

# OFFICE BUILDING FOR SALE



TRANSWESTERN

REAL ESTATE  
SERVICES

## 4701 NORTH PORT WASHINGTON ROAD

GLENDALE, WI 53212



### Sale Information:

**MARIANNE BURISH, MBA**

Executive Vice President

D 414.270.4109

C 414.305.3070

E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

310 W. Wisconsin Ave.

Ste. ME110

Milwaukee, WI 53203

T 414.225.9700

[www.transwestern.com/milwaukee](http://www.transwestern.com/milwaukee)

# GENERAL INFORMATION

Exceptional opportunity to own a small well-maintained, high-visibility multi-tenant office property in the desirable Northshore community of Glendale. With an easy-to-find and easy-to-access location immediately off a newly reconstructed exit to Port Washington Road at Hampton Avenue, this currently owner-occupied, building keeps good company with its best-in-class medical/healthcare, corporate, and commercial neighbors including Ascension Wisconsin, the Orthopedic Hospital of Wisconsin, Blount Orthopedic, RiverGlen Pediatric Clinic, Heartis Senior Living Village, Northshore Montessori School, Nurturing Nook child daycare, the Holiday Inn Rivercenter & Anchorage restaurant, legendary Solly's butter-burger restaurant and others. Perfect opportunity for the next owner-user needing all or a portion of the building and/or investor looking for that genuinely achievable value-add play. Re-priced..... to sell. Call Marianne Burish today to discuss the opportunity or schedule a tour.

List Price	\$884,000 (\$67.71/gross SF; \$84.64 SF superstructure)
Building Size	13,055 gross SF (4 floors + improved lower level); 10,444 SF upper 4 floor (9,685 sf per leases).
Year Built	Built 1977/78 with subsequent updates/renovations
Real Estate Taxes – 2023	\$28,427.97
Assessed Value – 2023	\$884,000
Parcel Number	23314008001
Stories	4 Stories plus improved lower level
Building Tenancy	Multi-tenant office building. Currently 63.2% occupied (upper floors); 40.4% owner-occupied per building leasable SF.
Construction Type	Masonry walls with precast floors with insulated aluminum frame windows
Roof & Wall Flashing	Newer (late 2013/early 2014): Fesco insulated single ply SBS modified bitumen membrane
Lot Size	0.413 Acres
Zoning	Commercial or Business Park
Utilities	Gas/electric (WE Energies); water & sewer (municipal)
Parking	36 on-site surface parking spaces (including 1 ADA space) per survey plat (attached).
Fire Protection	Fire monitoring to fire department
Elevator	Northwestern 1500# (10 person) Hydraulic Passenger Elevator
HVAC	New in 2017: Carrier 25-ton rooftop heating & cooling plant incl temp economizer & barometric relief.
Electrical	3 Phase/208 V/400 Amp (TBC)
Stacking Plan/Rent Roll/NOI	See "Building Stacking Plan & Rent Roll"; owner's lease and third-party leases are short-term and month-to-month plus there is an additional \$1,000/year in association with a new 6 year, 4 space, parking lease. Operating data shared upon further qualification of interest.
Special Features/Noteworthy Items	4 <sup>th</sup> floor roof light; electrified backlit south signage; north electrified signage infrastructure in-place but not currently used—potential signage income; under-utilized lower-level office space used as file storage presently at no charge by owner; possible short-term leaseback from seller. Located immediately off new I43 at Hampton exit.

*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

# BUILDING STACKING PLAN

Floor			<b>Note (1)</b>			
	Leasable SF per Leases	Occupied Per Leases	Floor Plate	% Occupied Superstructure SF Per Leases		
4	Urban & Taylor, S.C. - Ste 400 - 2,611 SF (LED 1/31/2025)		2,611	2,611	2,611	100.0%
3	VACANT - Ste 300 - 2,611 SF		2,611	-	2,611	0.0%
2	Reckmeyer Law, LLC - Ste. 200 - 1,306 SF (M-T-M)	Sylke Law Offices, LLC - Ste. 201 - 1,157 SF (12/31/2026)	2,463	2,463	2,611	100.0%
1	VACANT - Ste. 100 - 956 SF	The Opportunity Center, Inc. - Ste. 101 - 1,044 SF (11/30/2025)	2,000	1,044	2,611	52.2%
LL	<b>Note (3) OFFICE SPACE - VACANT &amp; AVAILABLE</b>	<b>Note (3) OFFICE SPACE - VACANT &amp; AVAILABLE</b>	<b>9,685</b>	<b>6,118</b>	<b>10,444</b>	<b>63.2%</b>
					<b>13,055</b>	
			Owner Occupied Per Leases - SF (i.e. Suites 200 & 400)		<b>3,917</b>	
			<b>Note (2)</b> Owner Occupied Based on Leasable SF per existing leases - %		<b>40.4%</b>	

**Note (1):**

- Floorplate SF and gross SF building data as indicated by tenant leases, building appraisal/s, various building plans, etc.
- Broker makes no representations as to the correctness of the data herein.

**Note (2):**

- Leasable SF per leases is less than building SF per architectural plans and various other referenced documents. Owner (and previous owners) made no SF adjustments for building common areas on multi-tenant floors.
- The "Owner Occupied %" is based on the SF occupied by Owner per the leases calculated over the indicated leasable SF per leases of 9,685 sf.

**Note (3):**

- The Lower-Level office space was previously occupied by an accounting firm (many years ago); said space is now used as file storage space by owner at no charge.
- No elevator service to this level.

# BUILDING RENT ROLL

As of July 1, 2024

			Note (1)	Note (1)		Note (1)	
			Modified Gross	Modified Gross	Leased	Modified Gross	
Tenant	Suite	SF	Monthly Rent	Annual Rent	SF	\$/SF	Term of Lease
VACANT & AVAILABLE	100	956					
The Opportunity Center, Inc.	101	1,044	\$1,740	\$20,880	1,044	\$ 20.00	11/30/2025
Reckmeyer Law	200	1,306	\$2,100	\$25,200	1,306	\$ 19.30	MTM
Sylke Law Office	201	1,157	\$1,175	\$14,100	1,157	\$ 12.19	12/31/2026
VACANT & AVAILABLE	300	2,611					
Urban & Taylor	400	2,611	\$4,200	\$50,400	2,611	\$ 19.30	1/31/2025
<b>Note (2)</b>	<b>LOWER LEVEL OFFICE SPACE</b>	<b>LL</b>	<b>2,611</b>	\$0	\$0	-	\$ -
Total Office Rental Income		12,296	\$9,215	\$110,580	6,118	\$ 18.07	
Rental Income From Owner-Occupant/s:			\$8,040	\$75,600	4,961	\$ 15.24	
Rental Income From Third Party Tenants:			\$2,915	\$34,980	2,201	\$ 15.89	
			\$10,955	\$110,580	7,162		
<b>Note (3)</b>	Other Income - Parking Lease	4 spaces		\$1,000			9/30/2027
<b>Total Building Income</b>				<b>\$111,580</b>			

Note (1):

- Modified Gross Lease Rate includes base rent, operating expenses, real estate taxes, gas (heat), electric (a/c), water and sewer expense.
- Tenants pay for their own premises cleaning and separately metered electricity for overhead lights and convenience outlets.

Note (2):

- Lower-level office space last occupied several years ago by an accounting firm; currently used for file storage by owner at no charge. No elevator service.

Note (3):

- Represents \$1,000/year parking income from new annual lease with adjacent building owner.
- Said parking lease is paid in 2 installments each year and can be terminated by either party after 10/30/2022 upon 180 days advance written notice to the other.

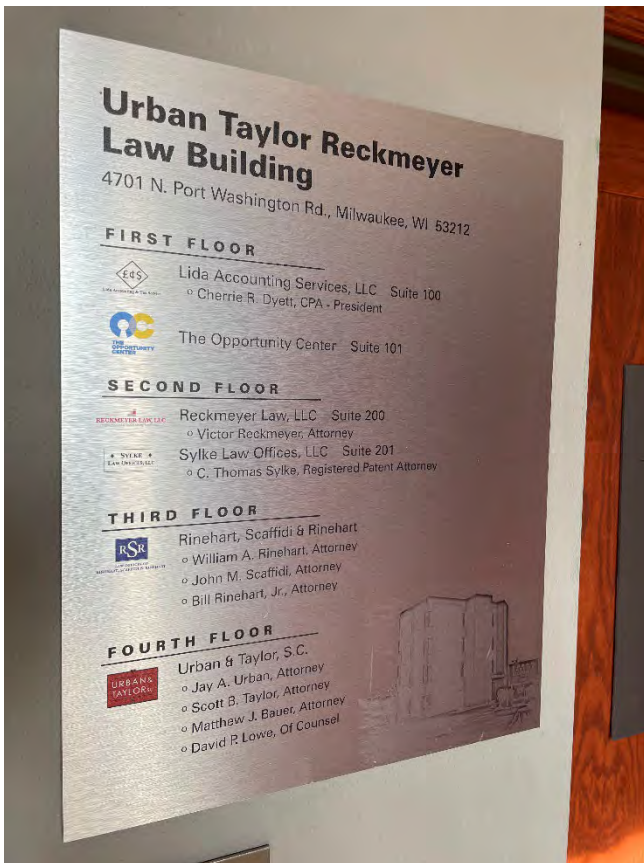
# PROPERTY PHOTOGRAPHS



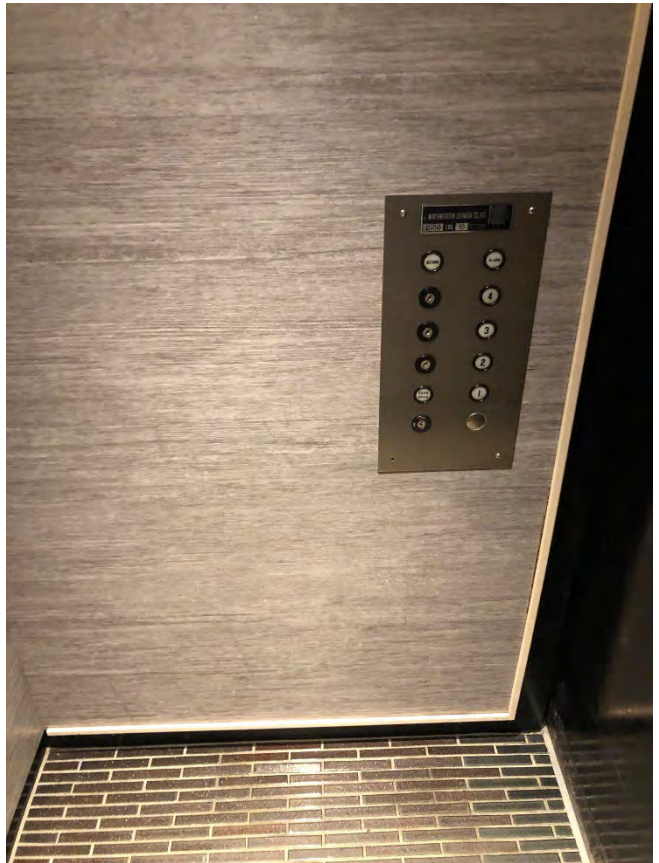
Building signage along N. Port Washington Road



Main lobby



Building Directory – Quality Tenant Roster



Simple, smartly finished elevator cab

# PHOTOGRAPHS



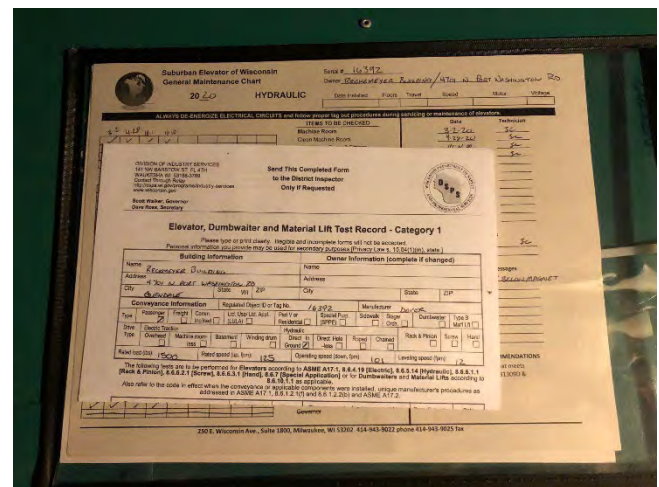
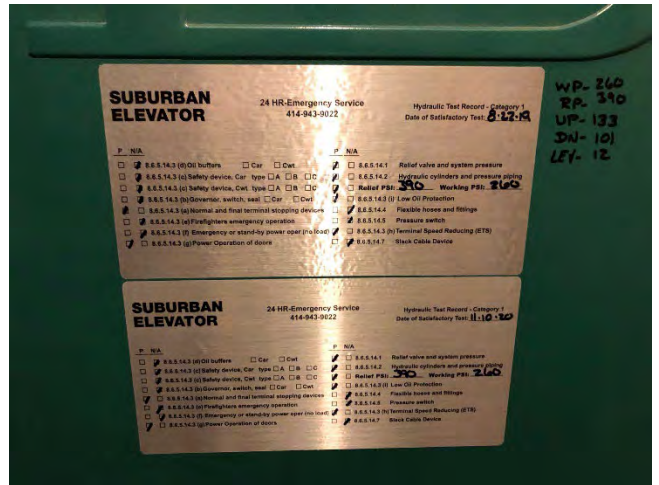
Typical floor lobby area



Dedicated men's and women's restrooms on each floor



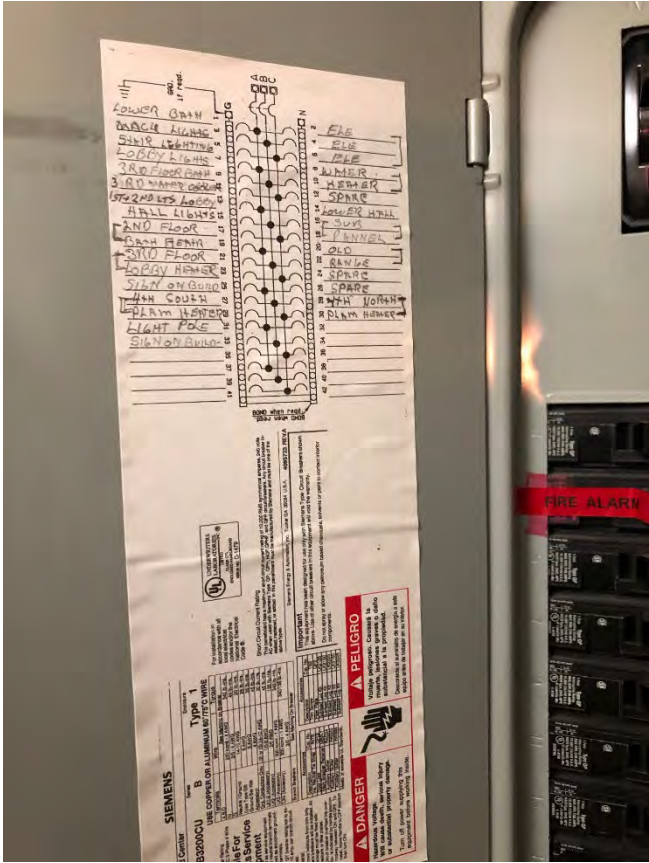
Properly maintained hydraulic elevator



# PHOTOGRAPHS



Finished basement/lower level office space currently  
Used for owner's record storage.



# PHOTOGRAPHS



Electric meters for suite metering of overhead lights & convenience outlets.



# PHOTOGRAPHS



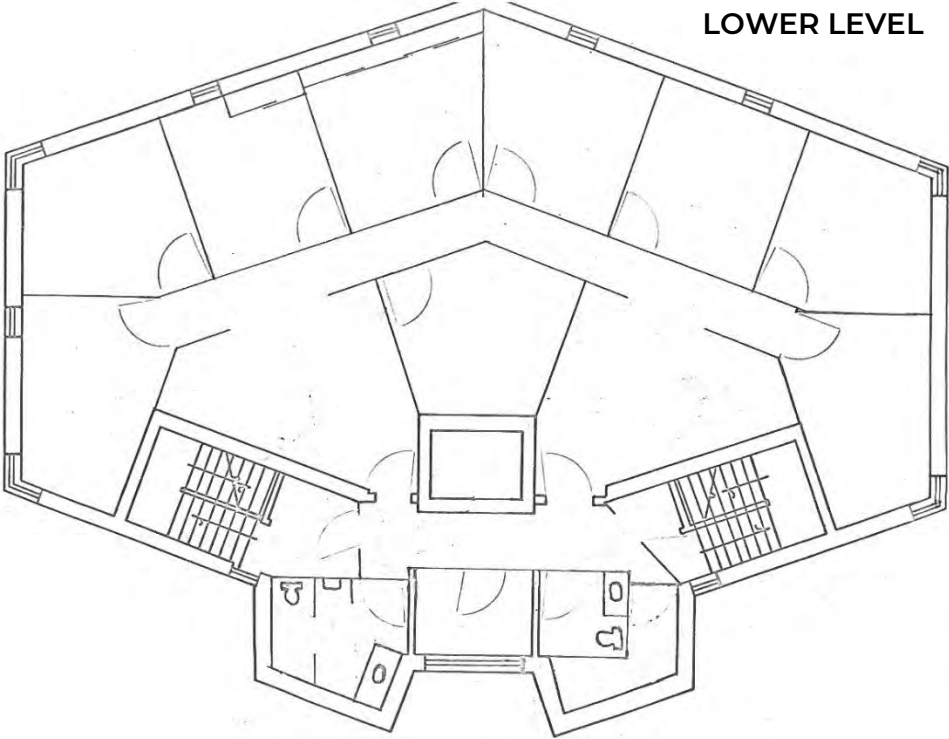
Precast flooring



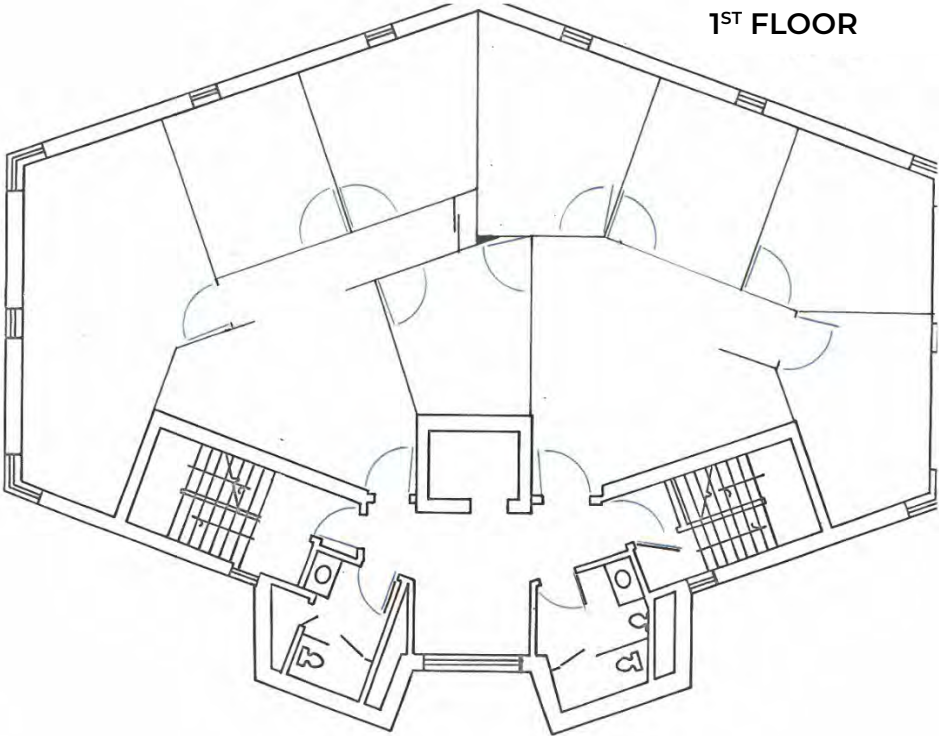
Holiday Inn & RiverCenter Conference Facility and Anchorage Restaurant

# FLOOR PLANS – APPROXIMATE EXISTING CONDITIONS

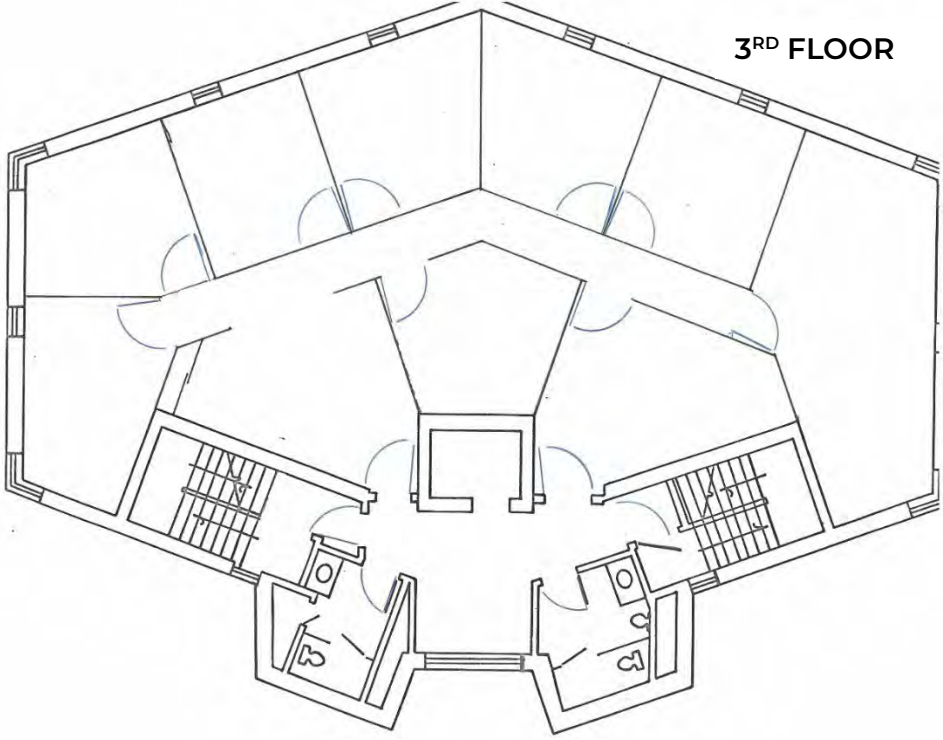
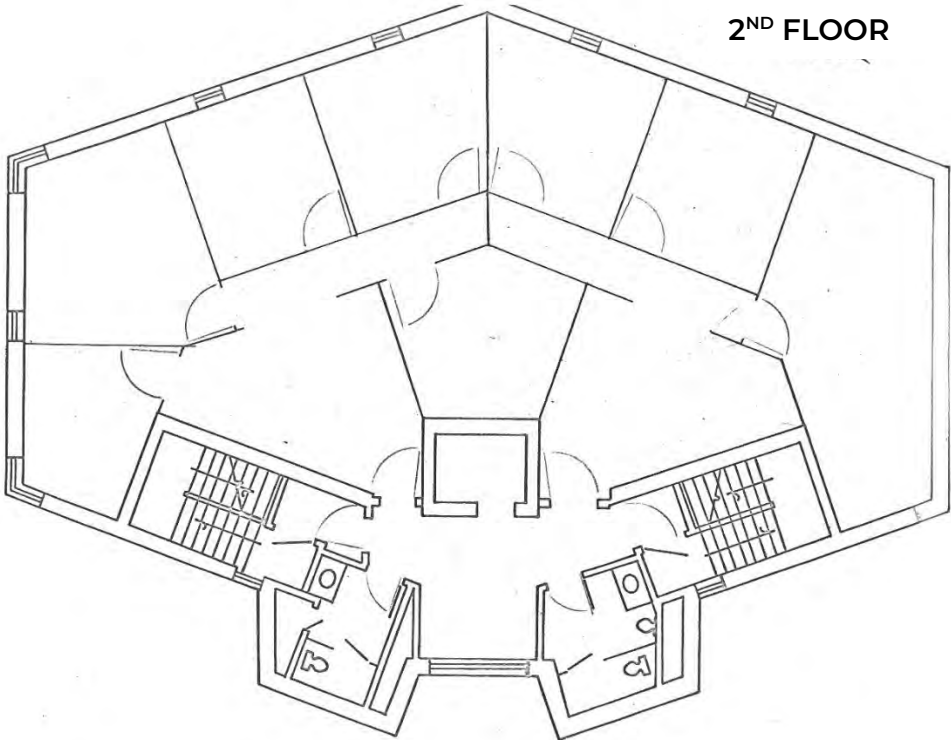
LOWER LEVEL



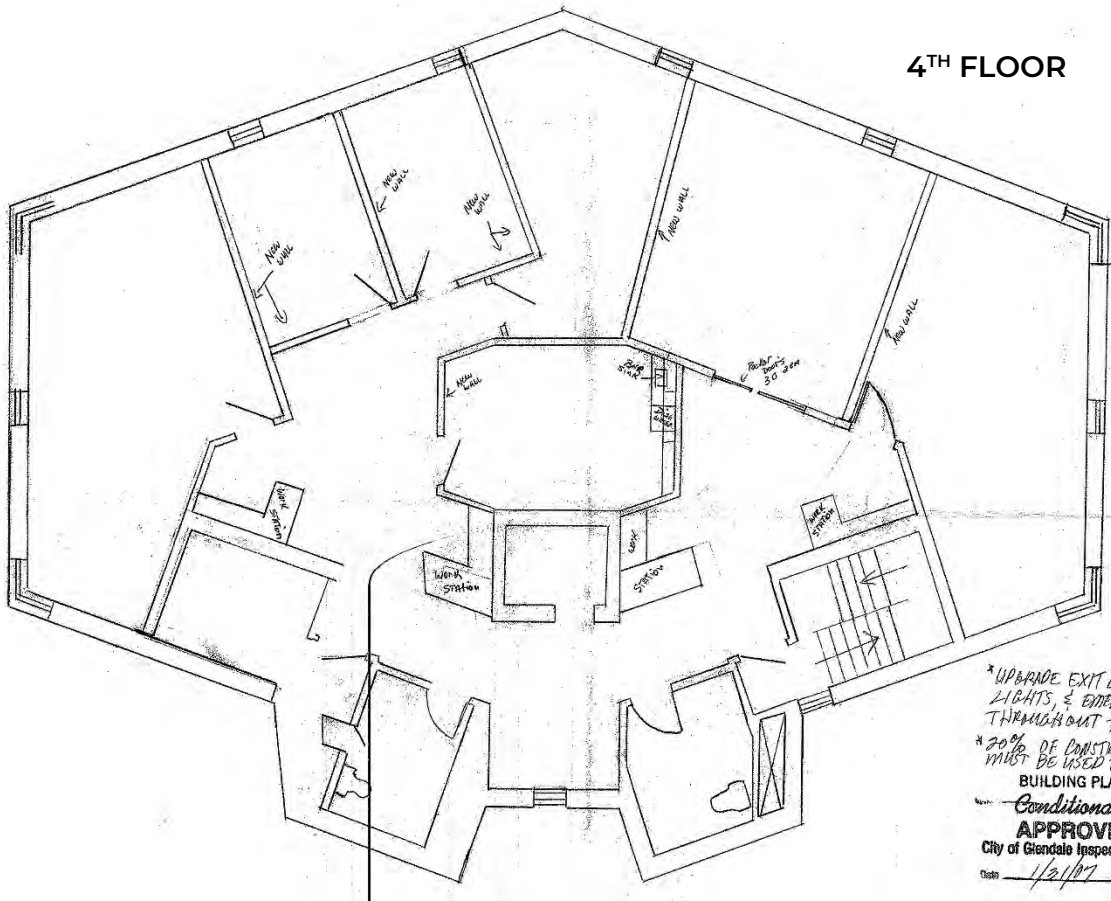
1<sup>ST</sup> FLOOR



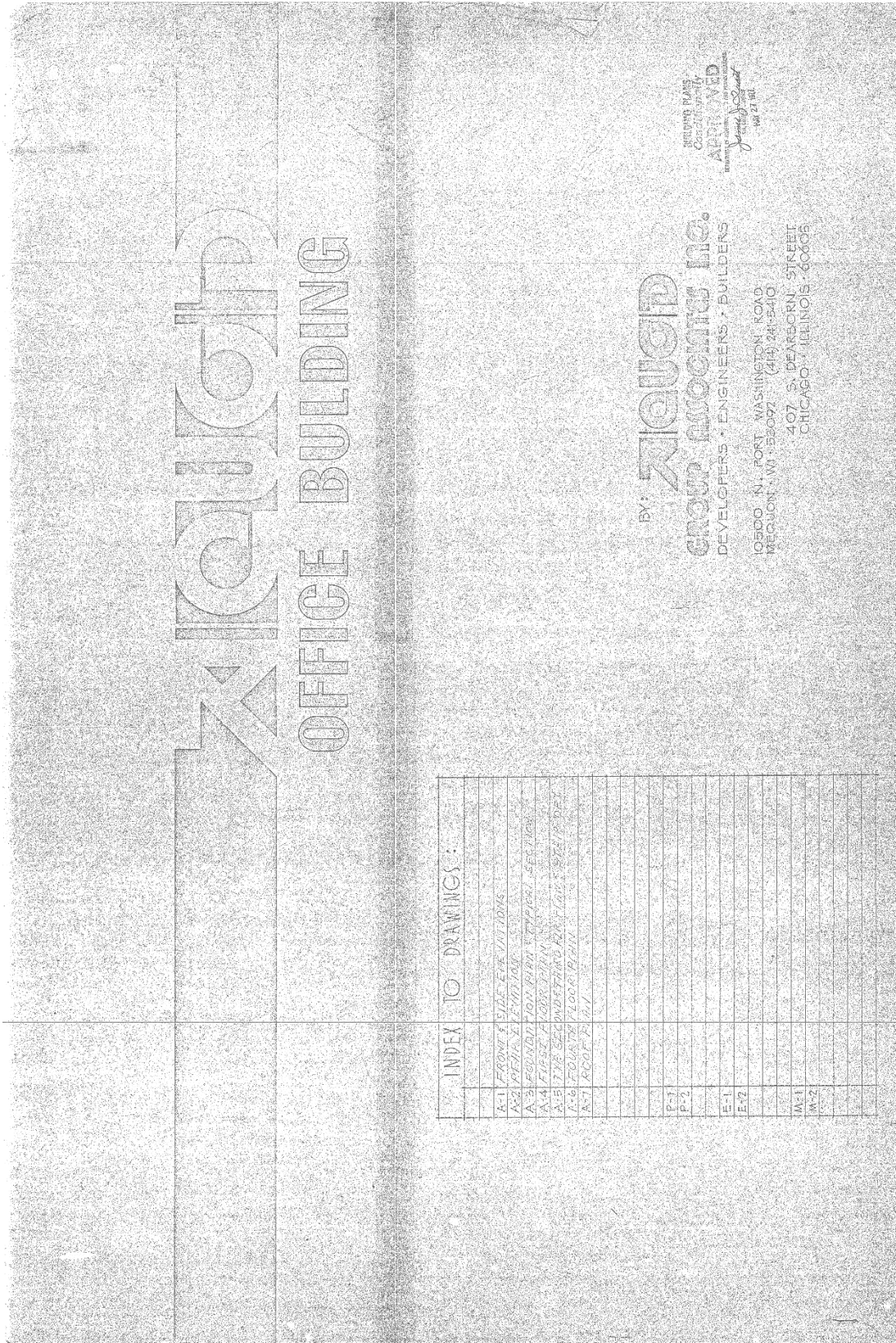
# FLOOR PLANS – APPROXIMATE EXISTING CONDITIONS



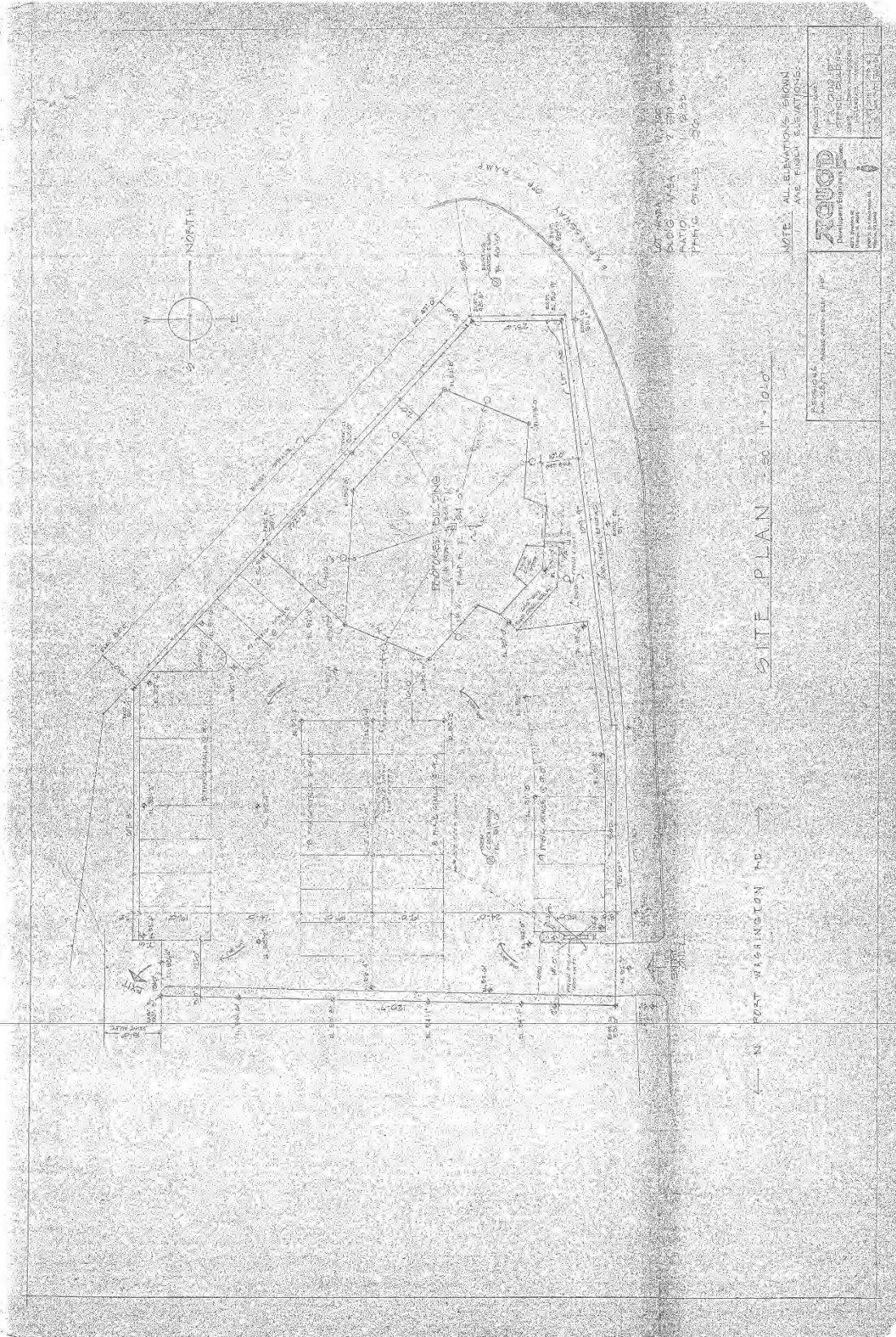
# FLOOR PLANS – EXISTING CONDITIONS



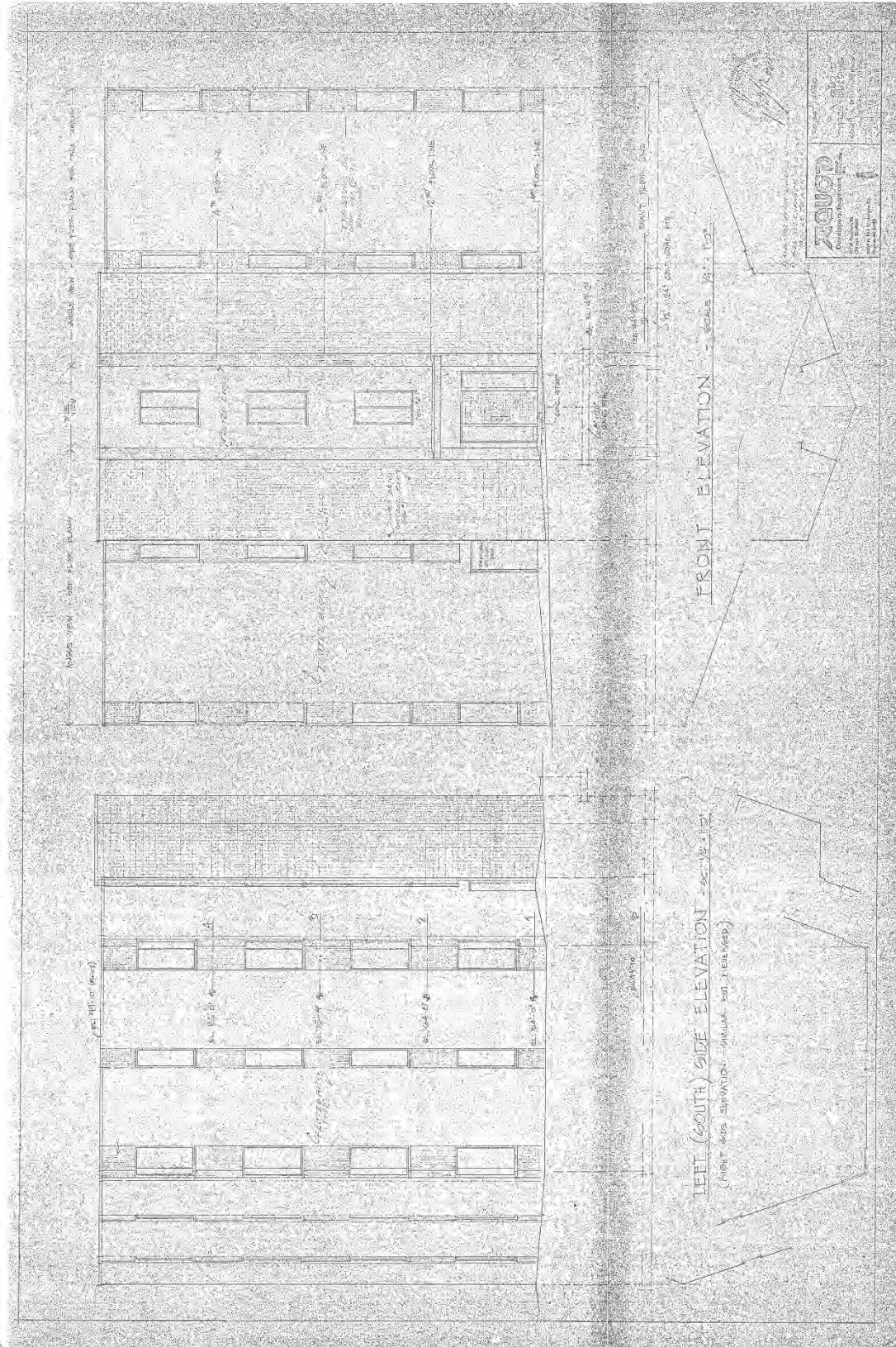
# BUILDING PLANS – ORIGINAL 1977



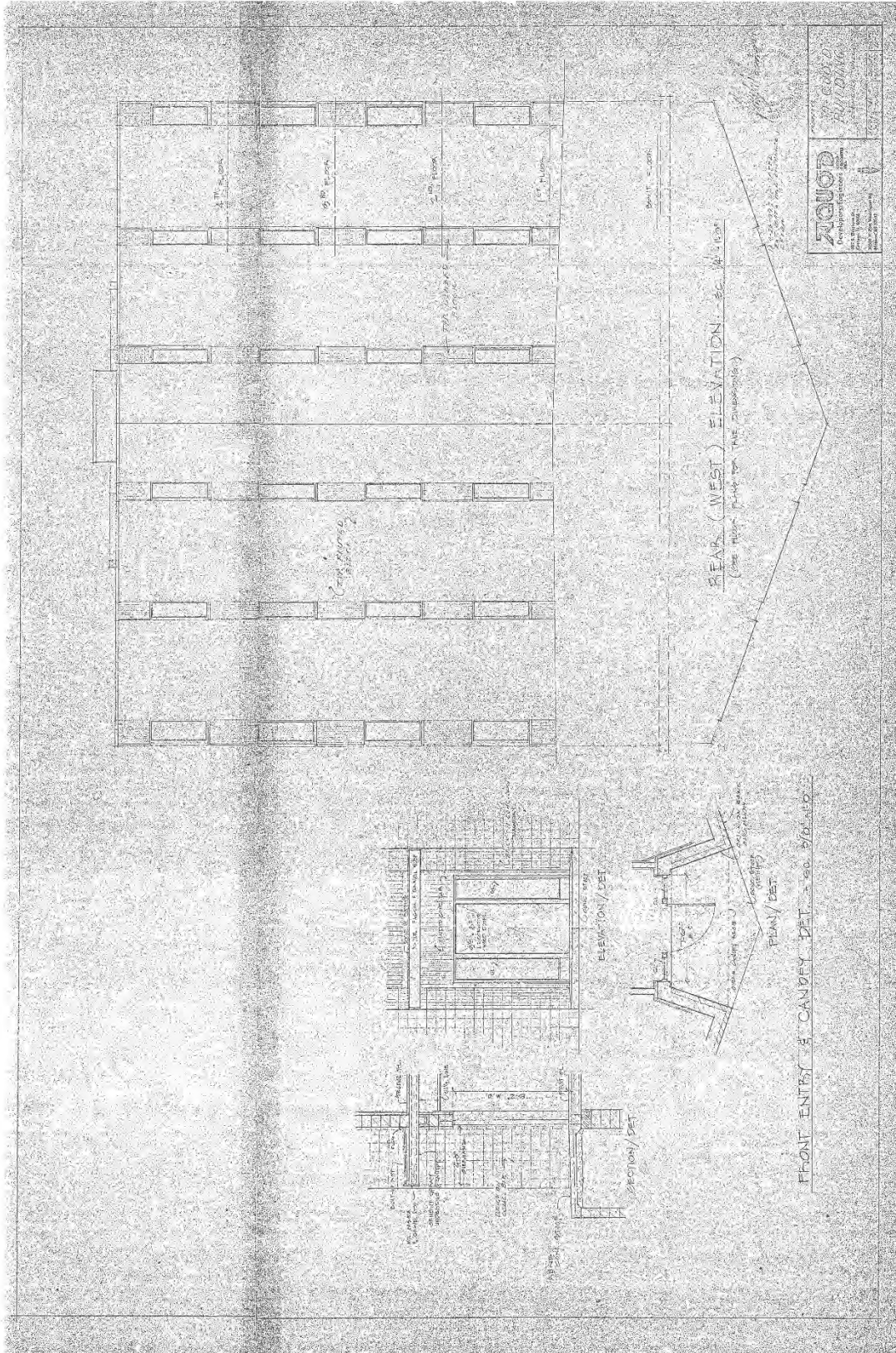
# BUILDING PLANS – ORIGINAL 1977



# BUILDING PLANS – ORIGINAL 1977

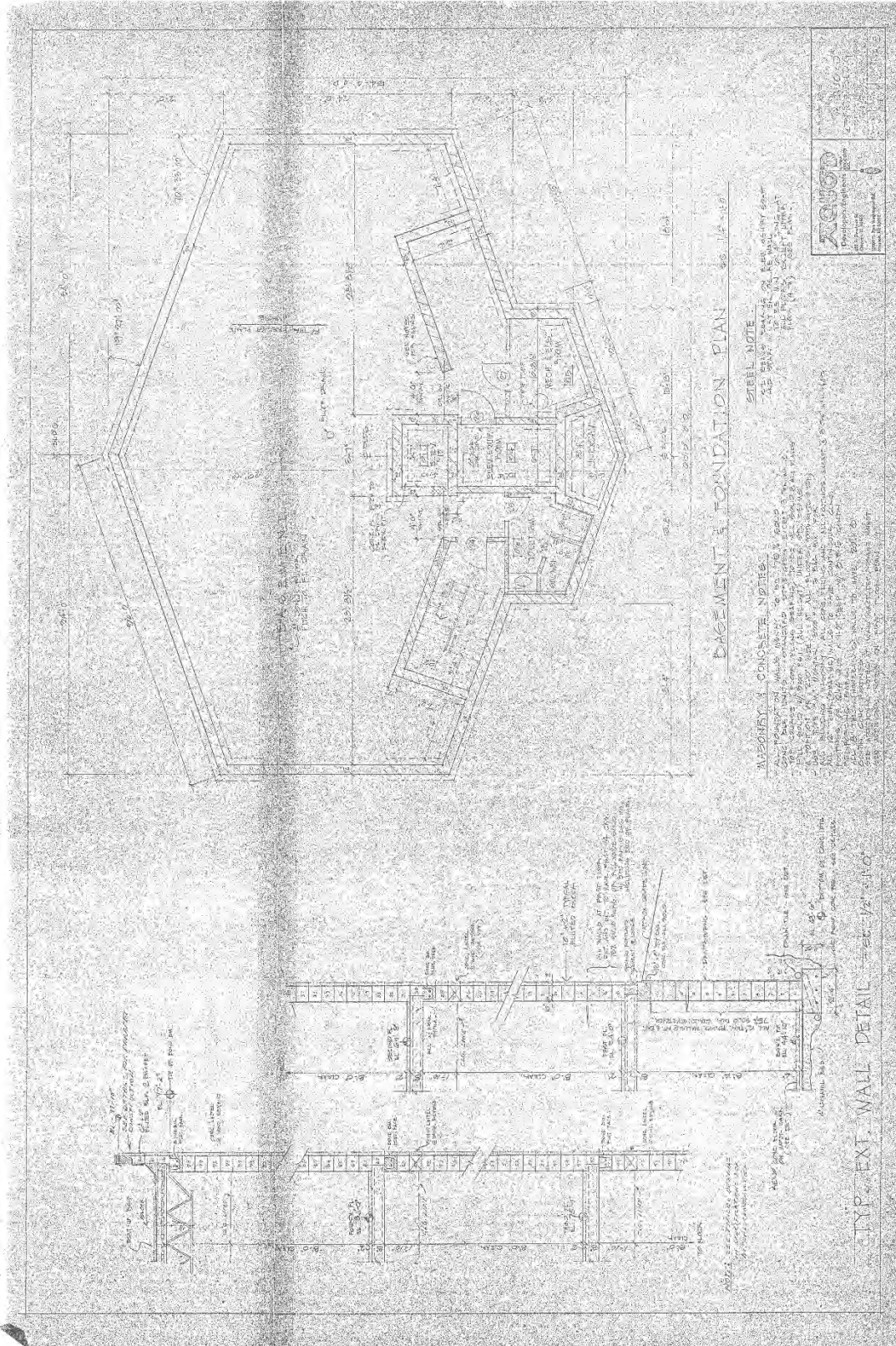


# BUILDING PLANS – ORIGINAL 1977

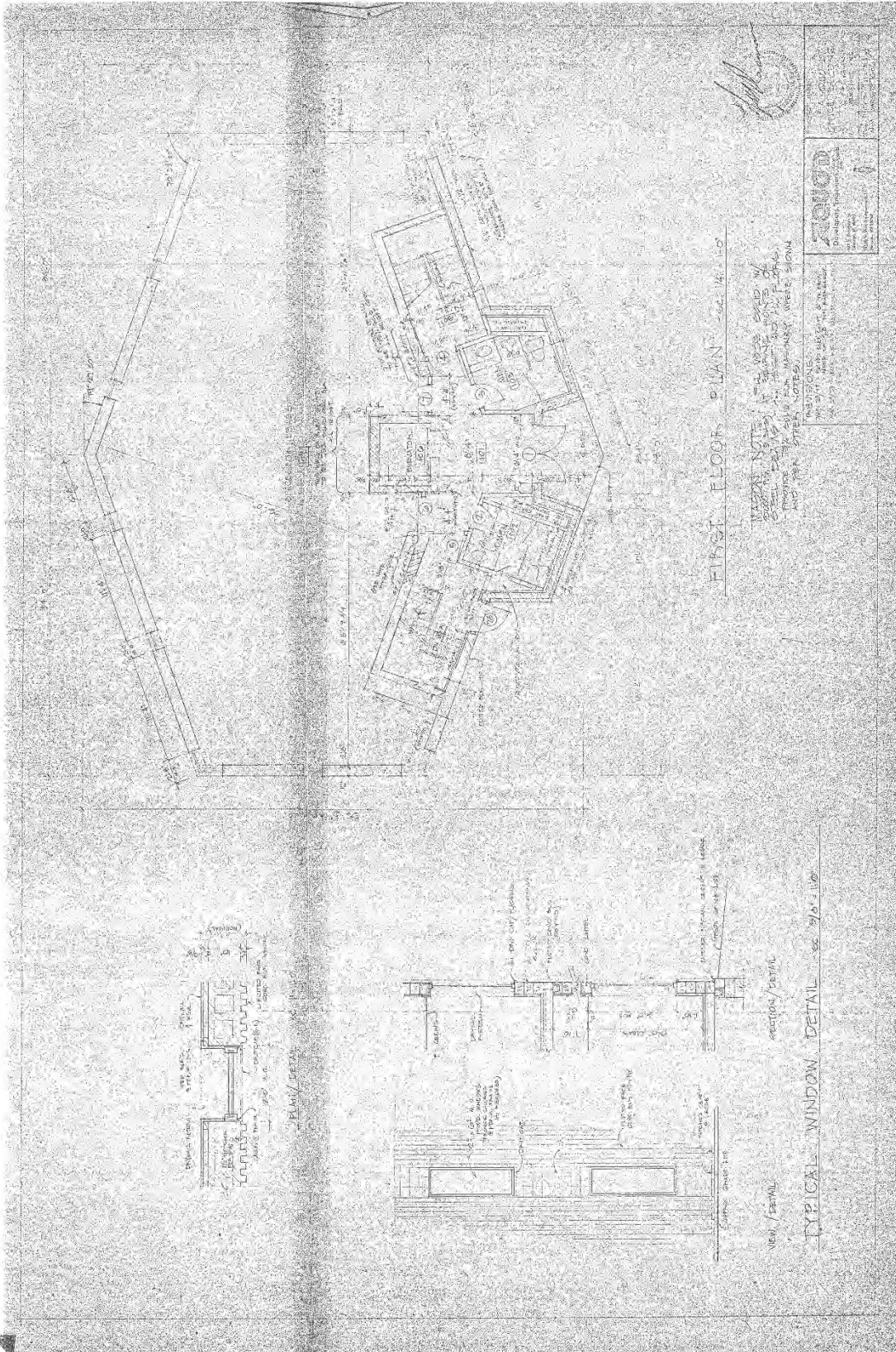




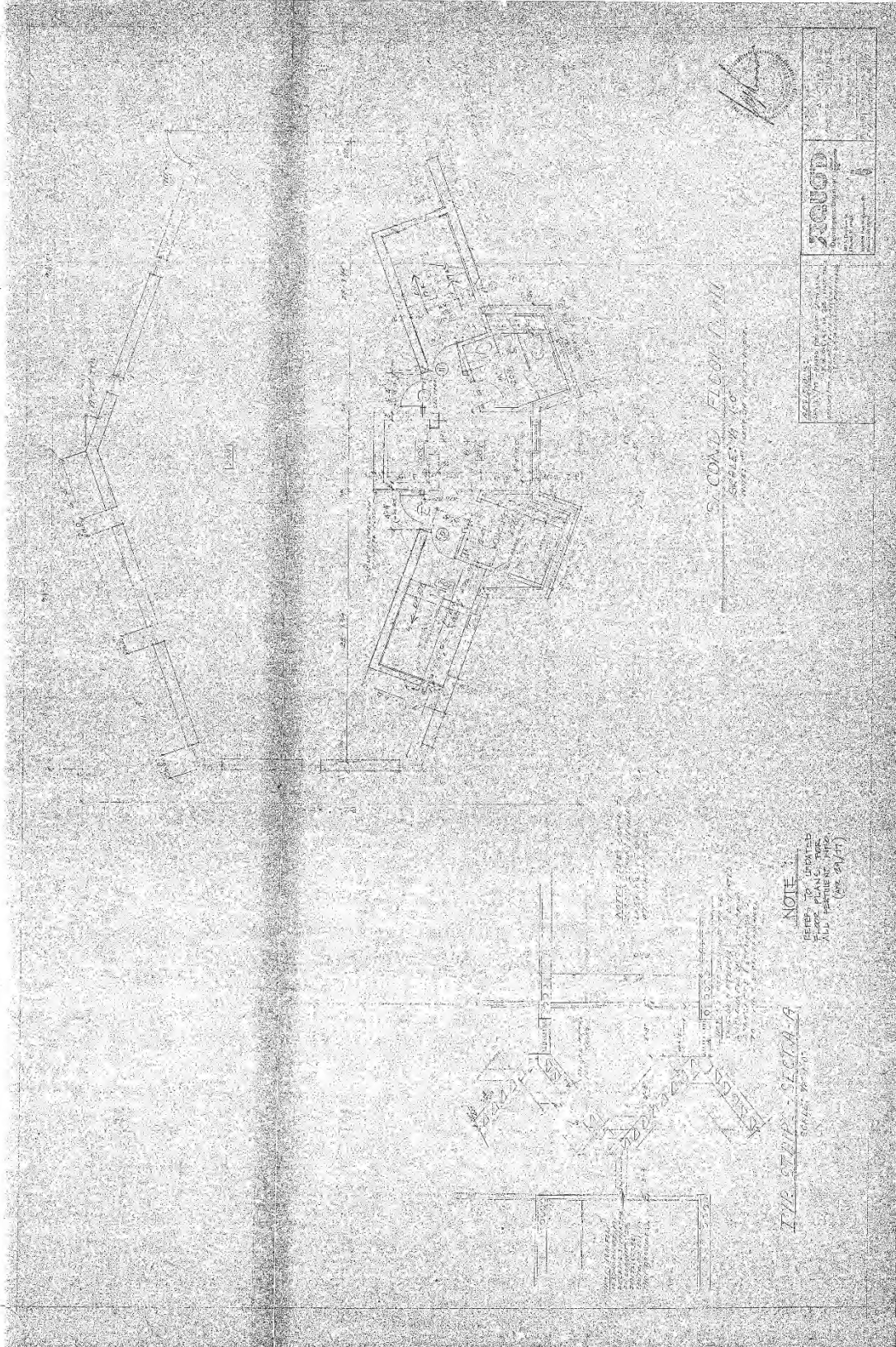
# BUILDING PLANS – ORIGINAL 1977



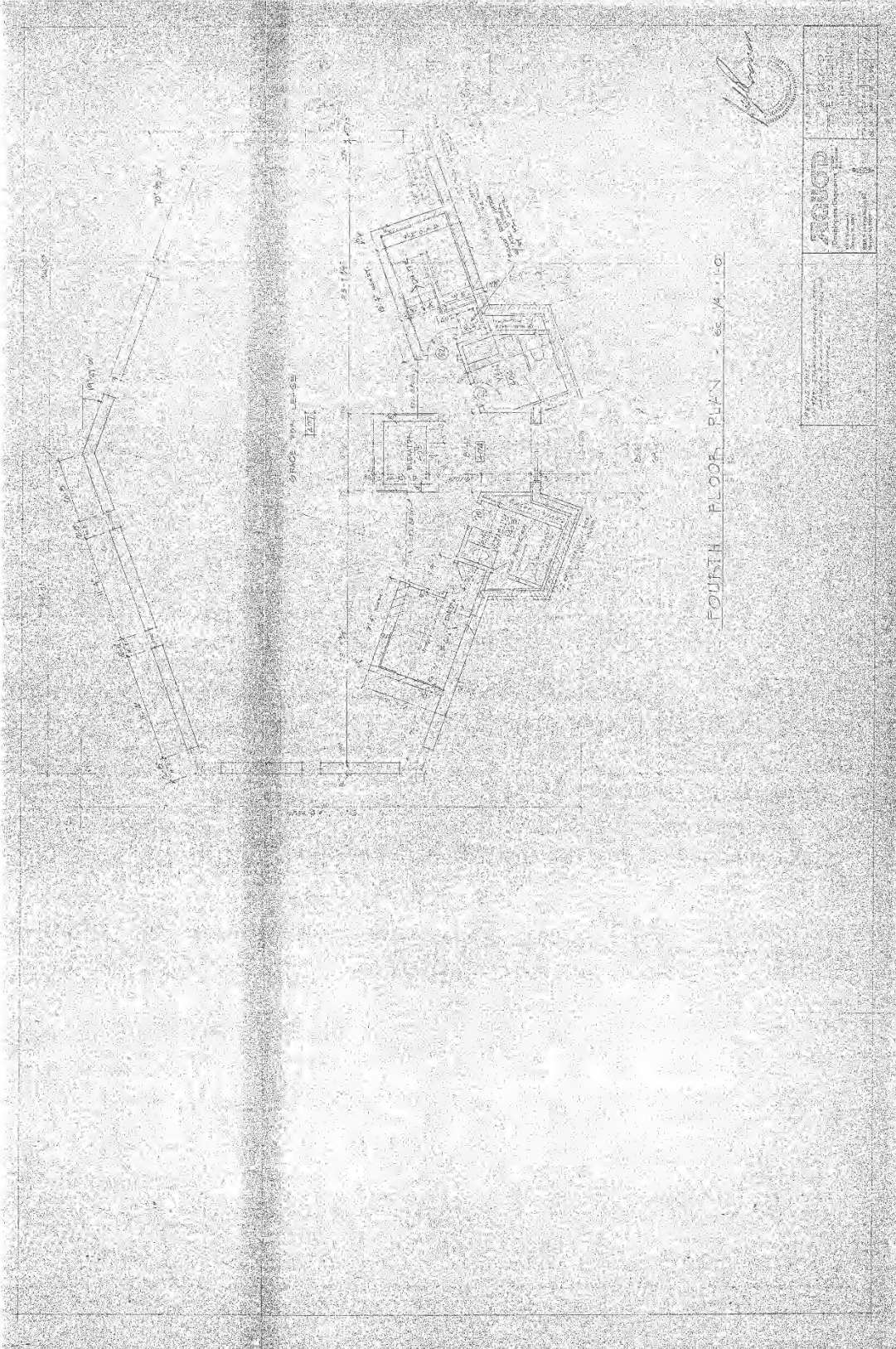
# BUILDING PLANS – ORIGINAL 1977



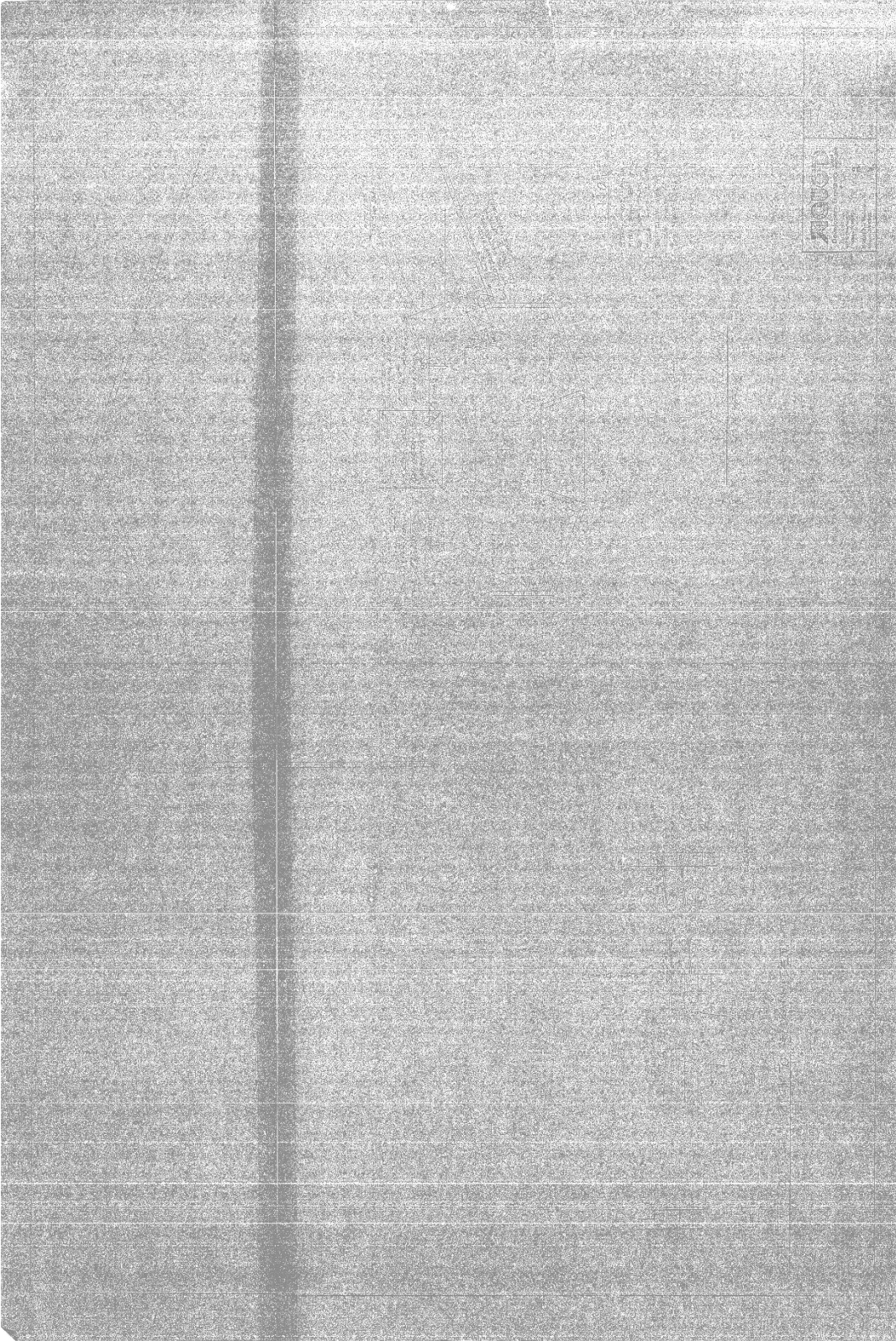
# BUILDING PLANS – ORIGINAL 1977



# BUILDING PLANS – ORIGINAL 1977



# BUILDING PLANS – ORIGINAL 1977



# PROPERTY PARCEL REPORT

## Milwaukee County Land Information Parcel Report

TAXKEY: 2331008001

Report generated 4/19/2022 5:27:30 AM



Parcel location within Milwaukee County



Selected parcel highlighted

### Parcel Information

TAXKEY: 2331008001  
 Record Date: 12/31/2020  
 Owner(s): FOR THE SKY, L.L.C.

<b>Address:</b>	4701 N PORT WASHINGTON RD	<b>Assessed Value:</b>	\$1,040,000
<b>Municipality:</b>	Glendale	<b>Land Value:</b>	\$155,000
<b>Acres:</b>	0.00	<b>Improvement Value:</b>	\$885,000

**Parcel Description:** COMMERCIAL

**Zoning Description:** Planned Development

**Legal Description:** ASSESSMENT SUBD. #74 NW 1/4 SEC 5-7-22 N. 15' LOT 16 & ALL OF LOT 17, & PT OF LOT 18; COM 1.57' W OF SE COR OF SD LOT; TH W 126.54'; N 7.67'; N 42D 14' E 132.64'; N 89D47M30S E 23.34'; S 7D20M30S E 109.71' TO POB, BLK 2 & VAC ALLEY ADJ. SD LOTS 17 & 18

**School District:** NICOLET UHS SCHOOL DISTRICT

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

# 2022 PROPERTY TAX DETAIL & LEGAL DESCRIPTION

Property Address  
4701 N PORT WASHINGTON RD

STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2022  
CITY OF GLENDALE  
MILWAUKEE COUNTY

BILL NO. 144620  
Correspondence should refer to parcel number  
PARCEL#: 233-1008-001

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.																																																																																													
155,000	885,000	1,040,000	0.8296	186,800	1,066,800	1,253,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes																																																																																												
<table border="1"> <thead> <tr> <th>2021</th> <th>2022</th> <th>2021</th> <th>2022</th> <th>% Tax Change</th> <th></th> </tr> <tr> <th>Est. State Aids</th> <th>Est. State Aids</th> <th>Net Tax</th> <th>Net Tax</th> <th></th> <th></th> </tr> <tr> <th>Allocated Tax Dist.</th> <th>Allocated Tax Dist.</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>MILWAUKEE COUNTY</td> <td>1,578,558</td> <td>1,513,233</td> <td>6,153.02</td> <td>6,116.10</td> <td>-0.6%</td> </tr> <tr> <td>CITY OF GLENDALE</td> <td>1,512,623</td> <td>1,524,299</td> <td>7,645.31</td> <td>7,827.07</td> <td>2.4%</td> </tr> <tr> <td>NICOLET HIGH SCHOOL DIST</td> <td>1,209,357</td> <td>1,177,471</td> <td>4,882.69</td> <td>6,521.81</td> <td>33.6%</td> </tr> <tr> <td>GLENDALE/RIVER HILLS</td> <td>1,736,990</td> <td>1,857,066</td> <td>5,703.93</td> <td>5,680.73</td> <td>-0.4%</td> </tr> <tr> <td>VOCATIONAL DISTRICT</td> <td>1,830,649</td> <td>1,778,811</td> <td>1,160.34</td> <td>1,127.91</td> <td>-2.8%</td> </tr> <tr> <td>METRO SEWER</td> <td></td> <td></td> <td>1,713.93</td> <td>1,708.53</td> <td>-0.3%</td> </tr> <tr> <td>MILW. CO. SALES TAX</td> <td></td> <td></td> <td>-1,225.59</td> <td>-1,298.89</td> <td>6.0%</td> </tr> <tr> <td><b>Total</b></td> <td><b>7,868,177</b></td> <td><b>7,850,880</b></td> <td><b>26,033.63</b></td> <td><b>27,683.26</b></td> <td><b>6.3%</b></td> </tr> <tr> <td></td> <td><b>First Dollar Credit</b></td> <td></td> <td><b>82.75</b></td> <td><b>96.94</b></td> <td><b>17.1%</b></td> </tr> <tr> <td></td> <td><b>Lottery &amp; Gaming Credit</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Net Property Tax</b></td> <td></td> <td><b>25,950.88</b></td> <td><b>27,586.32</b></td> <td><b>6.3%</b></td> </tr> </tbody> </table>							2021	2022	2021	2022	% Tax Change		Est. State Aids	Est. State Aids	Net Tax	Net Tax			Allocated Tax Dist.	Allocated Tax Dist.					MILWAUKEE COUNTY	1,578,558	1,513,233	6,153.02	6,116.10	-0.6%	CITY OF GLENDALE	1,512,623	1,524,299	7,645.31	7,827.07	2.4%	NICOLET HIGH SCHOOL DIST	1,209,357	1,177,471	4,882.69	6,521.81	33.6%	GLENDALE/RIVER HILLS	1,736,990	1,857,066	5,703.93	5,680.73	-0.4%	VOCATIONAL DISTRICT	1,830,649	1,778,811	1,160.34	1,127.91	-2.8%	METRO SEWER			1,713.93	1,708.53	-0.3%	MILW. CO. SALES TAX			-1,225.59	-1,298.89	6.0%	<b>Total</b>	<b>7,868,177</b>	<b>7,850,880</b>	<b>26,033.63</b>	<b>27,683.26</b>	<b>6.3%</b>		<b>First Dollar Credit</b>		<b>82.75</b>	<b>96.94</b>	<b>17.1%</b>		<b>Lottery &amp; Gaming Credit</b>						<b>Net Property Tax</b>		<b>25,950.88</b>	<b>27,586.32</b>	<b>6.3%</b>	<table border="1"> <tr> <td>Gross Property Tax</td> <td>27,683.26</td> </tr> <tr> <td>First Dollar Credit</td> <td>-96.94</td> </tr> <tr> <td>Lottery Credit</td> <td></td> </tr> <tr> <td><b>Net Property Tax</b></td> <td><b>27,586.32</b></td> </tr> </table>	Gross Property Tax	27,683.26	First Dollar Credit	-96.94	Lottery Credit		<b>Net Property Tax</b>	<b>27,586.32</b>
2021	2022	2021	2022	% Tax Change																																																																																															
Est. State Aids	Est. State Aids	Net Tax	Net Tax																																																																																																
Allocated Tax Dist.	Allocated Tax Dist.																																																																																																		
MILWAUKEE COUNTY	1,578,558	1,513,233	6,153.02	6,116.10	-0.6%																																																																																														
CITY OF GLENDALE	1,512,623	1,524,299	7,645.31	7,827.07	2.4%																																																																																														
NICOLET HIGH SCHOOL DIST	1,209,357	1,177,471	4,882.69	6,521.81	33.6%																																																																																														
GLENDALE/RIVER HILLS	1,736,990	1,857,066	5,703.93	5,680.73	-0.4%																																																																																														
VOCATIONAL DISTRICT	1,830,649	1,778,811	1,160.34	1,127.91	-2.8%																																																																																														
METRO SEWER			1,713.93	1,708.53	-0.3%																																																																																														
MILW. CO. SALES TAX			-1,225.59	-1,298.89	6.0%																																																																																														
<b>Total</b>	<b>7,868,177</b>	<b>7,850,880</b>	<b>26,033.63</b>	<b>27,683.26</b>	<b>6.3%</b>																																																																																														
	<b>First Dollar Credit</b>		<b>82.75</b>	<b>96.94</b>	<b>17.1%</b>																																																																																														
	<b>Lottery &amp; Gaming Credit</b>																																																																																																		
	<b>Net Property Tax</b>		<b>25,950.88</b>	<b>27,586.32</b>	<b>6.3%</b>																																																																																														
Gross Property Tax	27,683.26																																																																																																		
First Dollar Credit	-96.94																																																																																																		
Lottery Credit																																																																																																			
<b>Net Property Tax</b>	<b>27,586.32</b>																																																																																																		
<table border="1"> <tr> <td>School taxes reduced by school levy tax credit</td> <td>\$2,094.09</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>							School taxes reduced by school levy tax credit	\$2,094.09						<table border="1"> <tr> <td><b>TOTAL DUE</b></td> <td><b>FOR FULL PAYMENT</b></td> </tr> <tr> <td>PAYBY</td> <td><b>January 31, 2023</b></td> </tr> <tr> <td><b>\$</b></td> <td><b>27,586.32</b></td> </tr> </table>	<b>TOTAL DUE</b>	<b>FOR FULL PAYMENT</b>	PAYBY	<b>January 31, 2023</b>	<b>\$</b>	<b>27,586.32</b>																																																																															
School taxes reduced by school levy tax credit	\$2,094.09																																																																																																		
<b>TOTAL DUE</b>	<b>FOR FULL PAYMENT</b>																																																																																																		
PAYBY	<b>January 31, 2023</b>																																																																																																		
<b>\$</b>	<b>27,586.32</b>																																																																																																		

School taxes reduced by school levy tax credit \$2,094.09

**IMPORTANT:** Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

9365795 8963835  
SEC 05, T 07 N, R 22 E  
PLAT: N/A-NOT AVAILABLE  
ASSESSMENT SUBD. #74 NW 1/4 SEC  
5-7-22 N. 15' LOT 16 & ALL OF LOT

Net Assessed Value Rate (Does NOT reflect credits)  
0.026618530

RETAIN THIS PORTION AS YOUR COPY  
**SEE REVERSE SIDE FOR IMPORTANT INFORMATION**

**Warning:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
**Failure to pay on time. See reverse.**

Installments may be paid as follows:  
9379.36 DUE BY 01/31/2023  
9103.48 DUE BY 03/31/2023  
9103.48 DUE BY 05/31/2023

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends
GLENDALE/RIVER HILLS	1,540,498.00	2025
NICOLET HIGH SCHOOL DIST	1,738,937.02	2028
NICOLET HIGH SCHOOL DIST	2,198,445.78	2042

PA 6850 (R. 8-15)

# 1977 ORIGINAL PLAT OF SURVEY

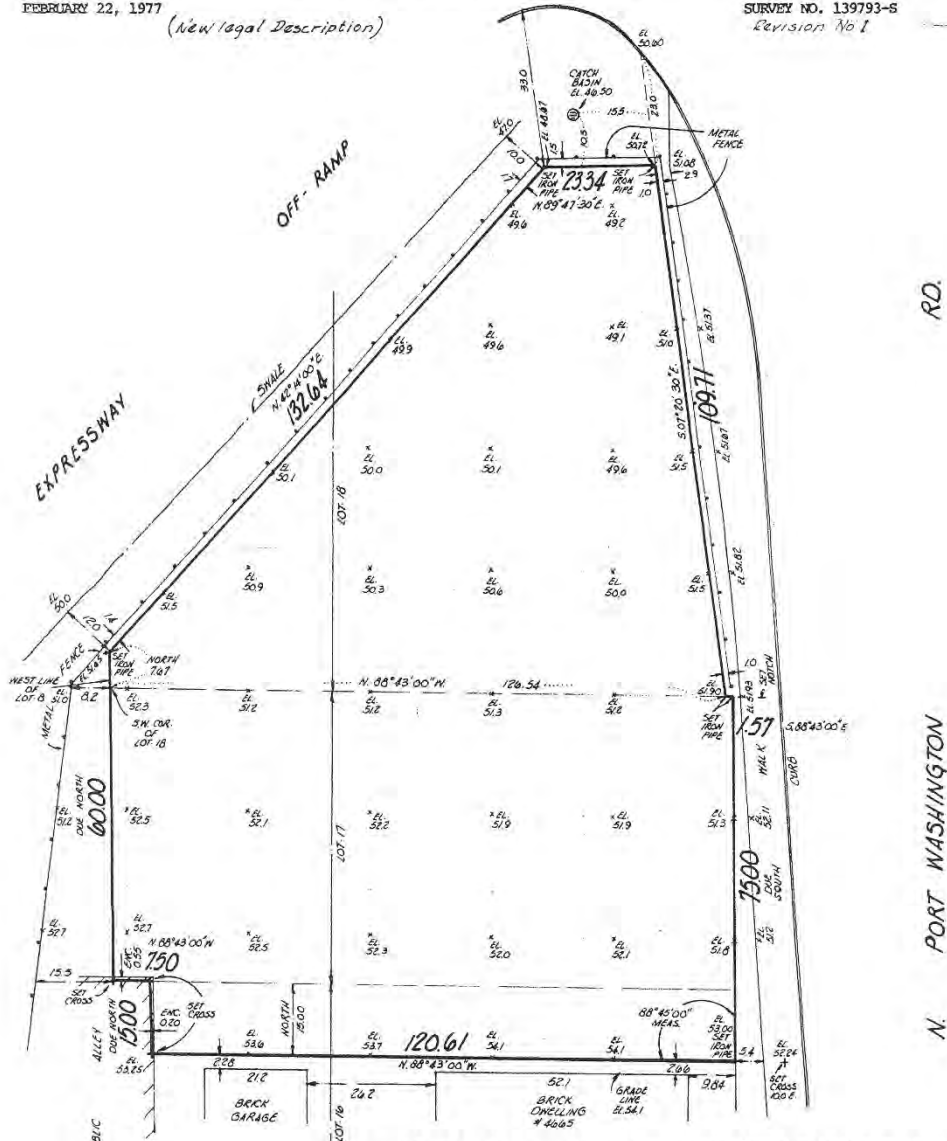
## Plat of Survey

Known as North Port Washington Road, in the City of Glendale, Wisconsin  
 The North 15.00 ft. of Lot 16 and all of Lot 17 and that part of Lot 18 in Block 2 in ASSESSMENT SUBDIVISION NO. 74, being a Subdivision of a part of Lot 129 in Comstock and Williams' Subdivision of Government Lots 1 to 5, inclusive, in Section 5 and the SE 1/4 of Section 5 and the NW 1/4 of Section 4, T 7 N, R 22 E, in the City of Glendale, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of said Lot 18; thence due North along the West line of Lot 18 aforesaid and along the center line of vacated alley 7.67 ft. to a point; thence North 42° 14' 00" East 132.64 ft. to a point, ; thence North 89° 47' 30" East 23.34 ft. to a point; thence South 07° 20' 30" East 109.71 ft. to a point in the South line of said Lot 18; thence South 88° 43' 00" East 1.57 ft. to a point; thence due south along the East line of Lots 17 and 16 aforesaid 75.00 ft. to a point; thence North 88° 43' 00" West 120.61 ft. to a point; thence due North 15.00 ft. to a point; thence North 88° 43' 00" West 7.50 ft. to a point; thence due North 60.00 ft. to the point of commencement.

FEBRUARY 22, 1977

(New legal Description)

SURVEY NO. 139793-S  
 Revision No 1



I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Kenneth E. Rube  
 SURVEYOR





# 2001 PLAT OF SURVEY

PLAT OF SURVEY

PREPARED FOR: R D, LINDNER

LOCATION: Port Washington Road, Glendale, Wisconsin

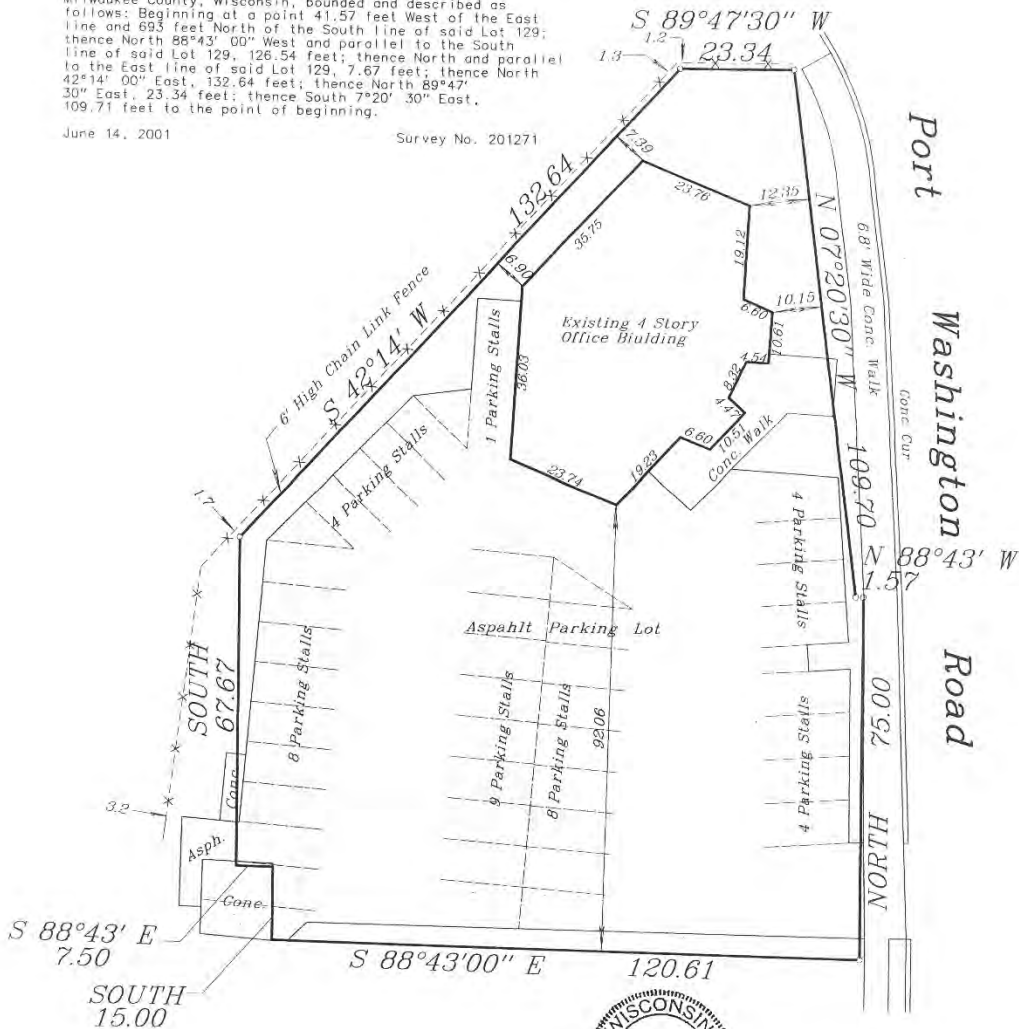
LEGAL DESCRIPTION:

PARCEL 1:  
The North Fifteen (15) feet of Lot Sixteen (16), all of Lot Seventeen (17) together with the East One-half (1/2) of the vacated alley adjoining Lot Seventeen (17) on the West, all in Block Two (2), Assessment Subdivision No. 74, being a part of Lot One Hundred Twenty-nine (129), in Constock and Williams Subdivision of Government Lots One (1) to Five (5) inclusive, in Section Five (5), South East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-Two (22) East, in the City of Glendale, Milwaukee County, Wisconsin.

PARCEL 2:  
That part of Lot Eighteen (18), in Block Two (2), in Assessment Subdivision No. 74, being a part of Lot One Hundred Twenty-nine (129), in Constock and Williams Subdivision of Government Lots One (1) to Five (5) inclusive, in Section Five (5), in Township Seven (7) North, Range Twenty-Two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Beginning at a point 41.57 feet West of the East line and 693 feet North of the South line of said Lot 129; thence North 88°43' 00" West and parallel to the South line of said Lot 129, 126.54 feet; thence North and parallel to the East line of said Lot 129, 7.67 feet; thence North 42°14' 00" East, 132.64 feet; thence North 89°47' 30" East, 23.34 feet; thence South 7°20' 30" East, 109.71 feet to the point of beginning.

June 14, 2001

Survey No. 201271



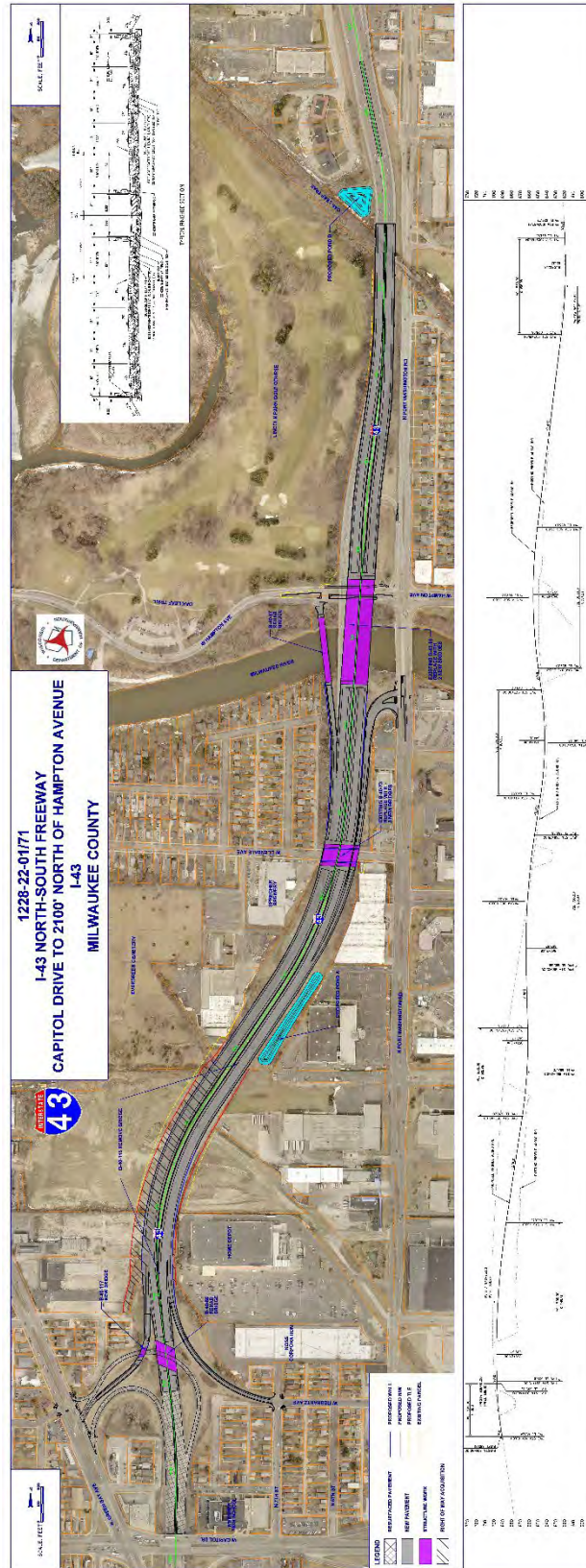
Survey No. 201271

**METROPOLITAN ENGINEERING, INC.**  
2079 CASSIDIAN CIRCLE, SUITE 150, WAUKESHA, WI 53186  
TEL: (262) 782-2221 FAX: 782-4288

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the site and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed: *[Signature]*

# I43 RECONSTRUCTION



# DEMOGRAPHICS – .5 MILES

## DEMOGRAPHIC PROFILE

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212

Ring of 0.5 miles

**esri**  
THE SCIENCE OF WHERE®

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026. © 2020 Esri

### INCOME

- \$55,871**  
Median Household Income
- \$39,372**  
Per Capita Income
- \$48,798**  
Median Net Worth



### KEY FACTS

- 1,795**  
Population
- 38.5**  
Median Age
- 940**  
Households
- \$44,649**  
Median Disposable Income

### EDUCATION

- 7%** No High School Diploma
- 14%** High School Graduate
- 30%** Some College
- 49%** Bachelor's Degree or Higher Degree

### EMPLOYMENT

- 78%** White Collar
- 10%** Blue Collar
- 12%** Services
- 3.7%** Unemployment Rate

# DEMOGRAPHICS – 1 MILE

## DEMOGRAPHIC PROFILE

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212  
Ring of 1 mile

**esri**  
THE SCIENCE OF WHERE®

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.  
© 2020 Esri

### INCOME

- \$63,466**  
Median Household Income
- \$38,597**  
Per Capita Income
- \$118,166**  
Median Net Worth



### KEY FACTS

- 11,353**  
Population
- 39.0**  
Median Age
- 4,858**  
Households
- \$51,537**  
Median Disposable Income

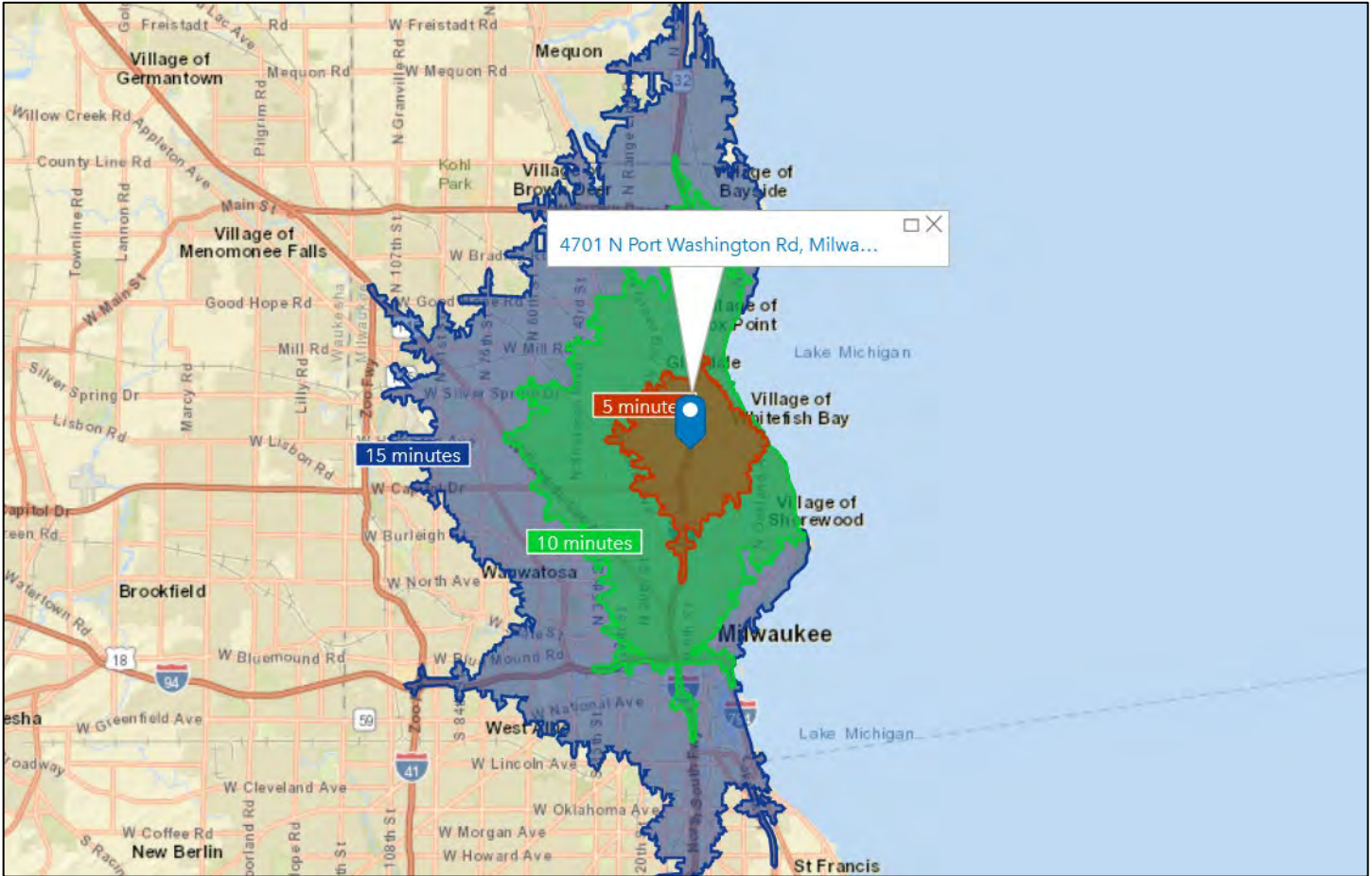
### EDUCATION

- 6%** No High School Diploma
- 14%** High School Graduate
- 29%** Some college
- 51%** Bachelor's degree (BA/BS Degree)

### EMPLOYMENT

- 80%** White Collar
- 12%** Blue Collar
- 8%** Services
- 7.0%** Unemployment Rate

# DRIVE TIMES



4701 NORTH PORT WASHINGTON ROAD  
GLENDALE, WI

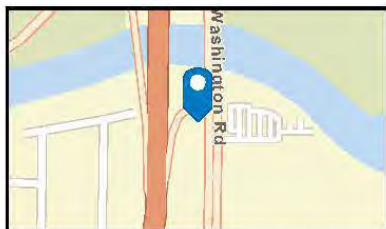
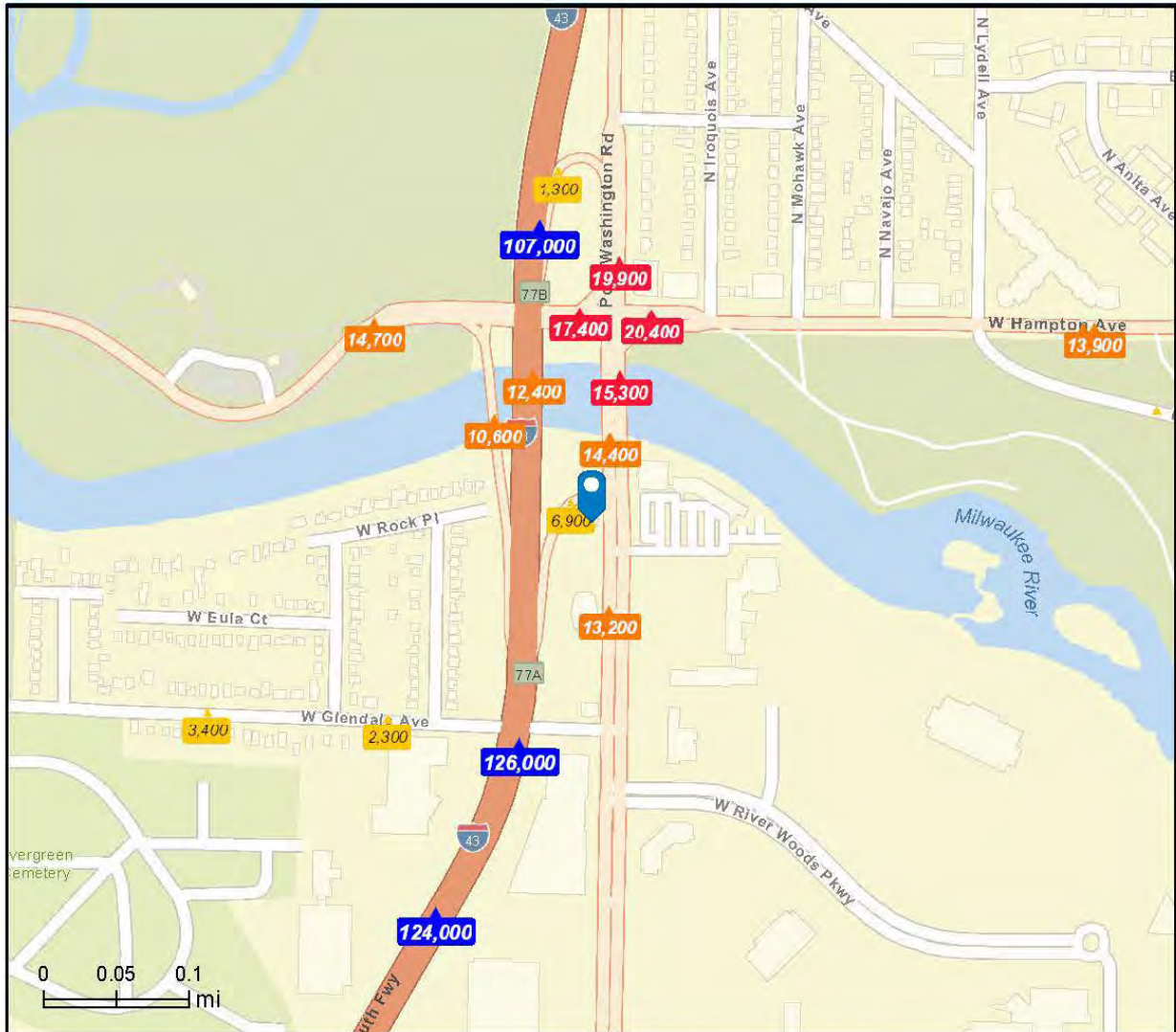
# TRAFFIC COUNTS



## Traffic Count Map - Close Up

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 43.10212  
Longitude: -87.91723



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).