



**LEASE**  
**Neighborhood Retail Center**

SEC of Miller Park Way & W. NATIONAL AVE.  
WEST MILWAUKEE, WI 53214

**EXCELLENT CENTRALLY-LOCATED HIGH TRAFFIC**  
**CORNER SITE OPENING FALL 2002!**

**DETAILS**

CENTER SIZE	16,875 SF
SPACE AVAILABLE	1,875 - 16,875 SF
LEASE RATE / TYPE	\$16.00 /SF - Triple Net
LEASE TERMS	10 YEAR MIN. PREFERRED
BUILDOUT PROVIDED	"White Box" - TI ALLOWANCE NEGOTIABLE
ADDITIONAL CHARGES	TAXES, INSURANCE, CAM EST. AT \$4.00 /SF
TRAFFIC COUNTS	MILLER PARK WAY: 28,000 CPD NATIONAL AVE: 14,000 CPD
ANCHOR TENANTS	McDonald's, I-Hop: WINTER 2001-02 BOSTON MARKET: SUMMER 2002
COMMENTS	- GREAT population density - 3,500 EMPLOYED IN IMMEDIATE AREA - PARKING: 78 SPACES (4.6/1000 SF)



**LOOKING NORTH**

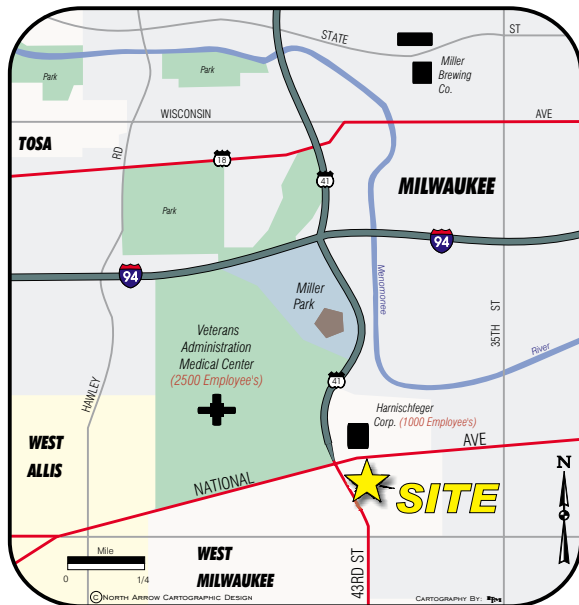


**DEMOGRAPHICS**

Radius	1 Mile	3 Mile	5 Mile
Population*	19,334	232,657	512,431
AVERAGE HH INCOME*	\$40,512	\$41,588	\$47,002

\* 2001 ESTIMATE

**MAP**



**SITE PLAN**

Please Note: Site plan for Discussion purposes only.

