

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

**5,859 SF Fully-Equipped Upscale
Restaurant with Designer Finishes**



Building has since been painted*

**JOIN THESE
GREAT RETAILERS
AND BUSINESSES**



**EXPANSIVE
WORKSPACE**



**Plus: Over 1,000 Proposed
Luxury Apartments!**



Citadel Property Advisors, LLC
100 South Wacker Drive, Suite 950 | Chicago, Illinois 60606
www.citadel-advisors.com



Bar Area



Dining Area

**BREAKING GROUND
SPRING 2023**
86 UNIT SENIOR
HOUSING PROJECT

**BREAKING GROUND
SPRING 2023**
552 LUXURY
APARTMENTS

**SYNERGY
APARTMENTS**
269 UNITS
FULLY-LEASED

**PHASE IV
PROPOSED**
220-UNIT
RESIDENTIAL TOWER

PHASE II - COMPLETE
WHOLE FOODS

PHASE I - COMPLETE
FASHION RETAIL

SITE

TJ-maxx
DSW
DESIGNER SHOE WAREHOUSE

OLD NAVY

**NORDSTROM
rack**

**DICK'S
SPORTING GOODS**

ULTA
**J.CREW
FACTORY**

**corner
bakery**

crafty crab

**HOMewood
SUITES
Hilton**

DEMACO

EXPANSIV

**GOOD CITY
CLUB**

**Grand
Pancakes & Cafe**

**Golden Nest
Pancakes & Cafe**

HomeGoods

BOB'S FURNITURE

PET SMART

**WHOLE
FOODS
MARKET**

**sleep + number
LENSCRAFTERS**

HORICON BANK

at&t

verizon
**PAUL MITCHELL
the school**



5,859 SF Fully-Built Restaurant

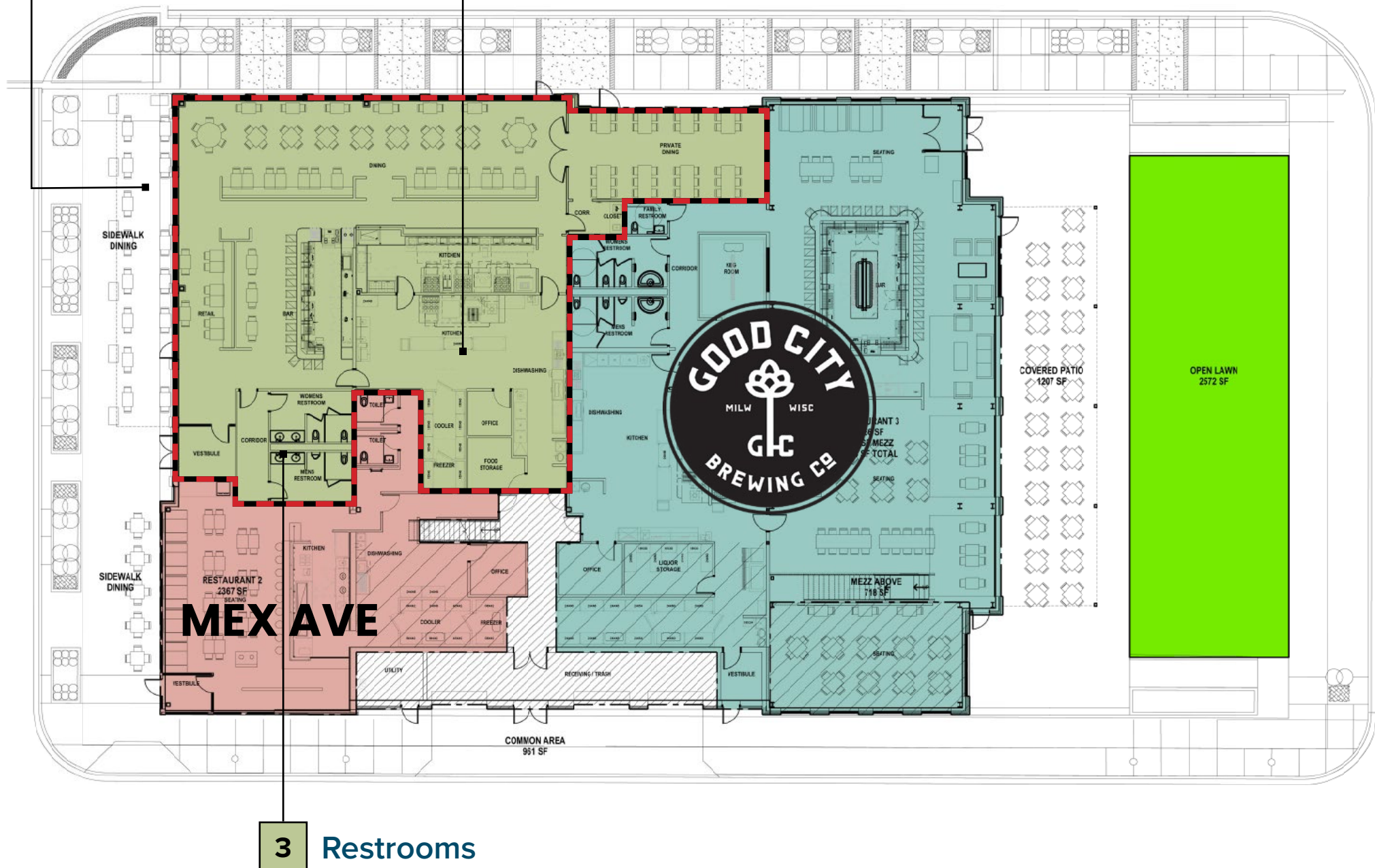
- High-end restaurant build-out with clean white brick facade with painted wood exterior paneling, designer brass interior accents, tin-look ceiling, and beautiful tile floor
- All FF&E remains in open kitchen including walk-in freezer / cooler, grill hoods, and bar equipment
- 30-seat outdoor patio across from outdoor plaza
- 40-seat private dining room for events
- 24-seat bar with quartz bar top
- Steps away from 269-unit Synergy apartments, 146-room Hilton Homewood Suites, Expansive coworking, Whole Foods, and other stores of The Mayfair Collection
- 552 apartments and 86 senior housing units scheduled to break ground on-site in Spring 2023



Patio Seating Area

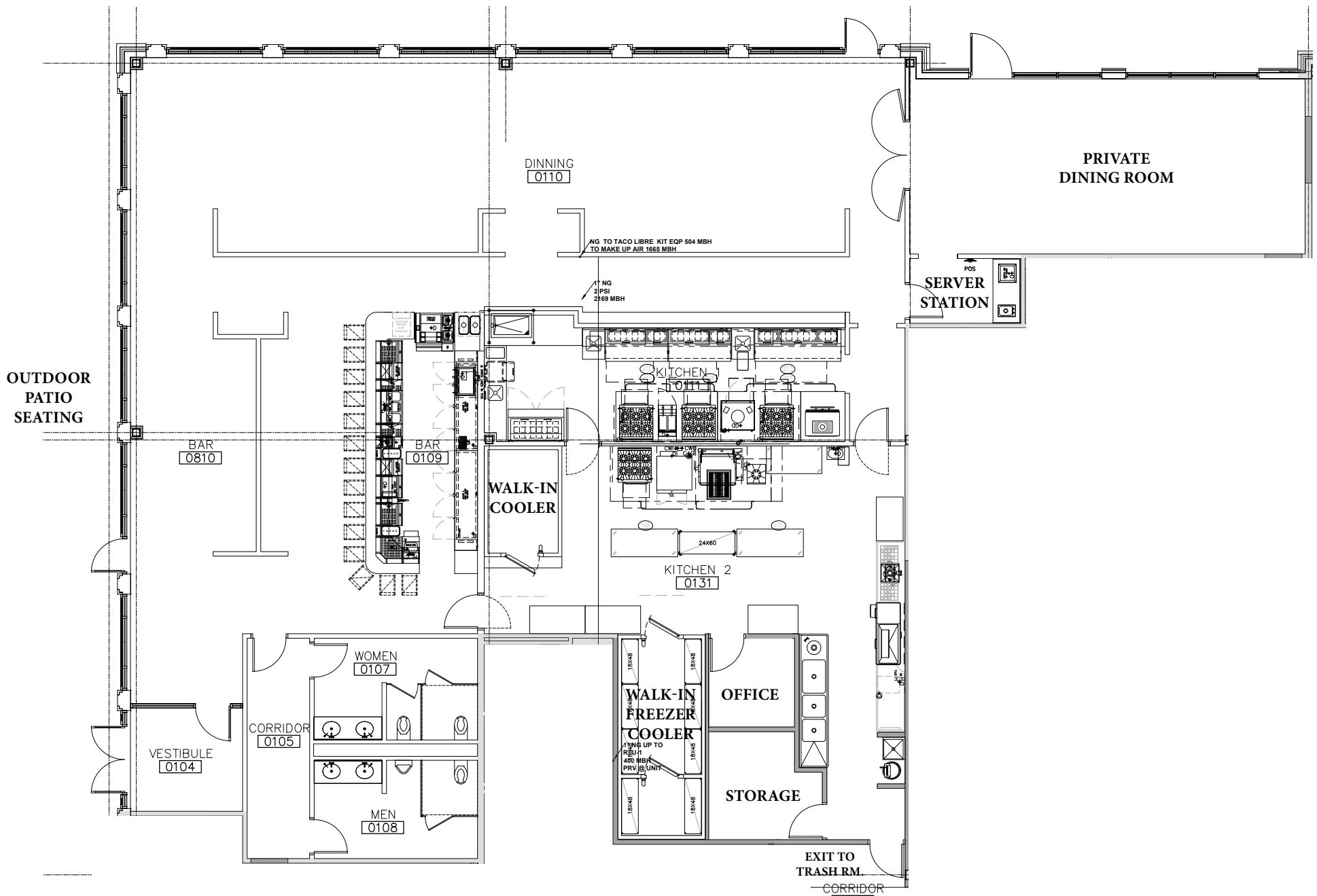
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- 1 30-seat Outdoor Patio
- 2 Kitchen w/ walk-in freezer / cooler



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Gorgeous Existing Restaurant with
Fully-Built Kitchen



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**Gorgeous Existing Restaurant with
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WHOLE
FOODS
MARKET

NORDSTROM
rack

DICK'S
SPORTING GOODS

DSW
SHOE
WAREHOUSE

ULTA
BEAUTY

Highway 45 141,000 VPD



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Over 4 Million Annual Visits

EXPERIENCE UNPARALLELED REGIONAL CUSTOMER TRAFFIC

Because of its central location and convenient access to the regional interstate system, The Mayfair Collection is uniquely positioned to serve customers throughout all of metro Milwaukee.

#1 overall



Retail Traffic in Milwaukee (non-mall)

1.15 million



Estd. Unique Customers in 2019

350,000



Average Customer Visits per Month

91 minutes



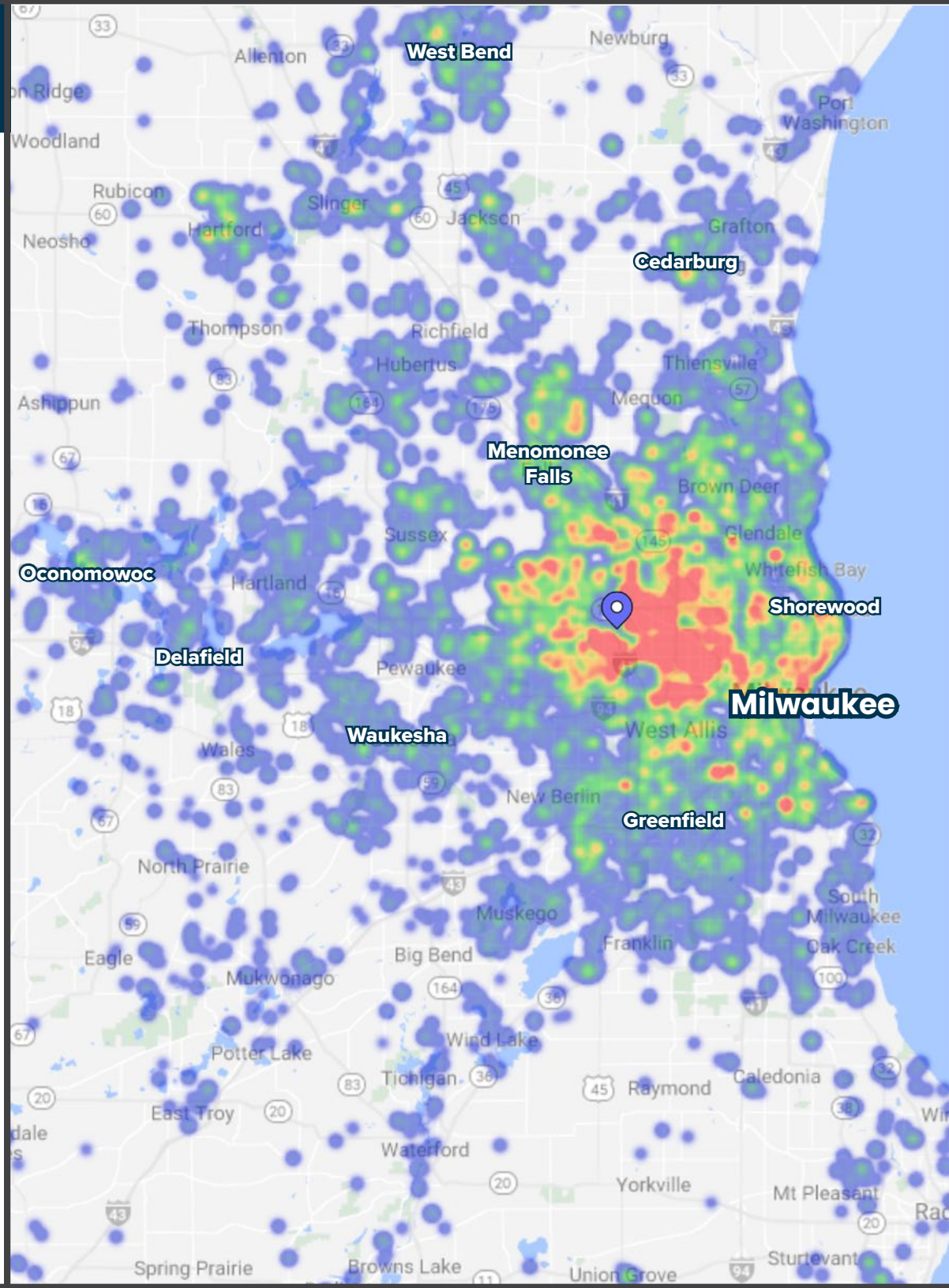
Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)





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WAUWATOSA, WISCONSIN



BRENTON SCHRADER
312.458.4392
brenton@citadel-advisors.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

