

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
Zoning:	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 I-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

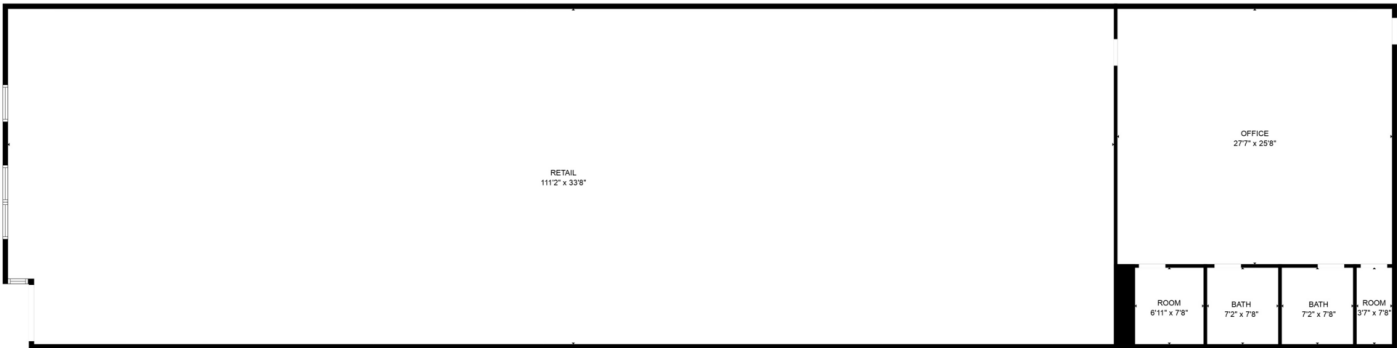
Will Klumb
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FLOOR PLAN

2675 SOUTH 108TH STREET
2675 South 108th Street West Allis, WI 53227



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PHOTOS

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RETAILER MAP

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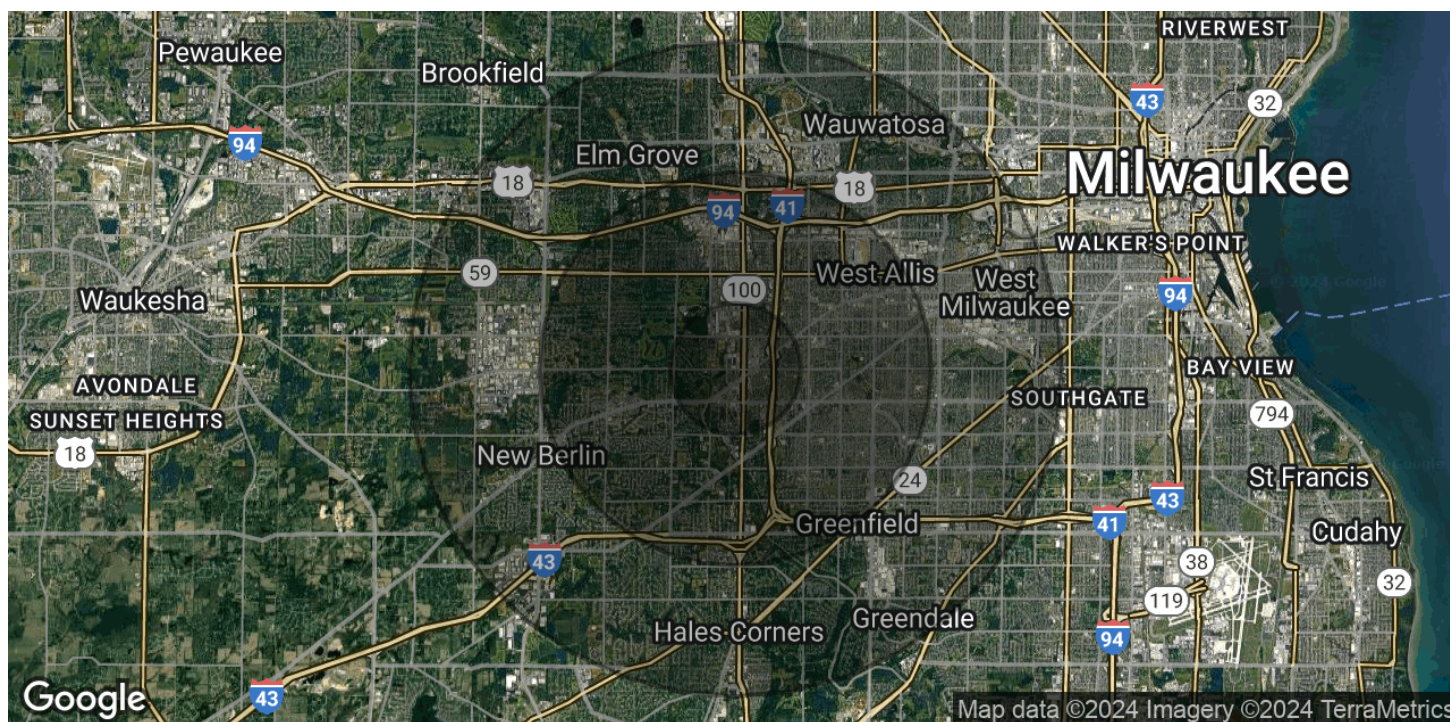


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DEMOGRAPHICS

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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

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ZONING CODE

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Retail	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Neighborhood Retail						P	P	P	P	P	P		
General Retail								P	P	P	P		
Large Retail Development								C	C	C	C		
Alcohol Beverage Sales							P	P	P	P	P		
Nicotine Sales													
Nominal Price Retail									L				
Pawnbroker Sales									C				
Secondhand Jewelry Sales									C				
Thrift Retail									C				
Service	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Neighborhood Service						P	P	P	P	P	P		
General Service								P	P	P	P		
Tavern						P	P	P	P	P	P		
Restaurant (limited)						L	L	L	L	L	L		
Restaurant						C	C	C	C	C	C		
Animal Boarding										C	P		
Dry Cleaning								C	C	C	C		
Employment Agency						L	L	L	L	P	P		
Food Production (limited)						L	L	L	L	L	L		
Food Production						C	C	C	C	P	P		
Laundry (self-service)						C	P	P	P	P	P		
Massage Therapy						C	C	C	C	C	C		
Payday Lender									C	C	C		
Civic & Institutional	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Adult Day Care Center	C	C	C	C	C		P	P	P	P	P	C	
Child Care Center (8 or fewer children)	C	C	C	C	C		P	P	P	P	P	P	
Civic Institution						C	C	C	C	C	C	C	
Event Space or Theater (less than 5,000 sq. ft.)						C	P	P	P	P	P		
Event Space or Theater (5,000 or more sq. ft.)							C	C	C	C	P	P	
Funeral Establishment							C	C	C	C	C	C	
Group Child Care Center	C	C	C	C	C		C	C	C	C	C	C	
Religious Institution	C	C	C	C	C		C	C	C	P	P	C	
School	C	C	C	C	C		C	C	C	C	C	C	
Parks & Recreation	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Public Park	C	C	C	C	C	C	C	C	C	C	C	P	
Instruction/Training (30 or fewer persons at one time)						P	P	P	P	P	P		
Instruction/Training (31 or more persons at one time)						C	C	C	C	C	C		
Recreation (indoor)						C	C	C	C	P	P	P	
Recreation										C	P	P	
Sport Shooting Range									P	P	P		
Industrial	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Advanced Manufacturing								C	C	P	P		
Commercial Light Industrial Flex								C	C	C	P		
Light Industrial										L	L		
Heavy Industrial											C		
Restricted Manufacturing								C	C	C	C		
Medical	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Ambulance Services										C	P		
Hospital					C			C	C	C	C		
Medical Clinic						P	P	P	P	P	P		
Medical Service							P	P	P	P	P		
Narcotic Treatment Service									L	L	L		
Veterinary Services						C	C	C	C	P	P		
Automotive	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Automobile Parts Sales								P	P	P	P		
Car Wash Service									C	C	L		
Fuel Sales							C	C	C	C	C		
Heavy Motor Vehicle Sales										C	P		
Heavy Motor Vehicle Service											C		
Light Motor Vehicle Sales (indoor)								C	C	C	P		
Light Motor Vehicle Sales									C	C	P		
Light Motor Vehicle Service							C	C	C	C	C		

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