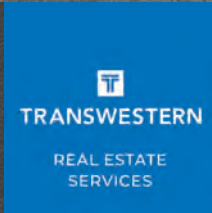


2301-2359

SILVERNAIL  
ROAD  
PEWAUKEE, WI



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310 W. Wisconsin Ave., Ste. ME110  
Milwaukee, WI 53203

2301-2359

# SILVERNAIL ROAD PEWAUKEE, WI

## GENERAL INFORMATION

Silvernail Village is a two story, 44,941 square-foot, mixed use office and retail building conveniently located within Waukesha's highly desirable residential and commercial district. The center boasts phenomenal visibility from I-94 and great accessibility centered between two freeway exit ramps. The out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Add in strong area retailers and demographics and it's perfect for your business.

AVAILABLE SPACE	Office - Suite 2329: 2,850 SF
LEASE RATE	Office: \$12.00/SF MG
MINIMUM LEASE TERM	36 Months
UTILITIES	
Gas/Electric	Separately Metered
Water & Sewer	Separately Metered
Trash	Included
PARKING	Estimated at 178 Surface Spaces (4.00/1,000)
TENANT IMPROVEMENTS	Negotiable to Qualified Credit



### Building Attributes



Prime Location with  
Freeway Accessibility



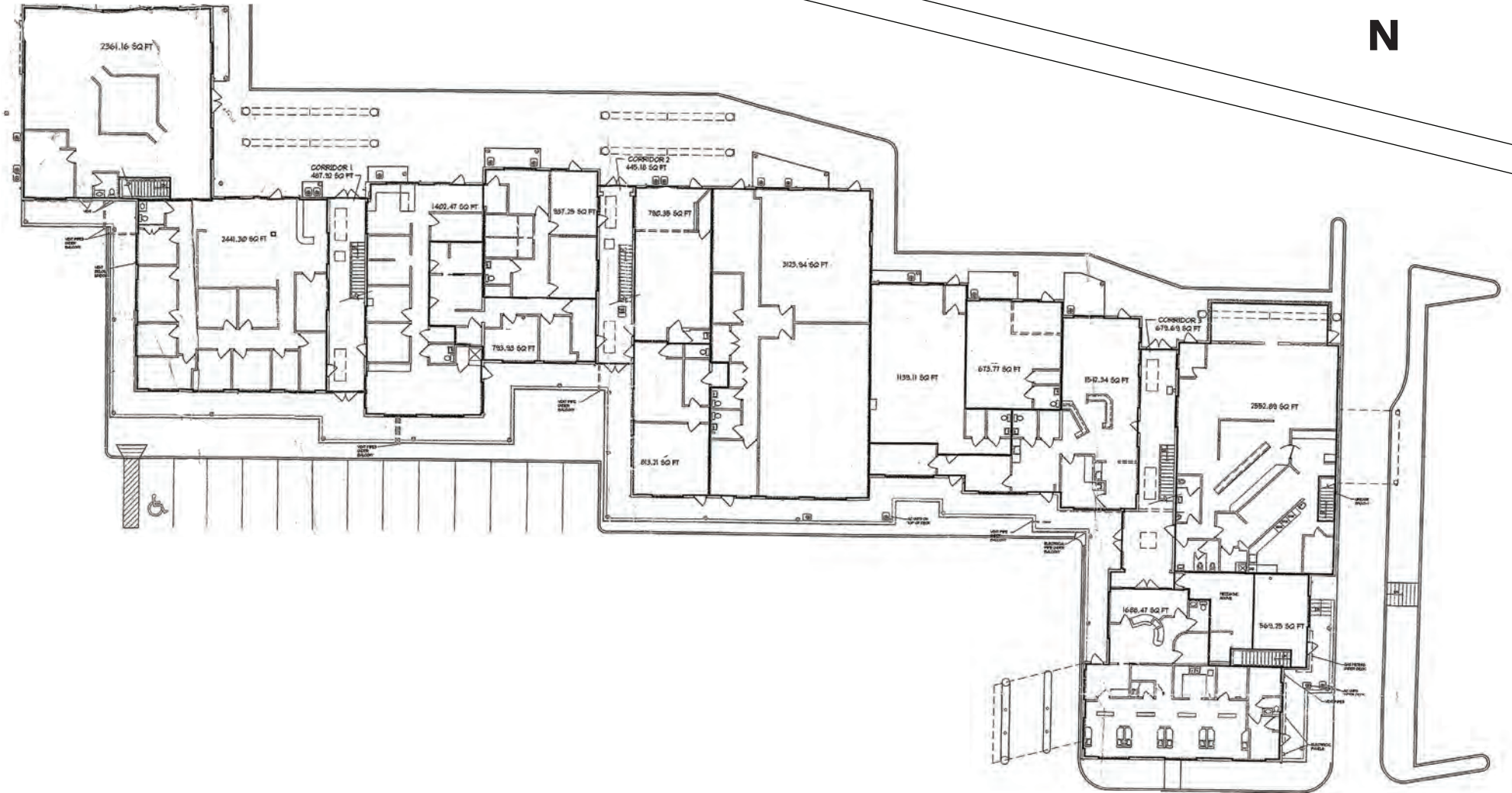
Prominent Signage  
Opportunity

2301-2359

SILVERNAIL  
ROAD  
PEWAUKEE, WI

SITE PLAN - RETAIL

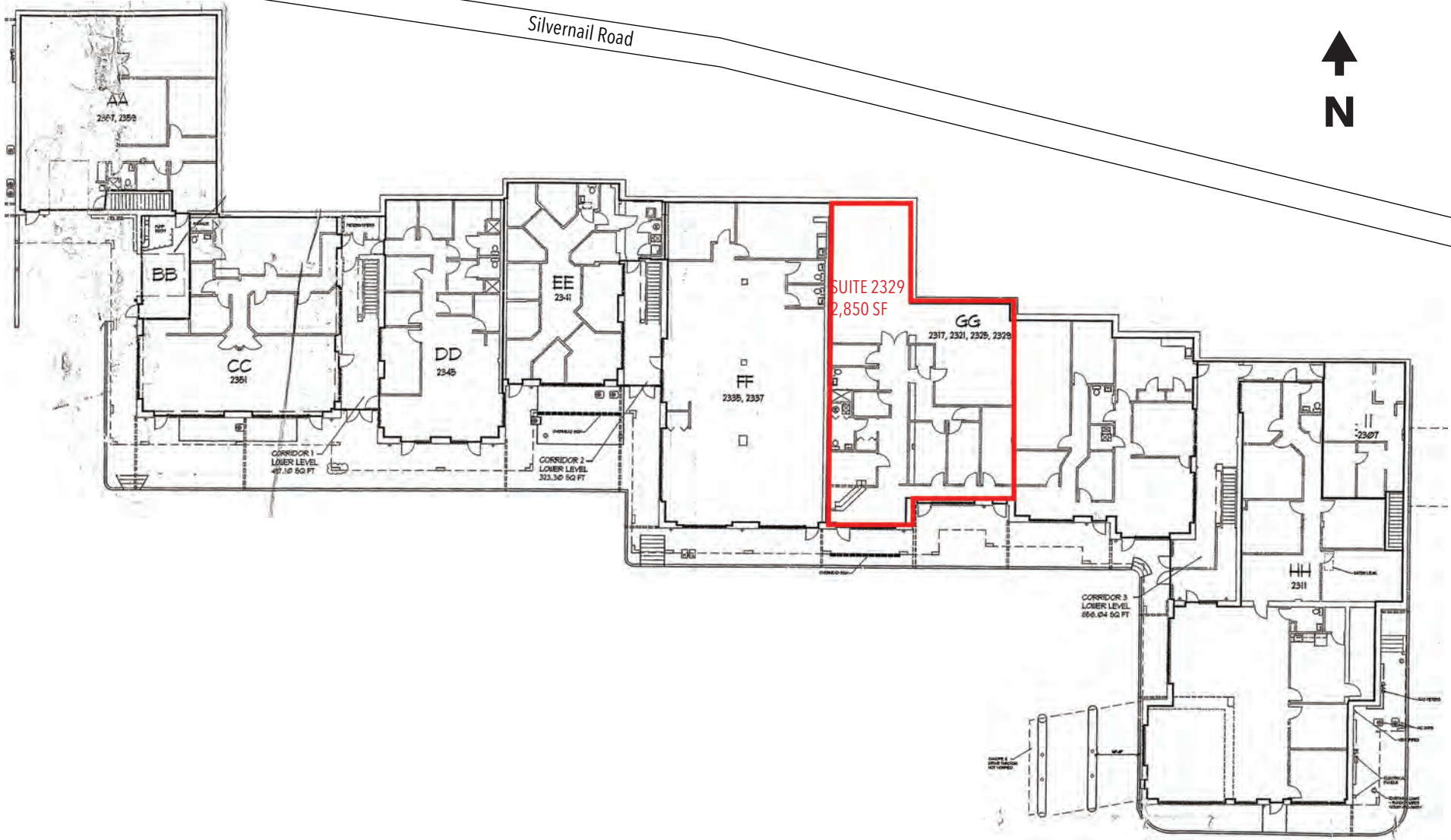
Silvernail Road



2301-2359

SILVERNAIL  
ROAD  
PEWAUKEE, WI

SITE PLAN - OFFICE





2301-2359

SILVERNAIL  
ROAD  
PEWAUKEE, WI

DEMOGRAPHICS - 1 MILE

**6,445**  
Population



Median Age



**240**

Total Businesses



**3,037**

Total Employees



2.14

Average  
Household Size



**\$90,731**

Median Household  
Income



**\$55,900**

Per Capita Income



**\$195,315**

Median Net Worth

*Source: U.S. Census Bureau, Esri forecasts*



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SILVERNAIL  
ROAD  
PEWAUKEE, WI

DEMOGRAPHICS - 3 MILES

**45,043**  
Population



Median Age



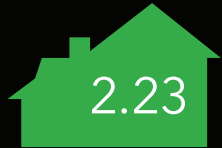
**2,117**

Total Businesses



**40,553**

Total Employees



Average  
Household Size



**\$79,850**

Median Household  
Income



**\$52,565**

Per Capita Income



**\$176,100**

Median Net Worth

*Source: U.S. Census Bureau, Esri forecasts*



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SILVERNAIL  
ROAD  
PEWAUKEE, WI

DEMOGRAPHICS - 5 MILES

**109,378**  
Population



Median Age



**5,003**

Total Businesses



**86,088**

Total Employees



Average  
Household Size



**\$82,436**

Median Household  
Income



**\$53,066**

Per Capita Income



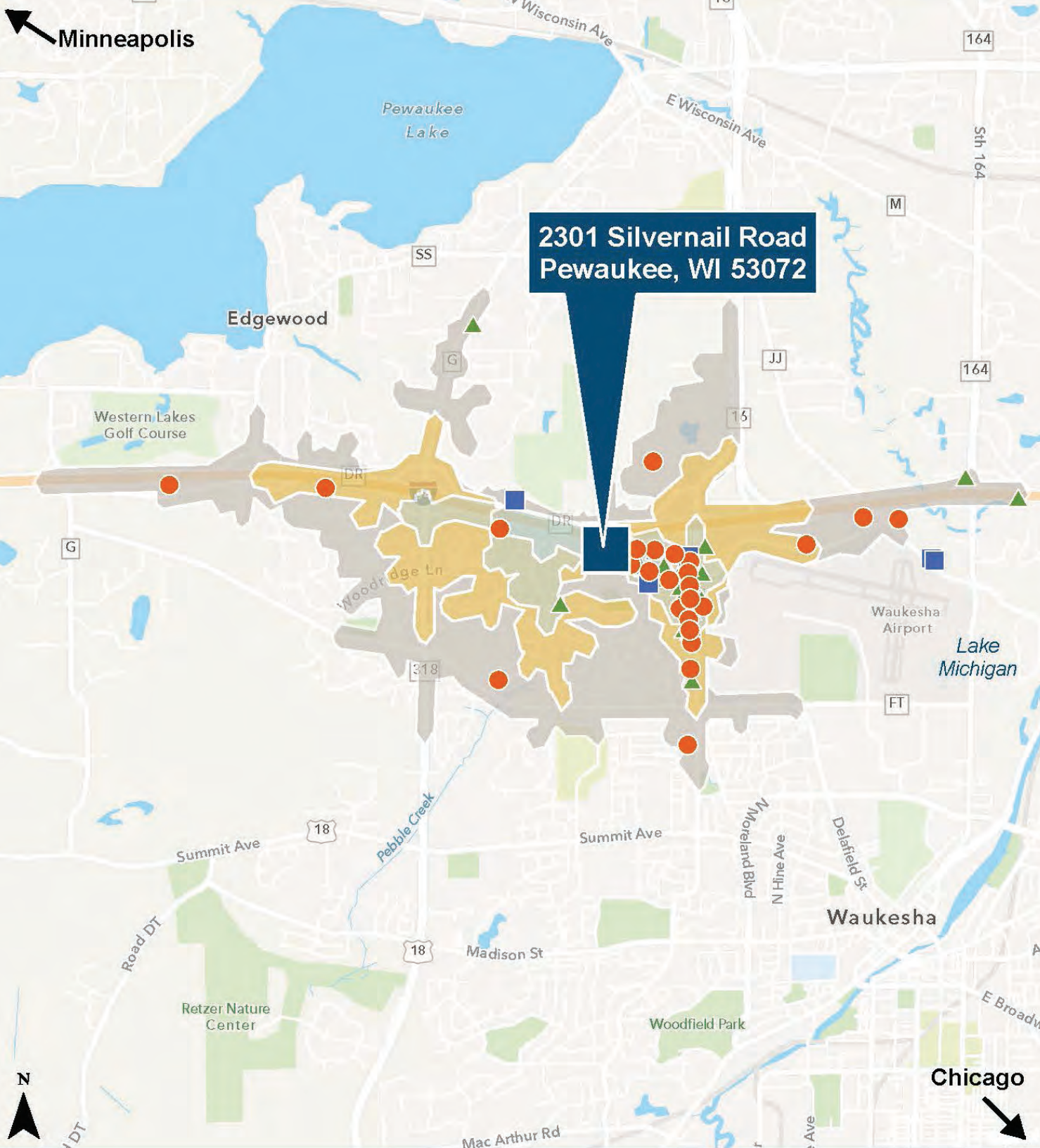
**\$202,729**

Median Net Worth

*Source: U.S. Census Bureau. Esri forecasts*







**2301 Silvernail Road  
Pewaukee, WI 53072**



**Drive Time**

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

**Area Amenities**

*(Within Driving Distances)*

- Restaurants & Bars (34)
- Lodging (5)
- Retail Shops (48)



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SILVERNAIL  
ROAD  
PEWAUKEE, WI

