

SENDIK'S TOWNE CENTRE

18985 West Capitol Drive, Brookfield, WI



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MID-AMERICA®
Real Estate-Wisconsin, LLC

A MEMBER OF CHAINLINKS RETAIL ADVISORS

SENDIK'S TOWNE CENTRE

Retail Space Available - 18985 West Capitol Drive, Brookfield, WI



ADDRESS

SWC of Capitol Drive and Brookfield Road, Brookfield, WI

TOTAL GLA

189,114 square feet

FEATURES

- First-class architectural design
- Highly identifiable shopping center
- Unparalleled demographics
- Regional access from Capitol Drive

ANCHOR



AVAILABLE RETAIL SPACE

1,694 sf to 4,026 sf within the Towne Centre
Outlot: 6,575 sf (divisible)

NNN EXPENSES

\$4.80 psf

LEASE RATE

Varies with size and location

SPACE DELIVERY

To Be Determined (based on Tenant requirements)

PARKING

963 surface parking spaces and 93 underground spaces
5.6 spaces per 1,000 square feet of GLA

TRAFFIC COUNTS

33,900 aadt on Capitol Drive
10,900 aadt on Brookfield Road

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TO VIEW A VIDEO BROCHURE OF SENDIK'S TOWNE CENTRE
<https://vimeo.com/133791041>

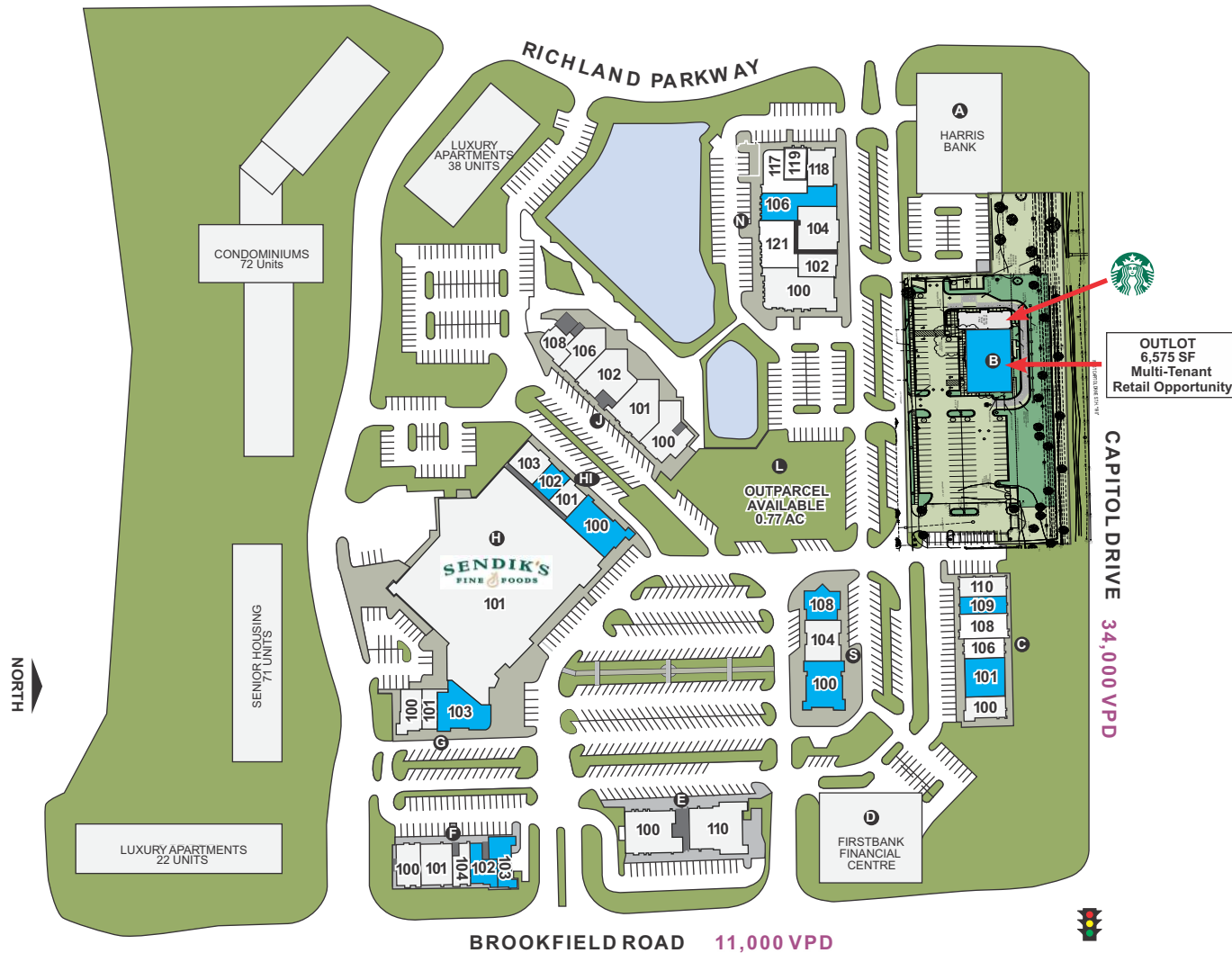


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600 North Plankinton Avenue, Suite 301
Milwaukee, Wisconsin 53203
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SENDIK'S TOWNE CENTRE - SITE PLAN

Retail Space Available - 18985 West Capitol Drive, Brookfield, WI



gfa/A	TENANT	SF
C100	Goo Goo Gaa Gaa	2,000
C101	AVAILABLE	3,370
C106	Brook Furniture Rental	1,837
C108	Mathnasium	2,000
C109	AVAILABLE	1,694
C110	Jake's Burger	2,212
E100	Squire Fine Men's Apparel	4,914
E110	Neroli Salon & Spa	4,886
E200	Briohn Building Corporation	10,257
F100	Café Manna	2,823
F101	YogAsylum	3,120
F102	AVAILABLE	2,200
F103	AVAILABLE	1,698
F104	The UPS Store	1,671
F200	AVAILABLE	860
F201	Milwaukee Ballet Company	4,280
F203	AVAILABLE	1,327
F204	DC Workfinders	1,996
G100	Towne Centre Cleaners	2,000
G101	Lash Boutique	1,510
G103	AVAILABLE	4,026
H101	Sendik's Fine Foods	54,031
J100	Healthworks Wellness Center	3,600
J101	Emergency Room Specialists	4,221
J102	Brookfield Prescription Center	3,892
J106	Brookfield Vision Center	3,070
J108	Somerstone Investments	1,147
J200	Management Research Services	7,404
J201	AVAILABLE	8,420
N100	North Star American Bistro	6,792
N102	Callen Construction	2,074
N104	Massage Envy	3,070
N106	AVAILABLE	3,924
N117&119	Healing Corner	3,805
N118	Midwest Beads	2,022
N121	North Star American Bistro	1,500
S100	AVAILABLE	4,000
S104	Polished Nail Bar	3,300
S108	AVAILABLE	2,337
H100	AVAILABLE	4,000
H101	Absolute Pilates	1,661
H102	AVAILABLE	1,770
H103	Off Broadway Salon	2,245

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TRADE AREA DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
\$93,094 Est. Med. Income	\$92,385 Est. Med. Income	\$82,303 Est. Med. Income
1,470 Est. Daytime Pop.	19,826 Est. Daytime Pop.	109,520 Est. Daytime Pop.
3,428 Est. Population	31,547 Est. Population	88,516 Est. Population
1,356 Est. Households	12,101 Est. Households	36,221 Est. Households



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SENDIK'S TOWNE CENTRE - AERIAL

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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.

CONFIDENTIAL INFORMATION: _____

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.)

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.

