



ELMBROOK PLAZA

124TH ST. & NORTH AVE. / BROOKFIELD, WI

ANCHOR SPACE
44,329 SF



MID-AMERICA®
Real Estate-Wisconsin, LLC

ELMBROOK PLAZA

124TH ST. & NORTH AVE. / BROOKFIELD, WI

Address

2435 N. 124th Street
Brookfield, WI 53005

Availability

Anchor Space: 44,329 SF
 Inline Retail: 1,680 SF
 4,445 SF & 5,000 SF
 (can be combined for 9,445 SF)

2024 NNN Expenses

\$4.00 PSF

Traffic Counts

19,900 VPD on North Ave.
14,700 VPD on N. 124th St.

Co-Tenants

KOHL'S

Hallmark Concentra

JET'S PIZZA



Features

- Located on the NWC of highly visible and heavily travelled 124th St. and North Ave
- Elmbrook Plaza is home to the First Kohl's Department store
- 1.5 miles west of Mayfair Mall which sees 6.8 visitors annually
- Signalized intersection with full access from North Ave & 124th St

2023 Spending Habits (Within 3 Miles)

1.1 MILLION
TOTAL VISITS



\$1,032,241,243
RETAIL GOODS SPENDING



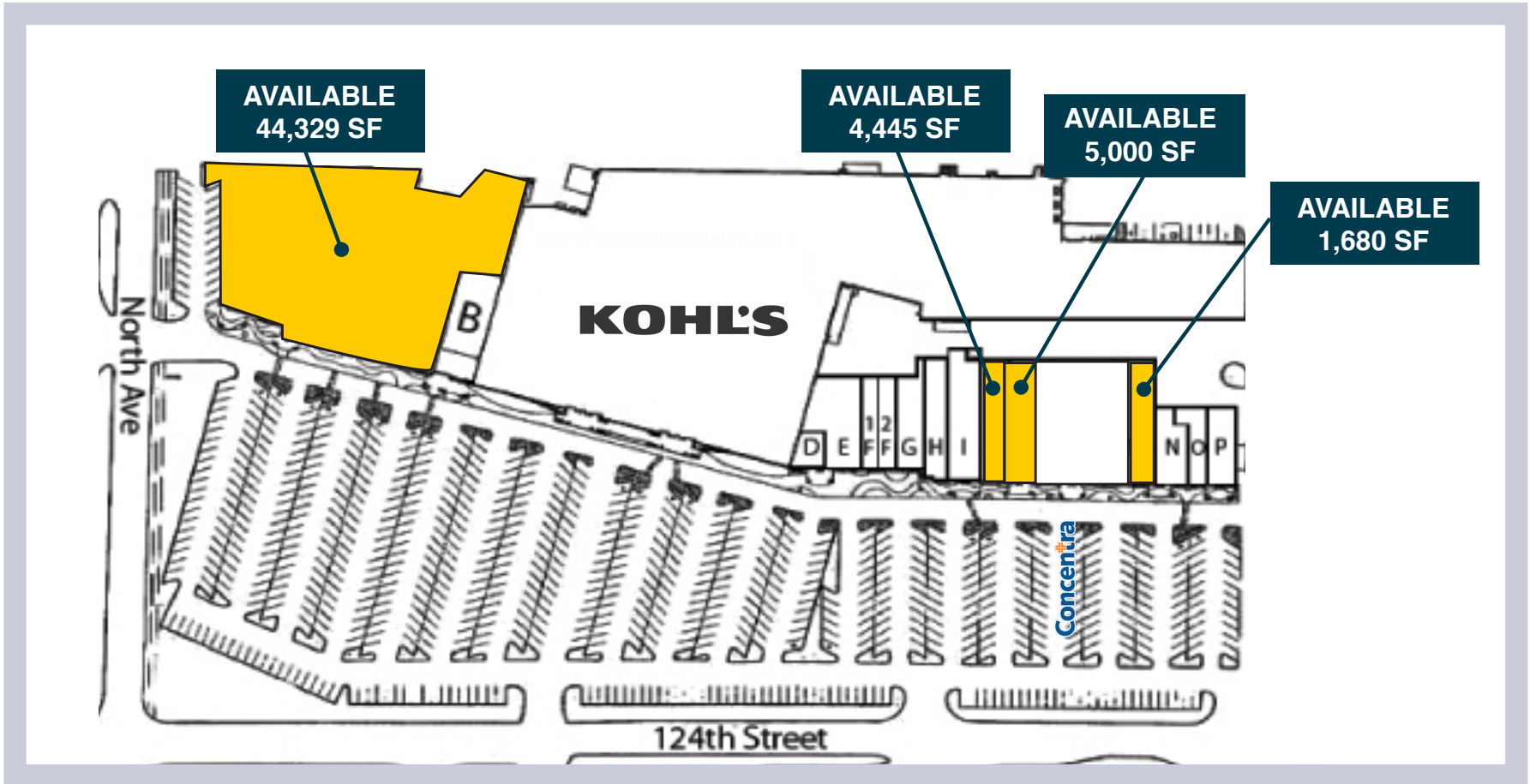
\$119,443,926
FOOD AWAY FROM HOME



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	8,573	65,902	251,120
HOUSEHOLDS	3,678	28,367	107,249
AVG HOUSEHOLD INCOME	\$130,253	\$128,881	\$108,728
DAYTIME POPULATION	8,905	103,275	281,919

SITE PLAN



Suite	Tenant	Size (SF)
A	AVAILABLE	44,329
B	Hallmark	2,600
C	Kohl's	127,987
D	Brow Perfection Salon	720
E	Had's Indian Cuisine	3,125
F1	Nails For you	1,520
F2	Official Pet Boutique	1,488
G	Kinetic Arts Dance	3,008
H	Elsmore Swim Shop	2,710

Suite	Tenant	Size (SF)
I	Cheveux Salon	2,378
J	AVAILABLE	4,445
K	AVAILABLE	5,000
L	Concentra Medical Clinic	11,000
M	AVAILABLE	1,680
N	The Doctors Office	1,845
O	Jets Pizza	1,980
P	Maytag	2,250



MARKET AERIAL



ELMBROOK PLAZA

124TH STREET & NORTH AVENUE / BROOKFIELD, WI

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BROKER 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:

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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 "Definition of Material Adverse Facts").
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. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

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.)

CONFIDENTIAL 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.