most prominent mixed-use development in Menomonee falls. Neighboring businesses include Costco, Ulta Beauty, Ross, Olive Garden, T.J. Maxx, HomeGoods, Dave's Hot Chicken, Wisconsin Athletic Club, and Home2Suites by Hilton. Visibility from the freeway for over 81,000 vehicles per day, as well as high traffic from neighboring businesses.

PROPERTY HIGHLIGHTS

- 318 luxury apartments in close proximity
- 81,400 vehicles per day
- Large shared parking lot
- Development must be retail and is subject to several prohibited uses

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	0.47 Acres
Zoning:	C-4
APN:	MNFV0010970002

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,300	15,822	29,769
Total Population	7,382	36,129	71,175
Average HH Income	\$83,123	\$90,842	\$95,536

Will Klumb
262 389 4924
will@teamklumb.com

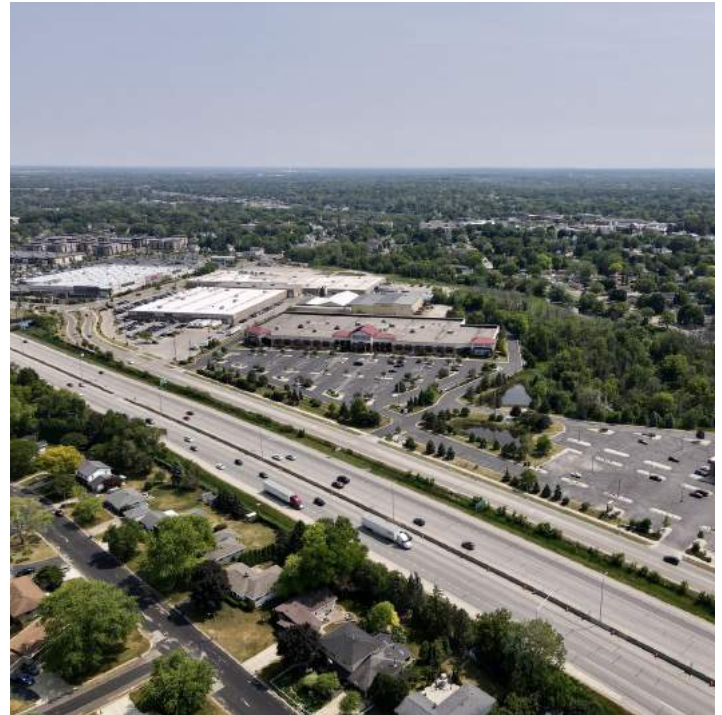
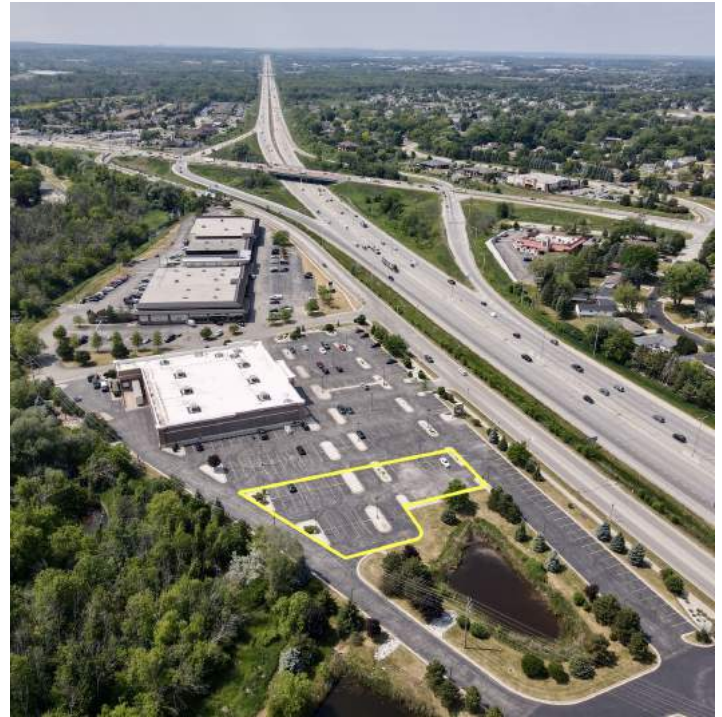


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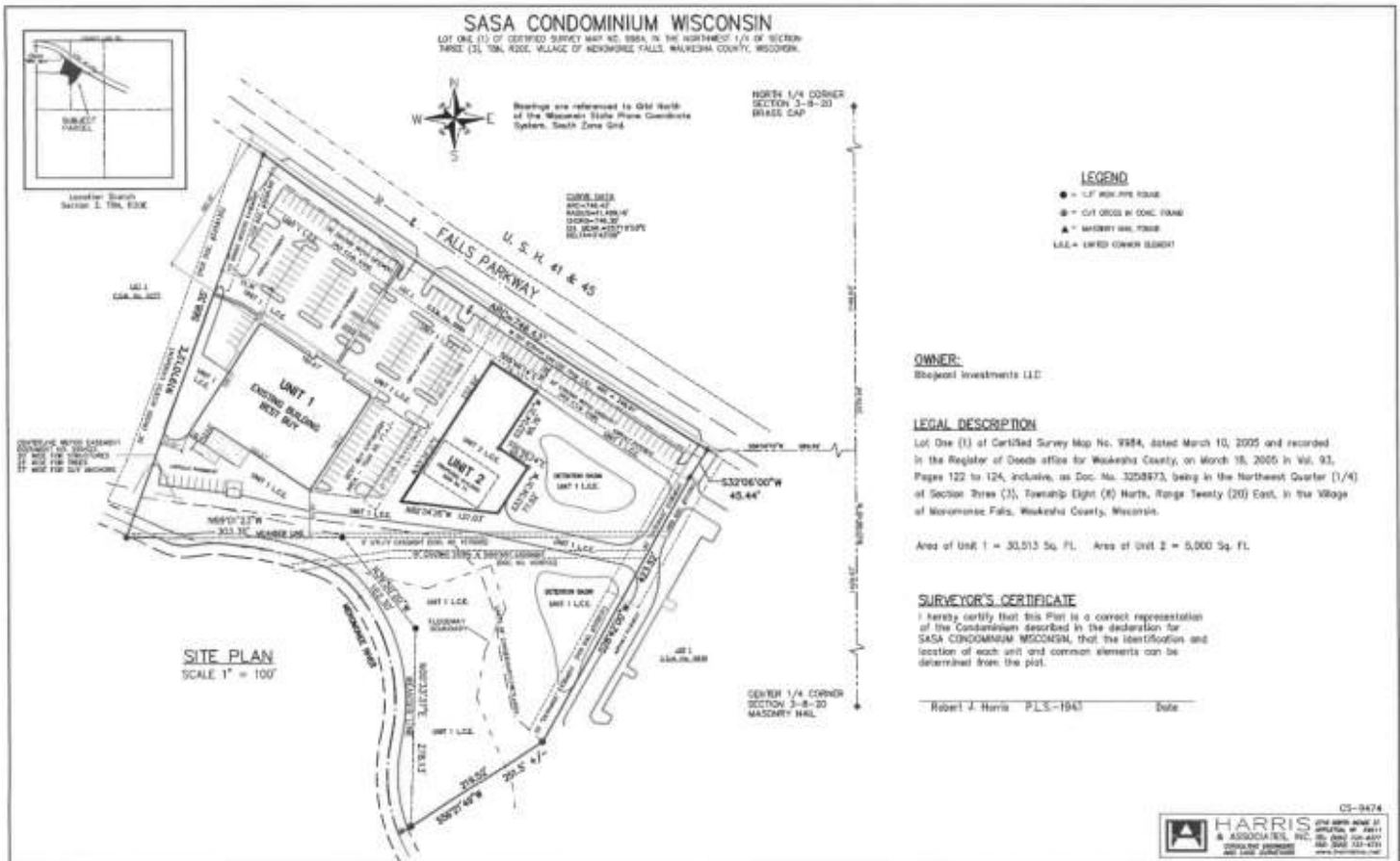


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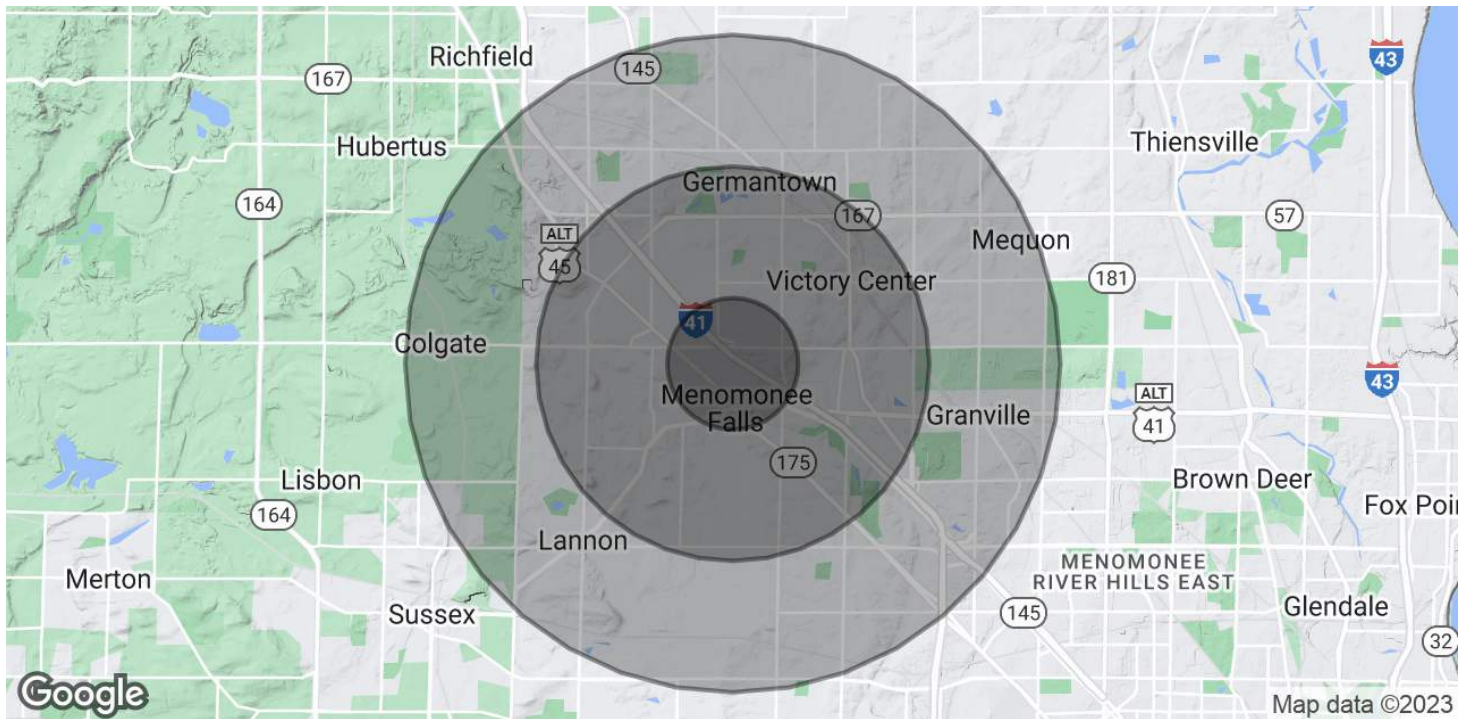


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,382	36,129	71,175
Average Age	41.1	43.6	41.1
Average Age (Male)	40.2	42.3	40.2
Average Age (Female)	41.6	44.3	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,300	15,822	29,769
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$83,123	\$90,842	\$95,536
Average House Value	\$228,479	\$247,465	\$250,320

* Demographic data derived from 2020 ACS - US Census

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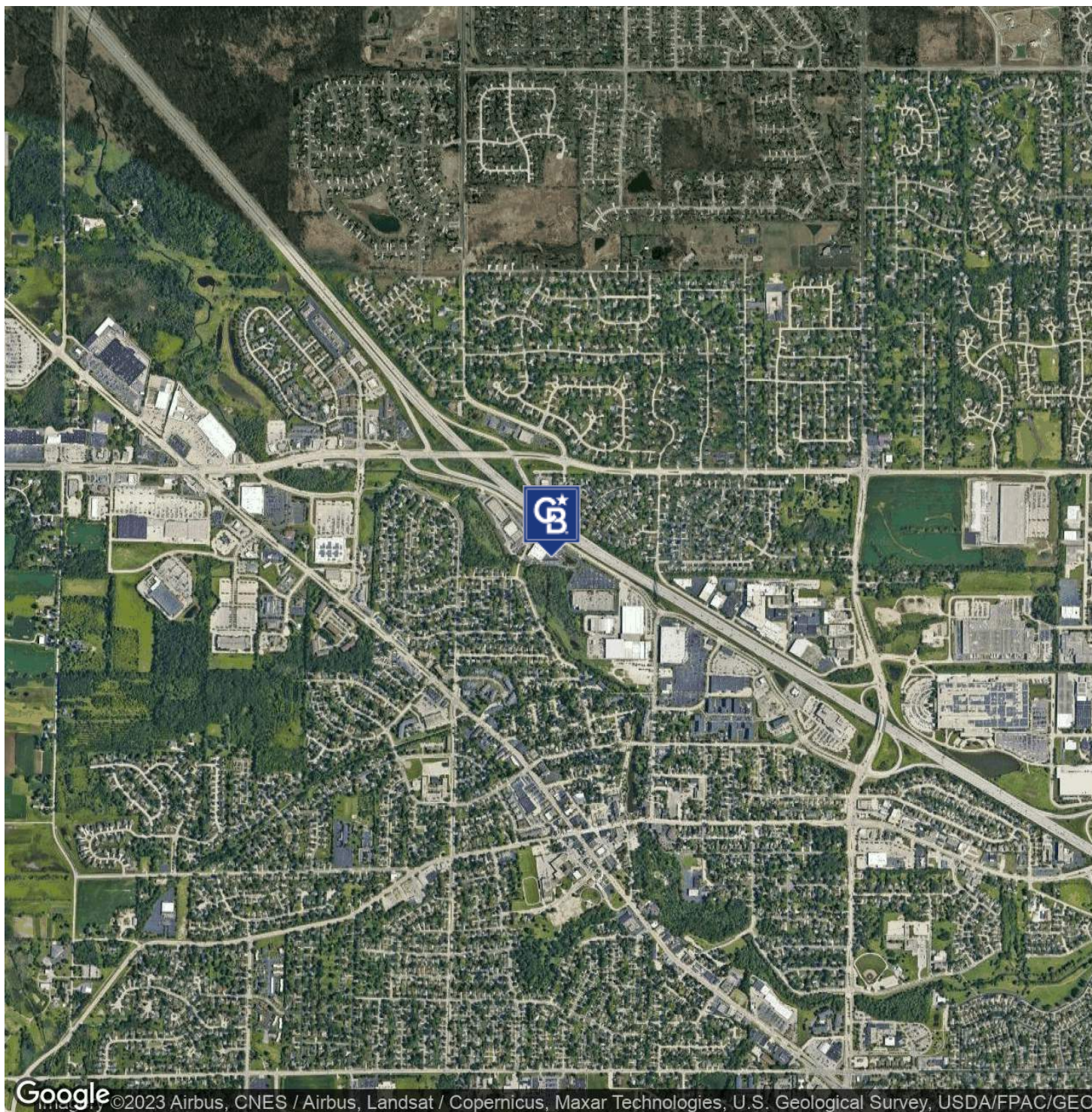


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