

END-CAP RETAIL SPACE AVAILABLE FOR LEASE



RIVERGLEN MARKETPLACE

100-204 EAST CAPITOL DRIVE, MILWAUKEE, WI 53211



Leasing Information:

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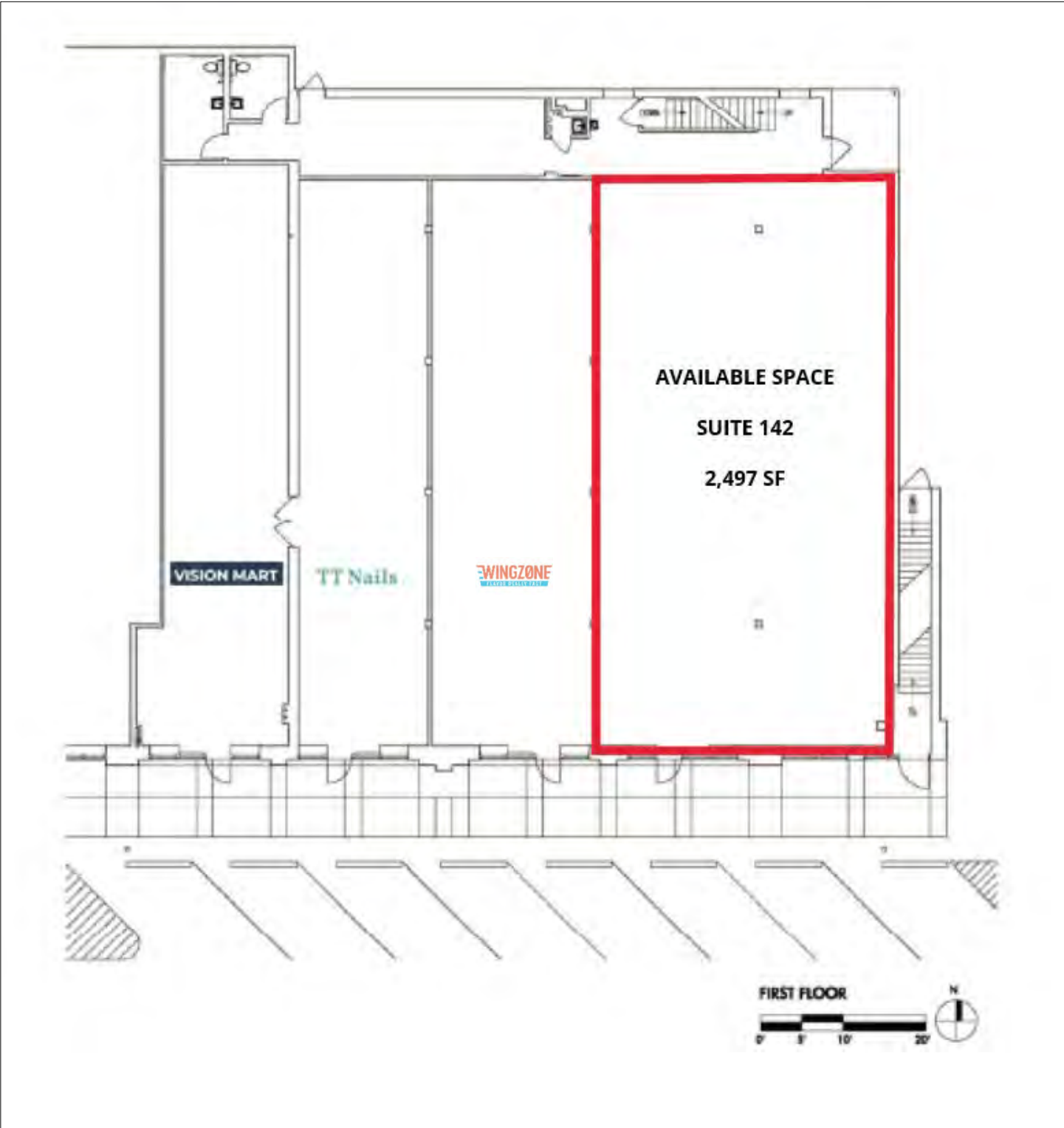
GENERAL INFORMATION

End cap retail unit available for your thriving business at Riverglen Marketplace! Formerly Familia Dental, the space offers ample in-place plumbing. Reuse as dental/medical or renovate to suit for your business. Call today to discuss or schedule a tour.

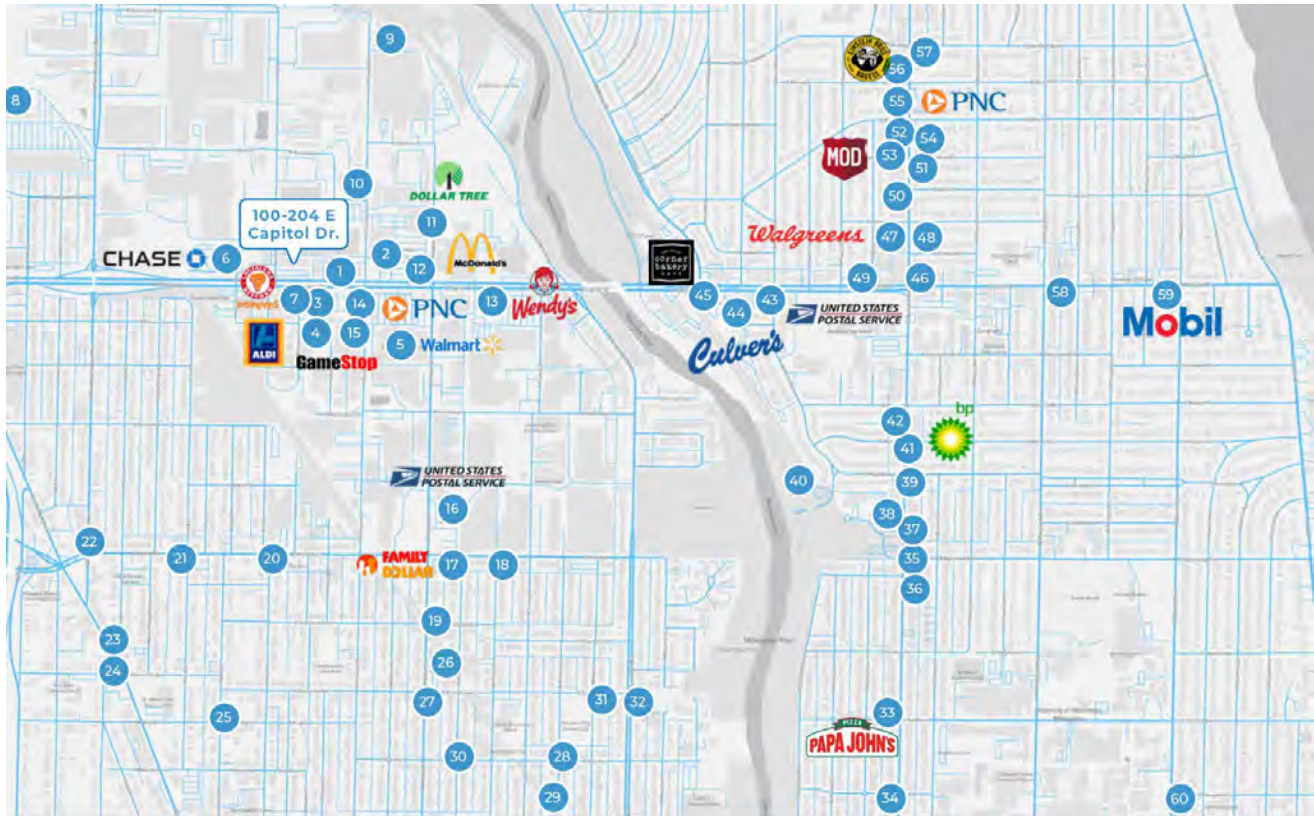
Property	Riverglen Marketplace: 100-204 East Capitol Drive, Milwaukee, WI
Building Size	29,846 SF
Available Space	SUITE 142 - 2,497 SF (formerly Familia Dental)
Lease Rate (NNN)	\$22.00 to \$24.00/SF
Tenant Improvements	Limited; Negotiable to qualified credit
Minimum Lease Term	Three (3) years
Real Estate Taxes & Operating Expenses	\$6.55 psf
Utilities Heating Air Conditioning Overhead Lights & Outlets Water & Sewer Expense Janitorial - Premises	Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant By Tenant
Parking	83 surface spaces
Occupancy	Immediate (vacant & available)

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

FLOOR PLAN



AREA RETAILER MAP

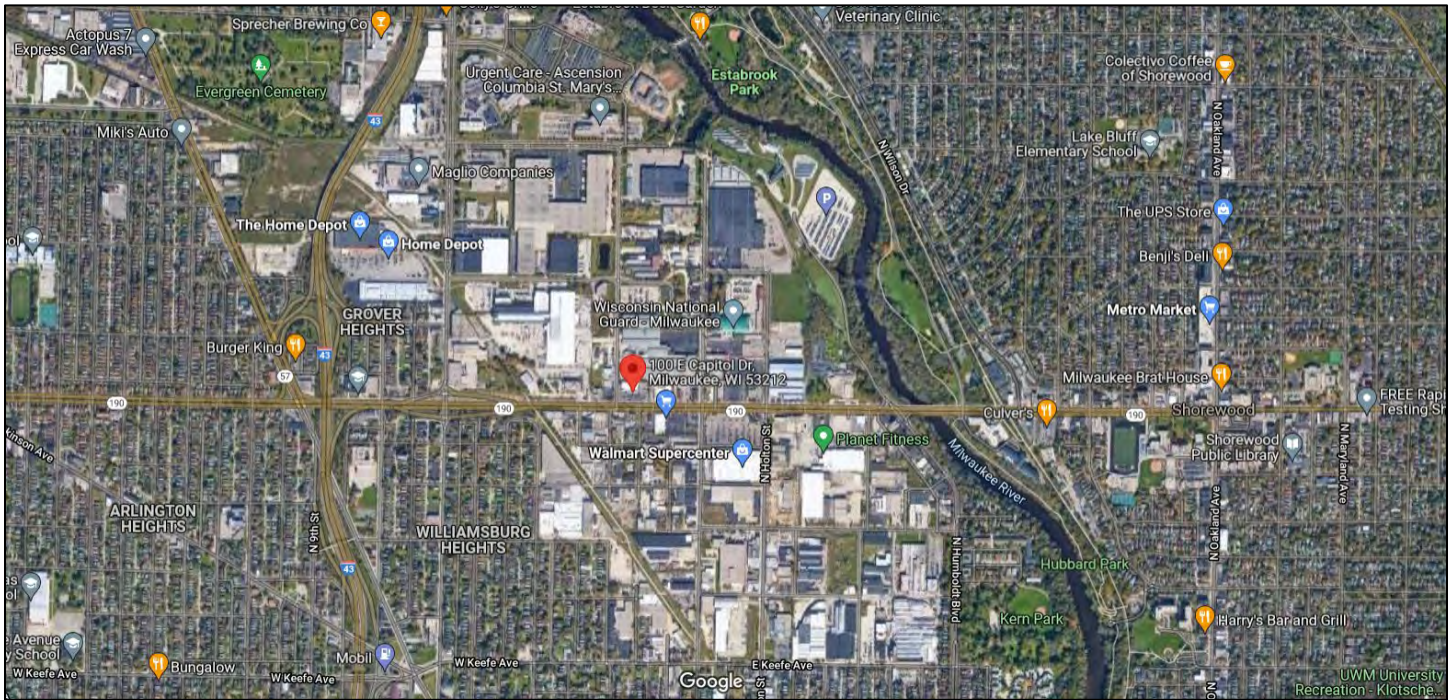
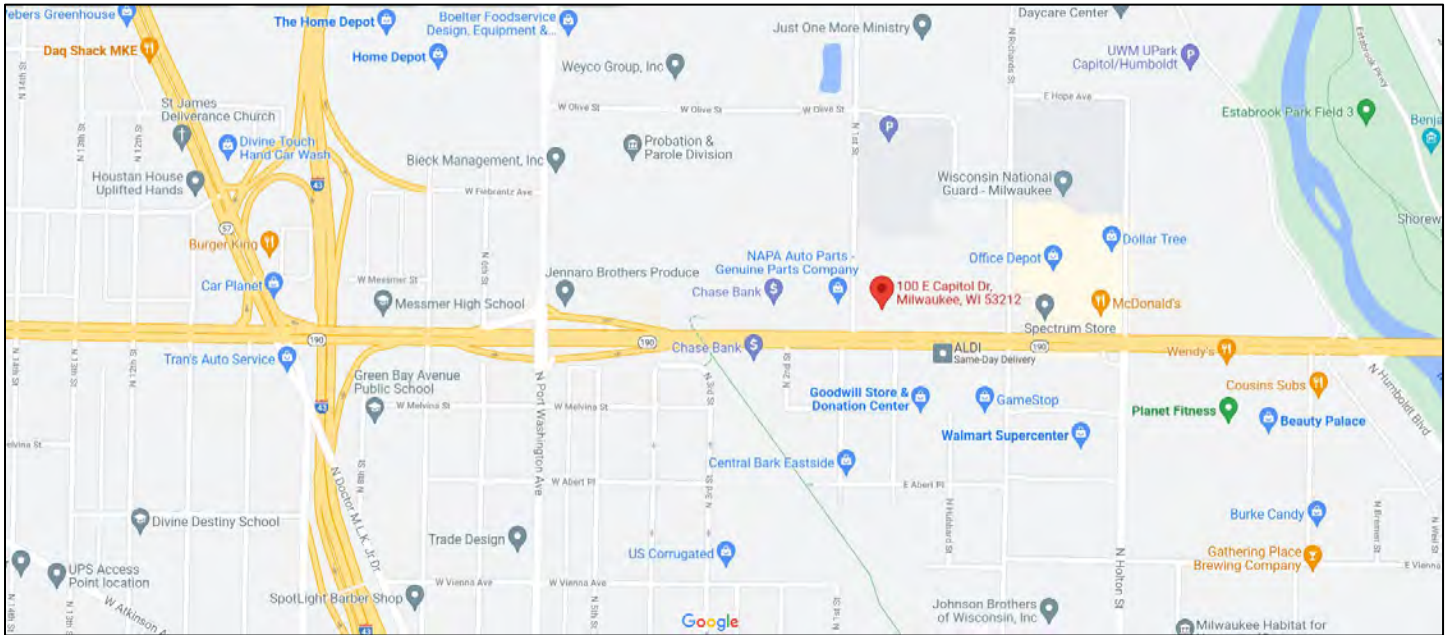


RETAIL MAP KEY

100-204 E. CAPITOL DR.

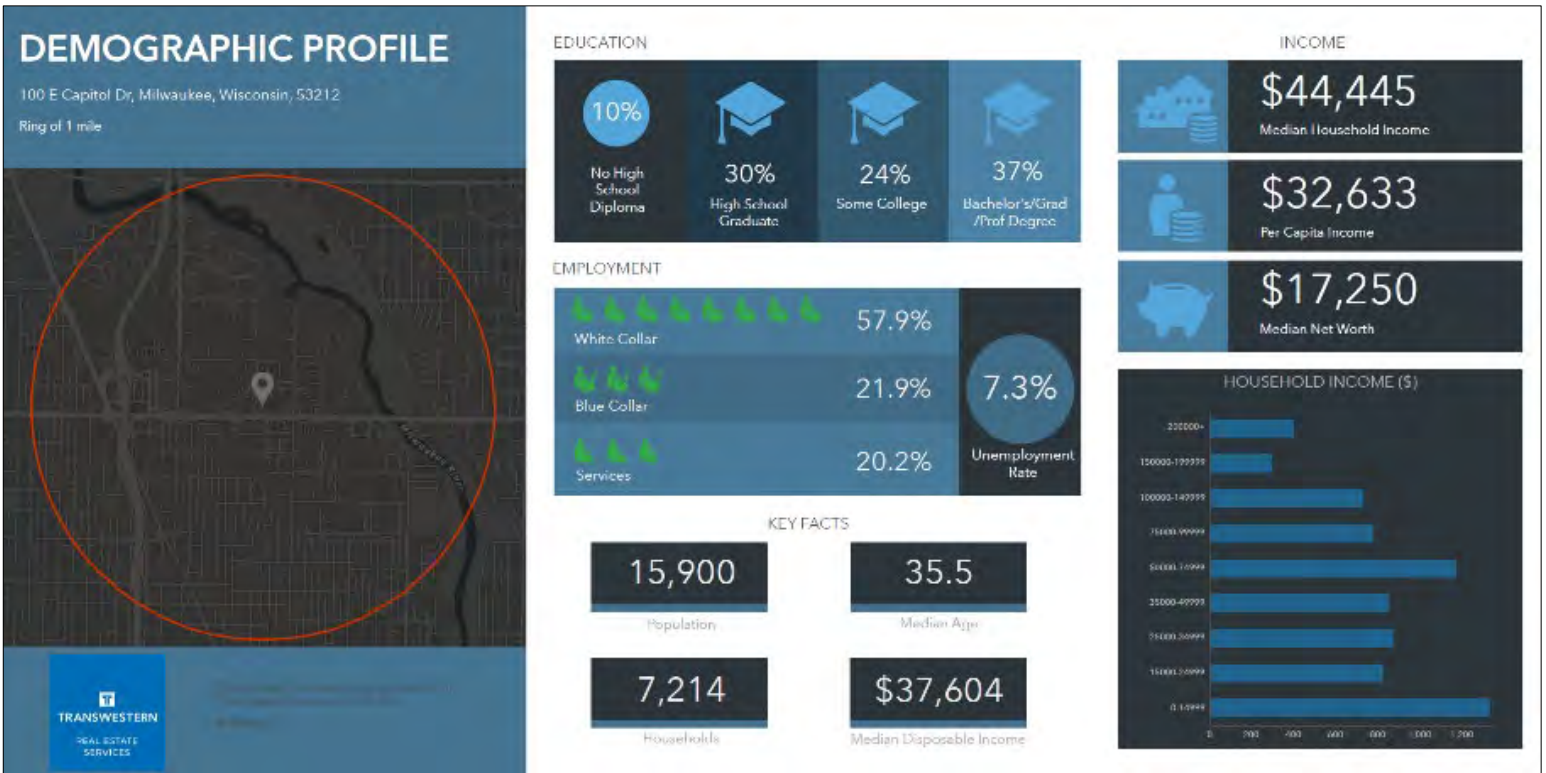
- | | | |
|---|---|---|
| 1. O'Reilly's Auto Parts | 19. RET Lounge | 40. Hubbard Park Beer Garden |
| 2. Ross Dress for Less | 20. Sunshine Food Market | 41. BP |
| 3. Aldi | 21. Keefe & Third Supermarket | 42. Bayshore Veterinary Clinic |
| 4. Goodwill | 22. Corner Liquor | 43. Northshore Pharmacy |
| 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 |

LOCATION MAPS



100-204 EAST CAPITOL DRIVE
MILWAUKEE, WI

DEMOGRAPHICS – 1 MILE



DEMOGRAPHICS – 3 MILES

DEMOGRAPHIC PROFILE

100 E Capitol Dr, Milwaukee, Wisconsin, 53212
Ring of 3 miles

Glendale, Fox Point, Whitefish Bay, Milwaukee, Lake Michigan

TRANSWESTERN
REAL ESTATE SERVICES

EDUCATION

9% No High School Diploma	24% High School Graduate	24% Some College	43% Bachelor's/Grad /Prof Degree
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EMPLOYMENT

White Collar: 62.9%	4.7% Unemployment Rate
Blue Collar: 16.4%	
Services: 20.7%	

KEY FACTS

165,999 Population	32.4 Median Age
73,885 Households	\$40,513 Median Disposable Income

INCOME

\$48,651 Median Household Income
\$37,974 Per Capita Income
\$18,640 Median Net Worth

HOUSEHOLD INCOME (\$)

TRAFFIC COUNTS



Traffic Count Profile

100 E Capitol Dr, Milwaukee, Wisconsin, 53212
Rings: 1, 3 mile radii

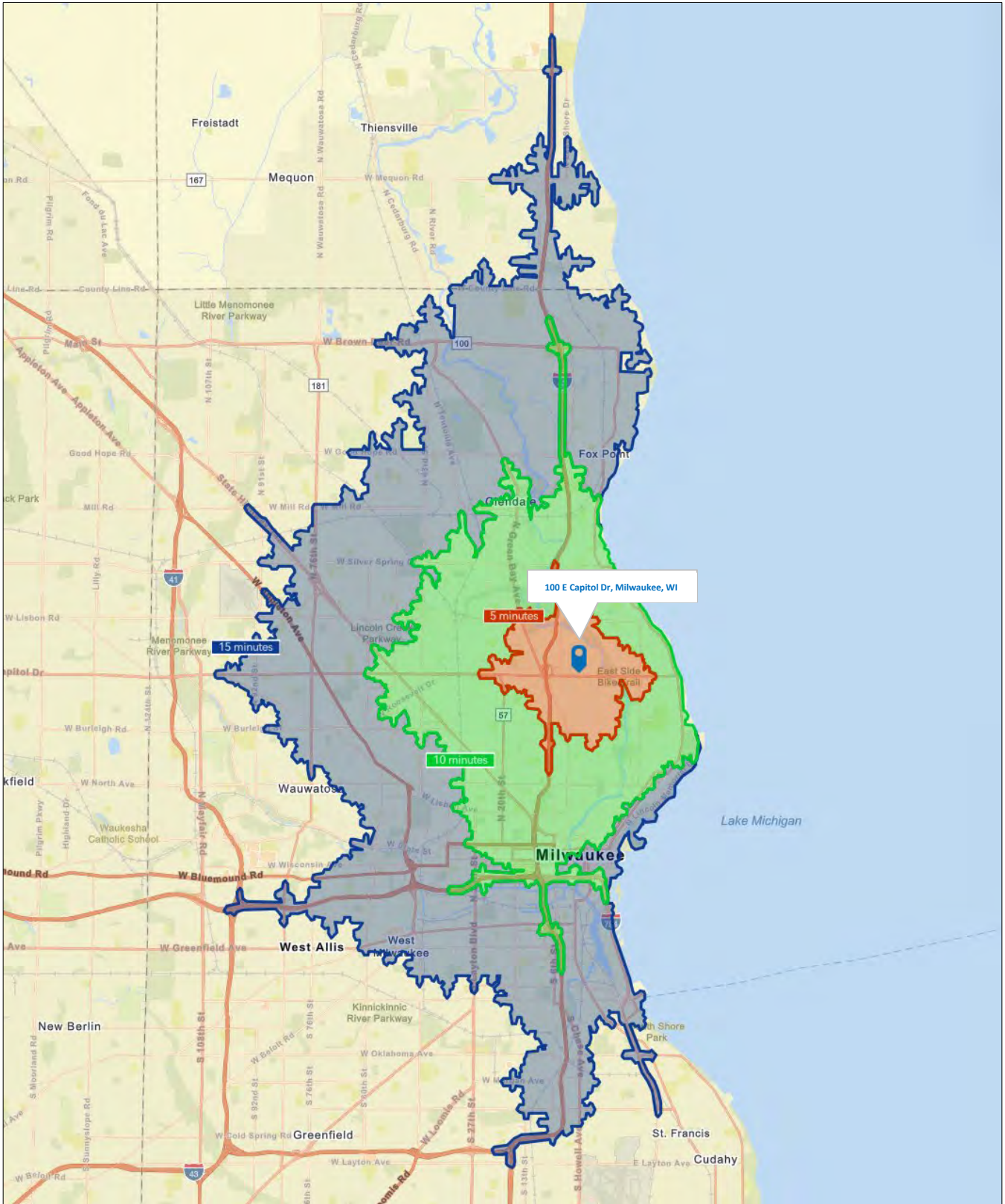
Prepared by Esri
Latitude: 43.08986
Longitude: -87.90991

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	E Capitol Dr	N 1st St (0.02 miles W)	2010	30,000
0.20	E Capitol Dr	N Holton St (0.06 miles E)	2016	27,700
0.20	N Richards St	E Abert Pl (0.04 miles S)	2019	6,800
0.27	W Capitol Dr	N Port Washington Ave (0.1 miles W)	2016	35,500
0.31	N Richards St	E Vienna Ave (0.0 miles)	2018	1,500
0.37	N Holton St	E Vienna Ave (0.01 miles S)	2019	7,900
0.37	N Port Washington Ave	W Merco Ia (0.02 miles N)	2017	13,300
0.38	N Port Washington Rd	W Melvina St (0.02 miles S)	2016	6,900
0.41	E Capitol Dr	N Fratney St (0.05 miles E)	2016	24,900
0.43	W Fiebrantz Ave	N 6th St (0.01 miles W)	2013	1,700
0.46	W Capitol Dr	N 7th St (0.03 miles W)	2016	31,000
0.47	East Capitol Drive	N Fratney St (0.02 miles W)	2019	19,300
0.49	N Port Washington Rd	W Vienna Ave (0.02 miles N)	2002	6,900
0.49	N 7th St	W Capitol Dr (0.03 miles N)	2016	1,500
0.52	N Richards St	E Keefe Ave (0.04 miles S)	2018	5,000
0.53	N Port Washington Ave	W Estabrook Blvd (0.08 miles N)	2016	9,900
0.54	W Capitol Dr	N 7th St (0.05 miles E)	2002	38,700
0.54	E Vienna Ave	N Fratney St (0.01 miles W)	2018	1,100
0.55	W Keefe Ave	N 2nd St (0.02 miles W)	2004	15,400
0.56	W Estabrook Blvd	N Port Washington Ave (0.07 miles W)	2014	1,900
0.56	E Capitol Dr	N Humboldt Blvd (0.05 miles W)	2019	20,400
0.56	E Keefe Ave	N Buffum St (0.02 miles E)	2004	7,600
0.57	N Holton St	E Keefe Ave (0.03 miles S)	2018	6,500
0.57	E Keefe Ave	N Buffum St (0.01 miles W)	2019	6,900
0.58	West Capitol Drive	N 7th St (0.05 miles E)	2019	127,000
0.58	N 8th St	W Melvina St (0.03 miles SE)	2019	6,300
0.58	N 8th St	W Messmer St (0.09 miles S)	2015	6,000
0.60	North-South Freeway	I- 43 (0.03 miles N)	2018	132,000
0.61	East Keefe Avenue	N Booth St (0.02 miles E)	2019	4,600
0.61	W Keefe Ave	N 5th St (0.02 miles W)	2016	12,300

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 (Q3 2023).

February 02, 2024

DRIVE TIME



100-204 EAST CAPITOL DRIVE
MILWAUKEE, WI