

RETAIL SPACE AVAILABLE FOR LEASE



2518-2522 EAST CAPITOL DRIVE

SHOREWOOD, WI 53211



Leasing Information:

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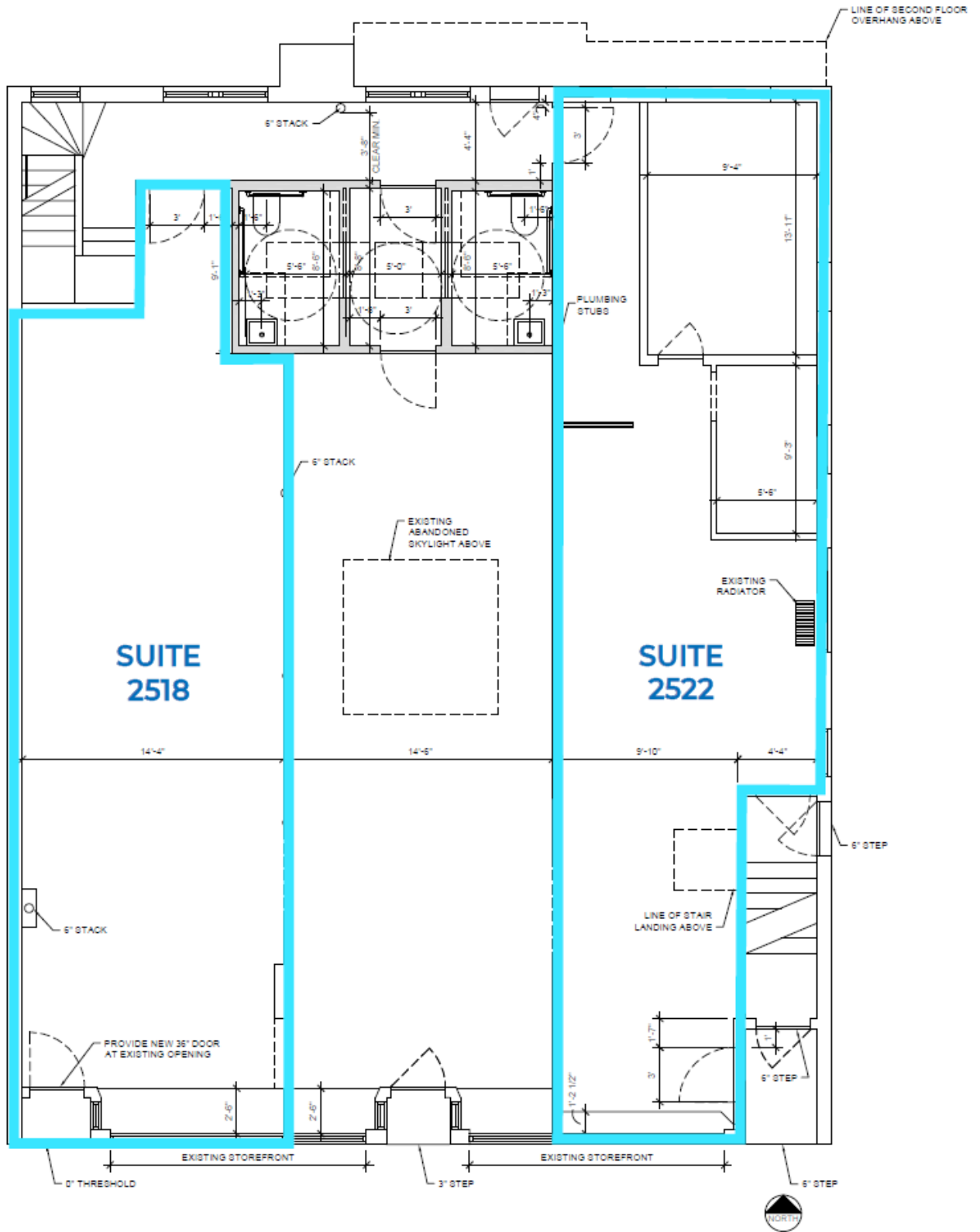
GENERAL INFORMATION

THE NORTH SHORE'S BEST STREET LEVEL RETAIL

Description	Charming 1920's Shorewood mixed-use building with completely renovated ground floor retail space. This is a very rare opportunity to lease small but very high-quality north shore street level retail space with great pedestrian and vehicular traffic. The spaces feature big, beautiful display windows, all new interior finishes, new lighting, new mechanical systems, and new restrooms. 2518 is a bright and clean wide open retail space, and 2522 is a well-appointed midcentury modern office space filled with daylight.
Available Space	Suite 2518 – 815 RSF Suite 2522 – 888 RSF
Occupancy	Immediate
Rental Rate	\$27.00/sq. ft. Modified Gross
Tenant Improvements	The spaces were just renovated and are being offered As-Is.
Lease Term	Negotiable
Dedicated Entry	Yes
Operating Expenses & Real Estate Taxes	Base Year OPEX and RET are included in the Rental Rate
Utilities Electricity (AC/outlets/lights) Gas (heat/cooking gas) Water & Sewer	Separately metered – Payable by Tenant Separately metered – Payable by Tenant Included in the Rental Rate
Exterior Signage/Identification	Window Signs Permitted
Interior Clear Heights	Approximately 10 feet.
Parking	One space plus on street parking

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

FLOOR PLANS



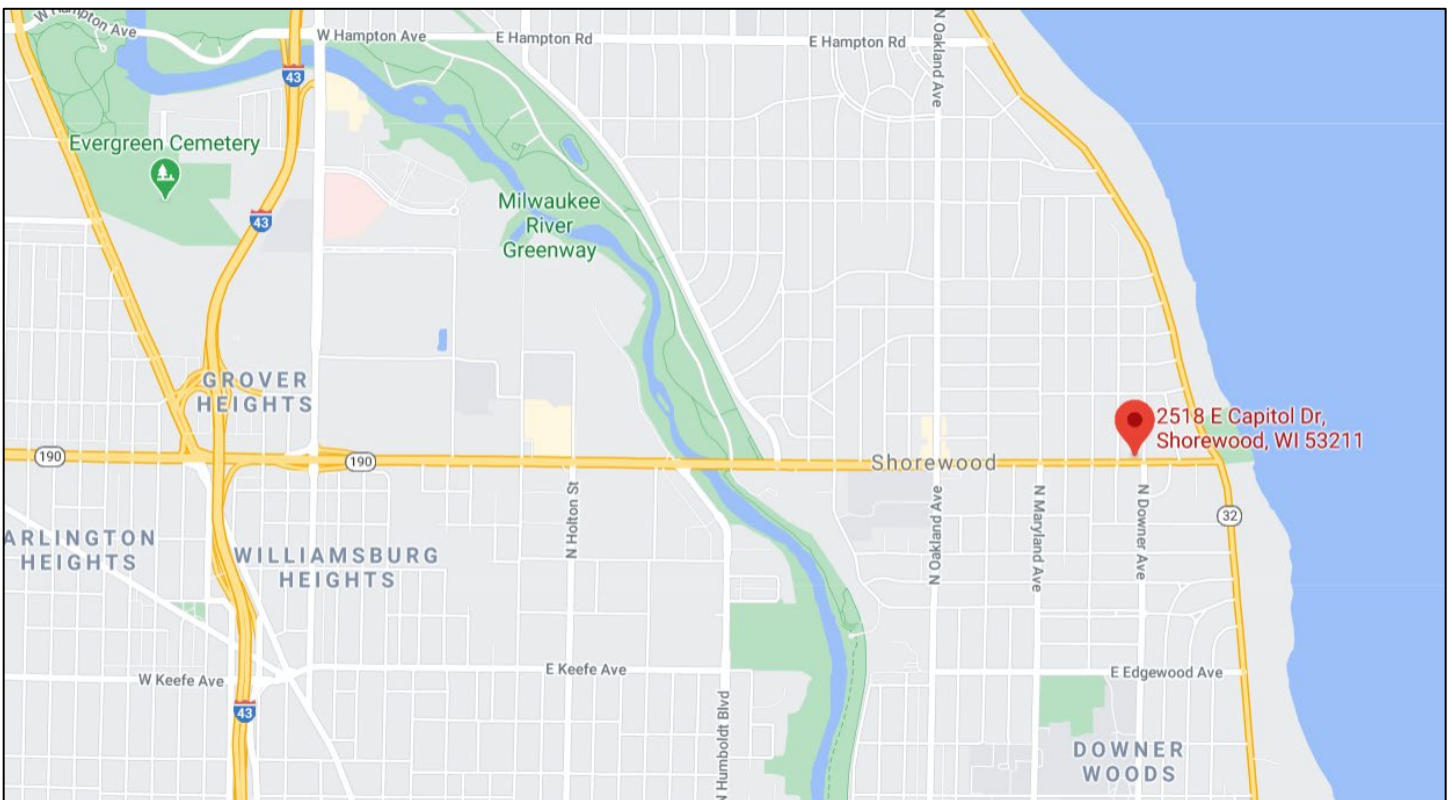
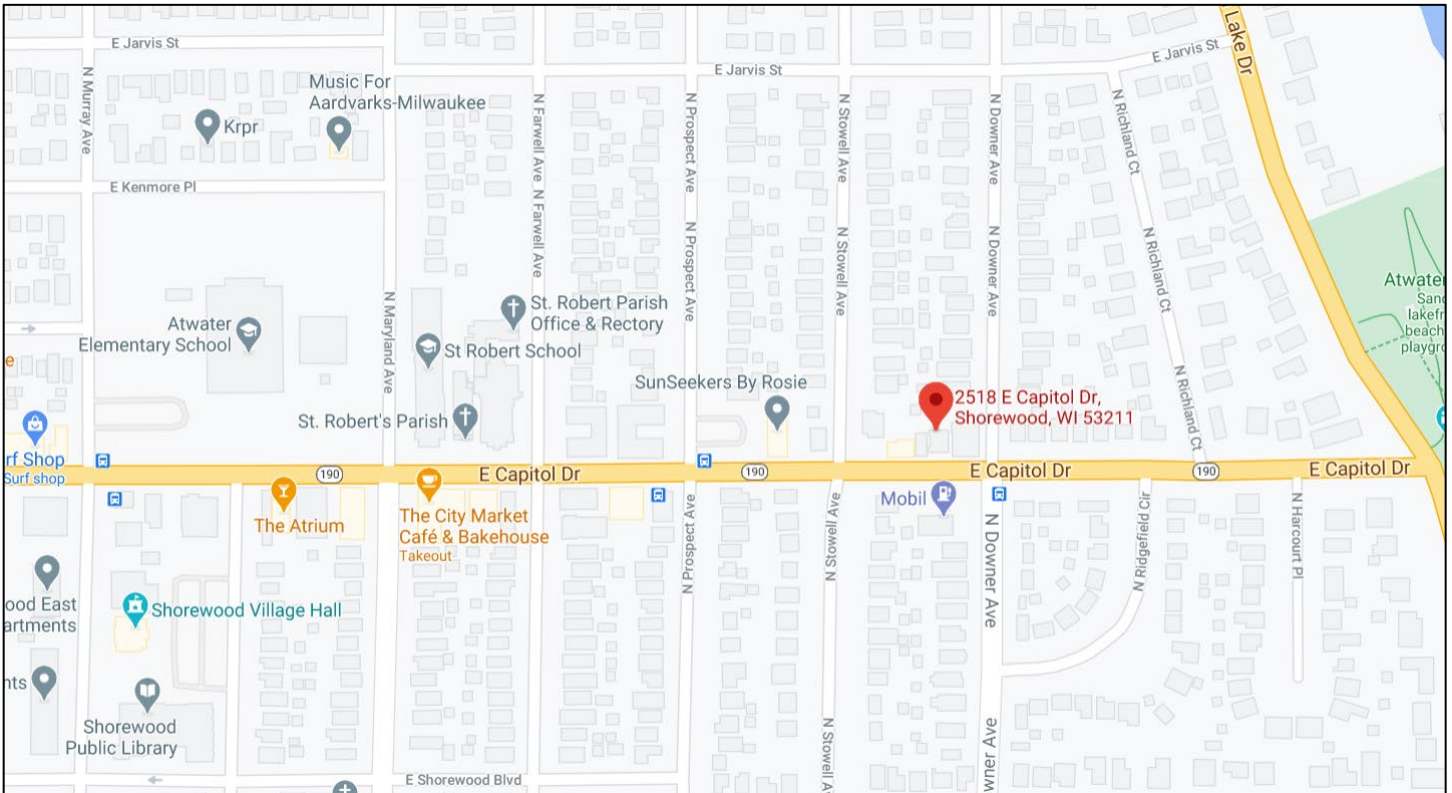
PHOTOGRAPHS – SUITE 2518



PHOTOGRAPHS – SUITE 2522

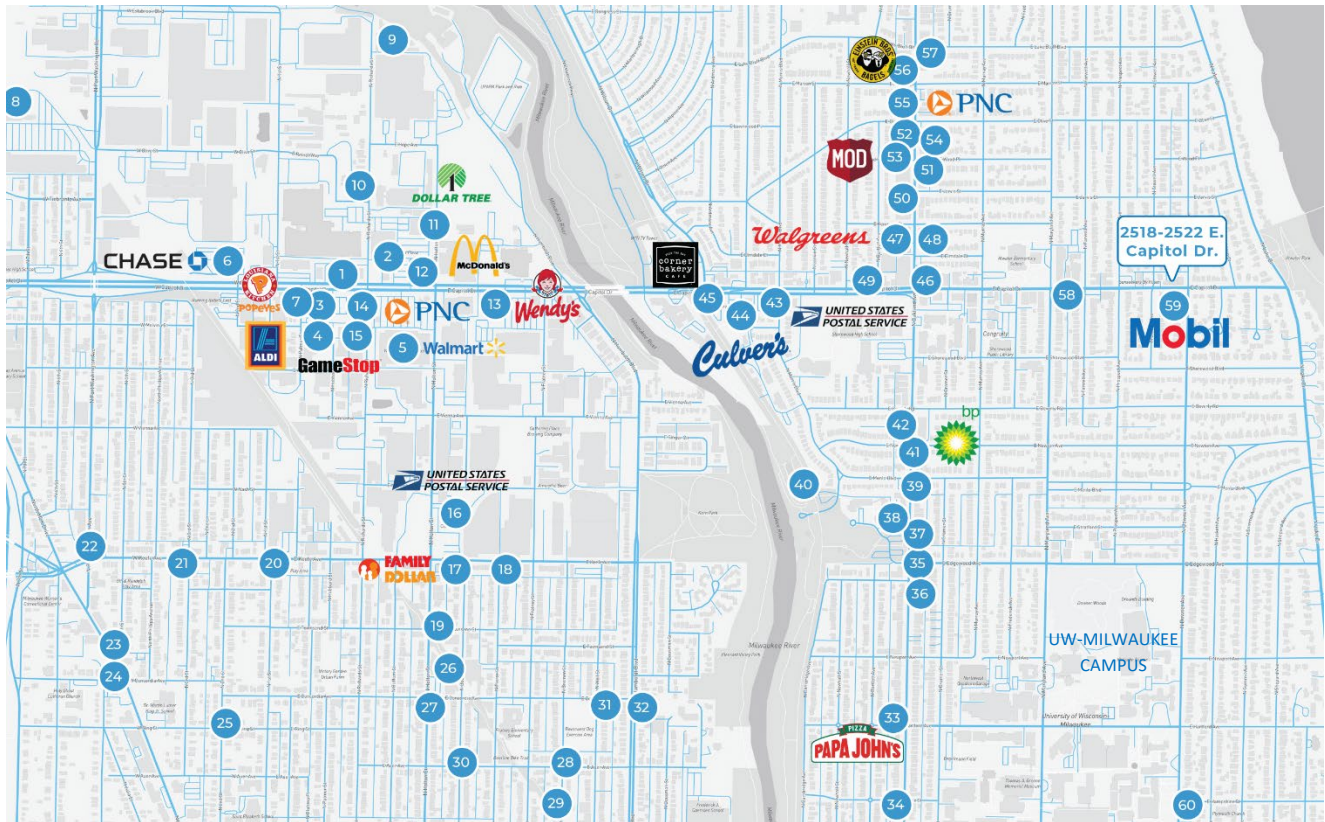


LOCATION MAPS



2518-2522 EAST CAPITOL DRIVE
SHOREWOOD, WI

RETAILER MAP



RETAIL MAP KEY

2518-2522 E. CAPITOL DR

- | | | |
|---|---|---|
| 1. O'Reilly's Auto Parts | 19. RET Lounge | 40. Hubbard Park Beer Garden |
| 2. Ross Dress for Less | 20. Sunshine Food Market | 41. BP |
| 3. Aldi | 21. Keefe & Third Supermarket | 42. Bayshore Veterinary Clinic |
| 4. Goodwill | 22. Corner Liquor | 43. Northshore Pharmacy |
| 5. Walmart Supercenter | 23. Sam's Place Jazz Café | 44. Culver's |
| 6. Chase Bank | 24. Green Ring II Liquor Store | 45. Corner Bakery |
| 7. Popeye's Chicken | 25. Glass Slipper | 46. Milwaukee Brathouse / Vision Works |
| 8. Home Depot | 26. Family Dollar | 47. Walgreen's |
| 9. UHaul Riverwest | 27. Zell's & Vi's Sandwich Shop | 48. Northshore Bank |
| 10. Pura Vida BJJ + MMA | 28. Riverwest Tavern | 49. USPS |
| 11. Capital Centre Shopping Center:
Dollar Tree, Hibbett Sports, Office Depot, Ross Dress For Less, Check 'n Go, Spectrum Store | 29. Café Corazón | 50. Metro Market |
| 12. McDonald's | 30. Lil Wil | 51. Stone Creek Coffee |
| 13. Wendy's | 31. HI-Fire Studio | 52. Buttermint Shorewood |
| 14. PNC | 32. Kellner Greenhouse | 53. MOD Pizza |
| 15. Gamestop | 33. Papa John's Pizza | 54. Benji's Deli / Foxhole Craft Beer & Kitchen |
| 16. US Post Office Carrier Annex | 34. Shahrazad Persian Cuisine | 55. PNC |
| 17. Riverwest Veterinary Clinic | 35. Wade's Guitar Shop | 56. Einstein Bro's Bagels |
| 18. La Cocina Del Sur Empanadas Bar / Pedro's | 36. Otto's Wine & Spirits on Oakland | 57. Fiddlehouse Coffee |
| | 37. Uptown Wellness Pharmacy / Sherman-Williams Paint Store | 58. The City Market Cafe & Bakehouse |
| | 38. Harry's Bar & Grill | 59. Mobil |
| | 39. Crave Burger | 60. SALA - Modern Sicilian Dining |

DEMOGRAPHICS – 1, 3, 5 MILES



TRAFFIC COUNT



Traffic Count Profile

2518 E Capitol Dr, Milwaukee, Wisconsin, 53211

Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri

Latitude: 43.08938

Longitude: -87.87803

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	N Downer Ave	E Capitol Dr (0.04 miles S)	2019	820
0.05	N Stowell Ave	E Shorewood Blvd (0.14 miles S)	2004	8,200
0.18	E Capitol Dr	N Lake Dr (0.03 miles E)	2019	4,500
0.20	N Lake Dr	E Jarvis St (0.02 miles N)	2019	12,800
0.20	E Capitol Dr	N Maryland Ave (0.03 miles W)	2019	6,600
0.23	N Maryland Ave	E Capitol Dr (0.05 miles S)	2019	1,500
0.39	N Lake Dr	E Marion St (0.01 miles S)	2018	12,100
0.41	E Capitol Dr	N Cramer St (0.01 miles W)	2019	10,300
0.45	East Lake Bluff Boulevard	N Prospect Ave (0.03 miles E)	2019	690
0.47	N Downer Ave	E Stratford Ct (0.02 miles N)	2004	5,200
0.48	N Oakland Ave	E Elm Dale Ct (0.02 miles S)	2016	9,700
0.49	North Oakland Avenue	E Shorewood Blvd (0.02 miles S)	2019	10,500
0.50	N Lake Dr	N Shepard Ave (0.02 miles N)	2019	14,600
0.50	N Oakland Ave	E Shorewood Blvd (0.01 miles N)	2016	12,300
0.51	East Lake Bluff Boulevard	N Frederick Ave (0.02 miles W)	2019	880
0.52	East Capitol Drive	N Bartlett Ave (0.02 miles W)	2019	16,800
0.54	E Edgewood Ave	N Prospect Ave (0.04 miles E)	2019	2,400
0.54	E Edgewood Ave	N Shepard Ave (0.02 miles E)	2004	1,600
0.54	N Maryland Ave	E Edgewood Ave (0.02 miles S)	2019	2,400
0.56	N Lake Dr	E Kensington Blvd (0.08 miles NW)	2019	11,400
0.56	East Edgewood Avenue	N Shepard Ave (0.03 miles W)	2019	1,300
0.57	E Lake Bluff Blvd	N Murray Ave (0.03 miles E)	2004	1,400
0.58	N Maryland Ave	E Kensington Blvd (0.09 miles N)	2019	310
0.60	E Capitol Dr	N Newhall St (0.01 miles W)	2016	21,000
0.61	N Lake Dr	E Edgewood Ave (0.03 miles N)	2019	14,800
0.64	N Downer Ave	E Newport Ave (0.05 miles S)	2007	8,400
0.65	E Edgewood Ave	N Cramer St (0.03 miles W)	2004	3,800
0.66	E Kensington Blvd	N Maryland Ave (0.02 miles W)	2019	770
0.68	N Oakland Ave	E River Pk Ct (0.04 miles S)	2019	11,300
0.68	N Lake Dr	E Glendale Ave (0.01 miles NW)	2019	11,400

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2023 Kalibrate Technologies (Q4 2023).

April 02, 2024