



NAGAWAUKEE CENTER

3214 GOLF ROAD | DELAFIELD, WI

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Address

3214 Golf Road
Delafield, Wisconsin 53214

Availability

1,560 SF (\$14.64/SF NNN)
3,720 SF (\$6.37/SF NNN)
Total GLA: 220,083 SF

Traffic Counts

26,200 VPD on South 83
71,700 VPD on I-94

Features

- Nagawaukee Center is a 280,083 SF neighborhood center located at the NEQ of I-94 & Highway 83 in the western Milwaukee suburban community of Delafield
- Excellent visibility and access to Interstate 94 which is the main link between Madison and Milwaukee
- The Center's western Waukesha County location positions it to cater to the affluent Lake Country communities

Co-Tenants



2023 Spending Habits (Within 1 Mile)

3,823,405

TOTAL VISITS
Placer.ai

\$28,116,541

TOTAL RETAIL GOODS SPENDING
esri

\$3,199,871

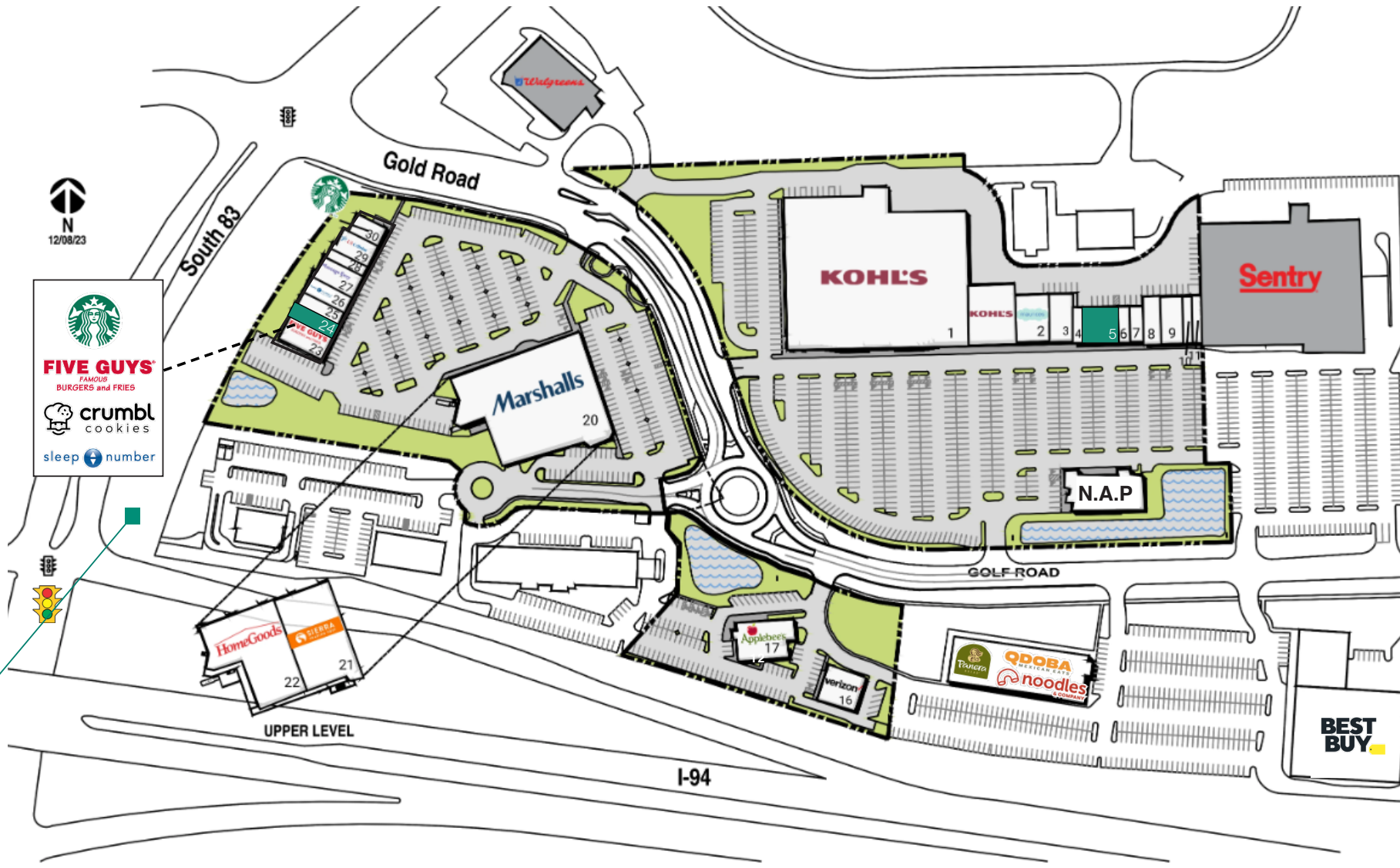
FOOD AWAY FROM HOME
esri

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	1,261	15,251	49,733
HOUSEHOLDS	573	6,132	20,095
AVG HOUSEHOLD INCOME	\$170,740	\$164,639	\$152,248
DAYTIME POPULATION	3,891	16,941	43,109



SITE PLAN



MONUMENT SIGN

#	TENANT	SQ. FT.
1	Kohl's	80,684
1A	Kohl's	8,313
2	Maurices	4,920
3	Orange Theory Fitness	3,499
4	Sports Clips	1,243
5	AVAILABLE	3,720
6	Wild Birds Unlimited	1,240
7	Delafield Vision	1,488
8	Buff City Soap	2,462

#	TENANT	SQ. FT.
9	Bath & Body Works	3,280
10	The UPS Store	1,336
11	Heaven Nails & Spa	1,432
16	Verizon Wireless	4,000
17	Applebee's	5,600
20	Marshalls	37,696
21	Sierra Trading Post	18,066
22	HomeGoods	22,559
23	Five Guys Burgers & Fries	3,400

#	TENANT	SQ. FT.
24	AVAILABLE	1,560
25	FedEx Kinko's Office & Print	1,998
26	Sleep Number	2,400
27	Massage Envy	3,200
28	Crumbl Cookies	1,307
29	US Cellular	2,810
30	Starbucks Coffee	1,870
S15	Best Buy	NAP



DELAFIELD, WI



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MIKE FITZGERALD

414.390.1427

Fitzgerald@MidAmericaGrp.com

EMILY SMITS

414.935.6009

ESmits@MidAmericaGrp.com

MidAmericaGrp.com



600 N Plankinton Ave #301

Milwaukee, WI 53203

414.273.4600



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.