FOR LEASE

2675 SOUTH 108TH STREET

2675 South 108th Street West Allis, WI 53227



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	733,725 SF
Available SF:	4,966 SF
Zonina:	C-4

PROPERTY OVERVIEW

4,966 SF available (divisible) on the southern end-cap of a center anchored by Pick 'N Save, Kohl's, and Marshalls. High-traffic retail corridor with over 37,000 vehicles per day. Easily accessible from 1-41.

PROPERTY HIGHLIGHTS

- Divisible
- · High-traffic Center
- Anchored by Pick 'N Save, Kohl's, and Marshalls.

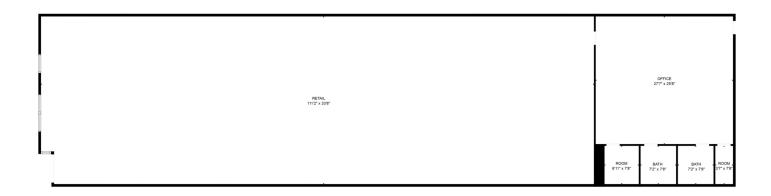
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,439	50,170	116,001
Total Population	11,786	108,428	258,366
Average HH Income	\$64,095	\$71,667	\$78,813





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PHOTOS

2675 SOUTH 108TH STREET

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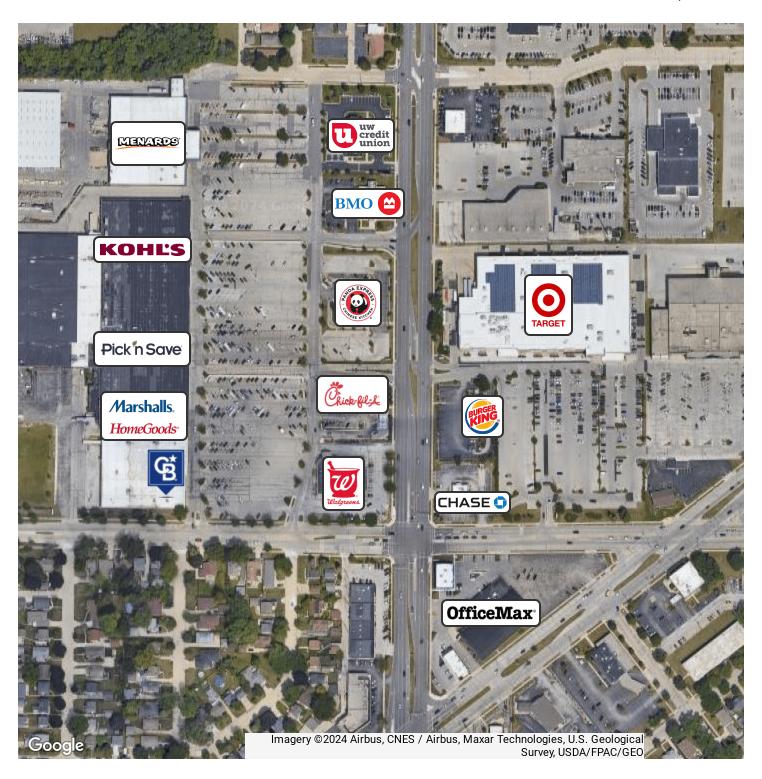




RETAILER MAP

2675 SOUTH 108TH STREET

2675 South 108th Street West Allis, WI 53227

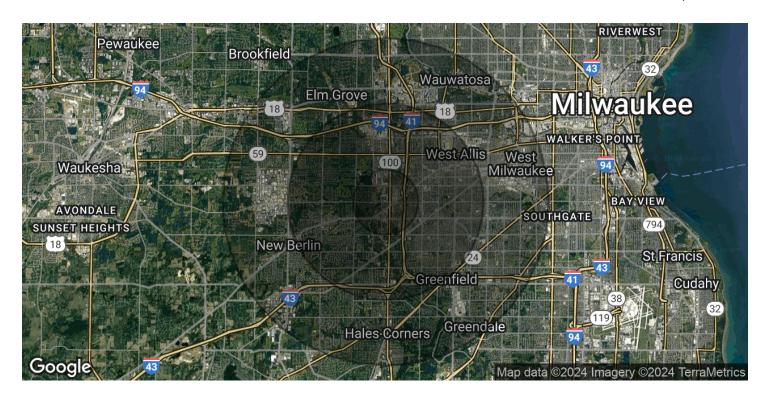




DEMOGRAPHICS

2675 SOUTH 108TH STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,786	108,428	258,366
Average Age	38	41.7	40.5
Average Age (Male)	37.2	40	38.9
Average Age (Female)	37.6	43	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,439	50,170	116,001
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$64,095	\$71,667	\$78,813
Average House Value	\$182,128	\$184,759	\$200,816

^{*} Demographic data derived from 2020 ACS - US Census



ZONING CODE

2675 SOUTH 108TH STREET

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Real														
Comment Record	Retail	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	Р	SF
Lamp Mean Development Sales 1	Neighborhood Retail						Р	Р	Р	Р	Р	Р		
Month State Month	General Retail								Р	Р	Р	Р		
Notice Sales Particular Par	Large Retail Development								С	С	С	С		
Nomenia Province Masia	Alcohol Beverage Sales							Р	Р	Р	Р	Р		
Part-brack Sales	Nicotine Sales													
Sean-thmost planes	Nominal Price Retail									L				
Service	Pawnbroker Sales									С				
Service	Secondhand Jewelry Sales									С				
Service RA-1 RA-2 RA-3 RB-3 RB-3 RB-4 RA-5 RB-5														\Box
Neglectories Service														\neg
Magnetinesis Magn	Service	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	Р	SF
General Service														
Teacher Teac	•													$\overline{}$
Restaurant							Р	Р				_		$\overline{}$
Seatlasteries													-	$\overline{}$
Amend Boodridg														$\overline{}$
December							-	-	-				_	\vdash
Employment Agency	·								-	_			-	\vdash
Food Production (miled)								-		_			-	\vdash
Food Procession Food Process							_						-	\vdash
Landy (eff-service)										_			_	\vdash
Massage Threaty		-					_			_				\vdash
Paydity Lander														$\perp \perp \mid$
Chirle & Institutional							С	С	С	_				\sqcup
Auti Day Care Center C C C C C C C C P P P P P P P P P P C C Diction Continued in Section 1 P P P P P P P P P P P P P P P P P P	Payday Lender									С	С	С		\Box
Auti Day Care Center C C C C C C C C P P P P P P P P P P C C Diction Continued in Section 1 P P P P P P P P P P P P P P P P P P														-
California Cal							C-1							SF
Circle Institution	Adult Day Care Center	С	С	С	С	С		Р	Р	Р	Р	Р	С	
Event Space or Theater ((so St and 5,000 sq. ft.)	Child Care Center (8 or fewer children)	С	С	С	С	С		Р	Р	Р	Р	Р	Р	
Event Space or Therefore (0,000 or more sq. ft.)	Civic Institution					С	С	С	С	С	С	С		
Funeral Establishment	Event Space or Theater (less than 5,000 sq. ft.)					С	Р	Р	Р	Р	Р	Р		
Group Child Care Center C	Event Space or Theater (5,000 or more sq. ft.)						С	С	С	С	Р	Р		
Religious Institution	Funeral Establishment							С	С	С	С	С		
Section C	Group Child Care Center	С	С	С	С	С		С	С	С	С	С	С	
School C C C C C C C C C	Religious Institution	С	С	С	С	С		С	С	С	Р	Р	С	
Public Park		С	С	С	С	С		С	С	С	С	С	С	
Public Park														\neg
Public Park	Parks & Recreation	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	Р	SF
Instruction/Training (30 or fewer persons at one time)									С	С			Р	
Instruction/Training (31 or more persons at one time)														-
Recreation (indoor)									C	_			_	$\overline{}$
Recreation													P	$\overline{}$
Sport Shooting Range							_		_	-				\vdash
Industrial RA-1 RA-2 RA-3 RB RC C-1 C-2 C-3 C-4 I-1 I-2 P										P			<u> </u>	\vdash
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Advanced Manufacturing	Industrial	PΔ-1	PΔ-2	PΔ-3	PR	BC.	C-1	C-2	C-3	C-4	1.1	1-2	P	SF
Commercial Light Industrial Flex		INA-1	NA-Z	IVA-2	ND.	RU	0-1	0-2		_			-	or'
Light Industrial L													_	\vdash
Heavy Industrial									C	U.			_	\vdash
Restricted Manufacturing											L		_	\vdash
Medical RA-1 RA-2 RA-3 RB RC C-1 C-2 C-3 C-4 I-1 I-2 P		1							-		-			\square
Ambulance Services Image: Control of the control o	Restricted manufacturing	1	L	<u> </u>					С	С	С	С		\Box
Ambulance Services C														
Hospital		RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4			P	SF
Medical Clinic P P P P P P P P P P P P P P P P P P P														\sqcup
Medical Service Image: Control of the con						С							<u> </u>	\Box
Narcotic Treatment Service							Р							
Veterinary Services C C C P P P Automotive RA-1 RA-2 RA-3 RB RC C-1 C-2 C-3 C-4 I-1 I-2 P Automotive RA-1 RA-2 RA-3 RB RC C-1 C-2 C-3 C-4 I-1 I-2 P Automotive P P P P P P P P P P P P P P P P P P								Р	Р	Р				
RA-1 RA-2 RA-3 RB RC C-1 C-2 C-3 C-4 I-1 I-2 P														
Automobile Parts Sales P P P P P P Car Wash Service C C C L Fuel Sales C C C C C Heavy Motor Vehicle Sales D C C C C P Heavy Motor Vehicle Service D C C C C C P Light Motor Vehicle Sales (indoor) C C C C P	Veterinary Services						С	С	С	С	Р	Р		
Automobile Parts Sales P P P P P P Car Wash Service C C C L Fuel Sales C C C C C Heavy Motor Vehicle Sales D C C C C P Heavy Motor Vehicle Service D C C C C C P Light Motor Vehicle Sales (indoor) C C C C P		•	•	•			•							\Box
Car Wash Service C C L Fuel Sales C C C C Heavy Motor Vehicle Sales C P C C C C Heavy Motor Vehicle Service C C C C C C C C C C C C C C P C C C C P C C C C P C C C P C C C P C C C P C C C P C C C P C C C P C C C P C C C D C C C D C C C C D C C C D C C C D C C C D C C D C C	Automotive	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	Р	SF
Fuel Sales C C C C C C P Heavy Motor Vehicle Sales B C P C P C C C C C C C C C C C D C C C C D C C C D C C D C C D C C D D C C D D C C D D C D	Automobile Parts Sales								Р	Р	Р	Р		
Fuel Sales C C C C C C P Heavy Motor Vehicle Sales B C P C P C C C C C C C C C C C D C C C C D C C C D C C D C C D C C D D C C D D C C D D C D	Car Wash Service									С	С	L		
Heavy Motor Vehicle Sales C P Heavy Motor Vehicle Service C C Light Motor Vehicle Sales (indoor) C C C								С	С					
Heavy Motor Vehicle Service Image: Control of the contro	Heavy Motor Vehicle Sales													
Light Motor Vehicle Sales (indoor)											_		_	\vdash
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Light Motor Vehicle Service		-						-	C				_	\vdash
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