

VACANT LAND FOR SALE



# 2600 WEST CORPORATE PRESERVE DRIVE OAK CREEK, WI 53154



# PROPERTY INFORMATION

2600 WEST CORPORATE  
PRESERVE DRIVE

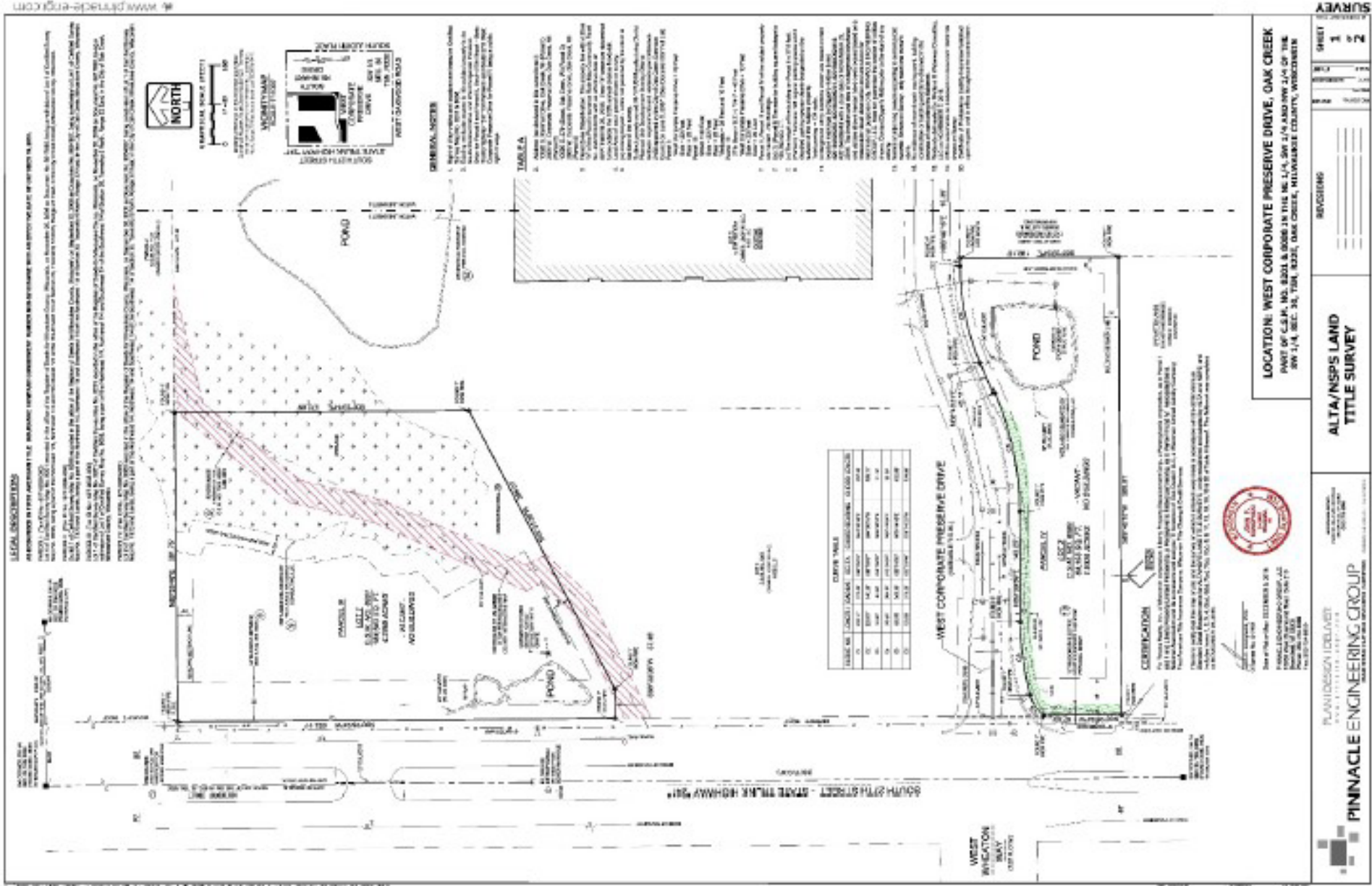
<b>LIST PRICE</b>	\$275,000
<b>PARCEL SIZE</b>	1.93 Acres
<b>PARCEL NUMBER</b>	9279033000
<b>ZONING</b>	<p>The property is in a commercial manufacturing zone. Potential uses include:</p> <ul style="list-style-type: none"><li>• Commercial Services</li><li>• Retail</li><li>• Entertainment</li><li>• Restaurant</li><li>• Hotel</li><li>• Retirement Community/Assisted Living</li><li>• Financial Institutions</li><li>• Office and Medical</li></ul> <p>Additional information available upon request</p>
<b>2023 REAL ESTATE TAXES</b>	\$2,152.44
<b>2023 TRAFFIC COUNTS</b>	Distance 0.15 miles – South 27th Street = 14,000
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Located along prime 27th Street/Ryan Road corridor</li><li>• Located in the fast-growing City of Oak Creek</li><li>• Quick access to I-94</li><li>• Rapidly growing area</li></ul>

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



# LAND SURVEY

2600 WEST CORPORATE PRESERVE DRIVE



**PINNACLE ENGINEERING GROUP**  
 Pinnacle Engineering Group, Inc.  
 1000 West Corporate Preserve Drive, Oak Creek, WI 53090  
 Phone: 414.764.1100  
 Fax: 414.764.1101  
 www.pinnacle-eng.com

**PLANNING DEPARTMENT**  
 PLAN NO. 19-0001  
 SHEET NO. 1 OF 1

**REVISIONS:**

NO.	DATE	DESCRIPTION

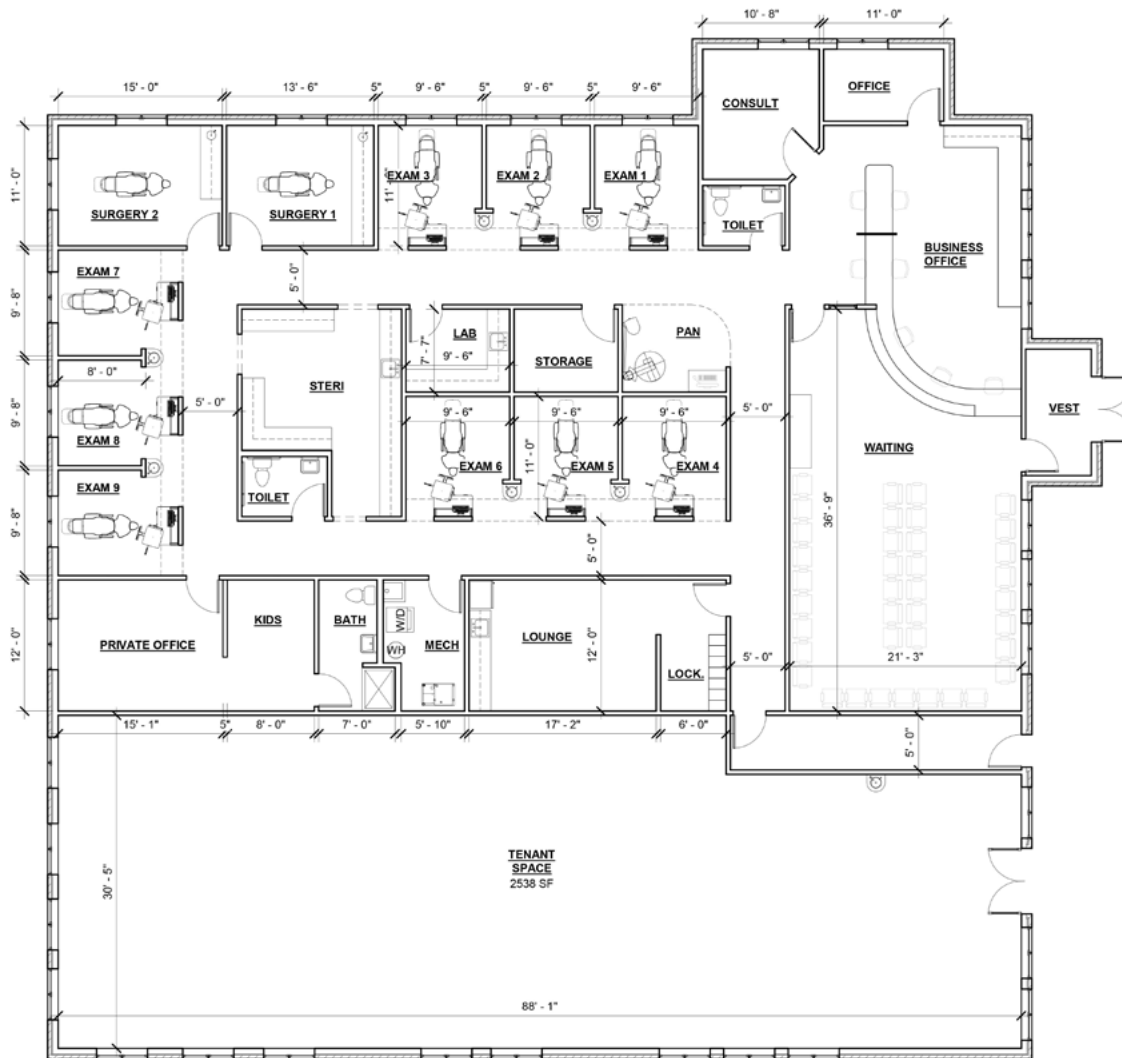
**LOCATION: WEST CORPORATE PRESERVE DRIVE, OAK CREEK**  
 PART OF C.S.M. NO. 32031 & 32032 IN THE NE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 30, T28N, R22W, OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

**ALTA/NSPS LAND TITLE SURVEY**

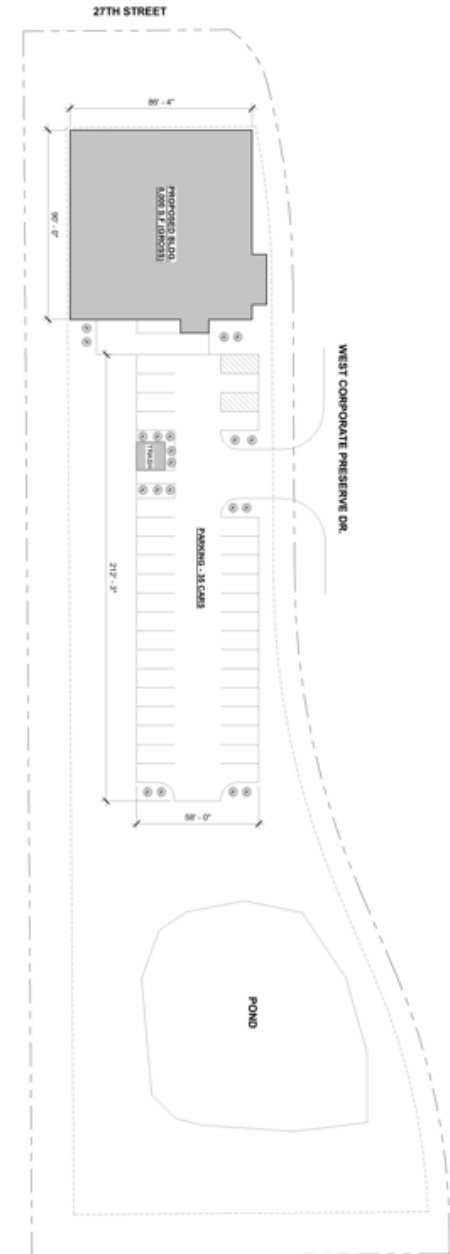
**WEST INTENTION**  
 WEST INTENTION  
 WEST INTENTION

# CONCEPTUAL SITE PLAN OF MEDICAL OFFICE BUILDING

2600 WEST CORPORATE PRESERVE DRIVE



SITE PLAN - PROPOSED  
1" = 30'-0"





# RETAIL MAP

2600 WEST CORPORATE PRESERVE DRIVE



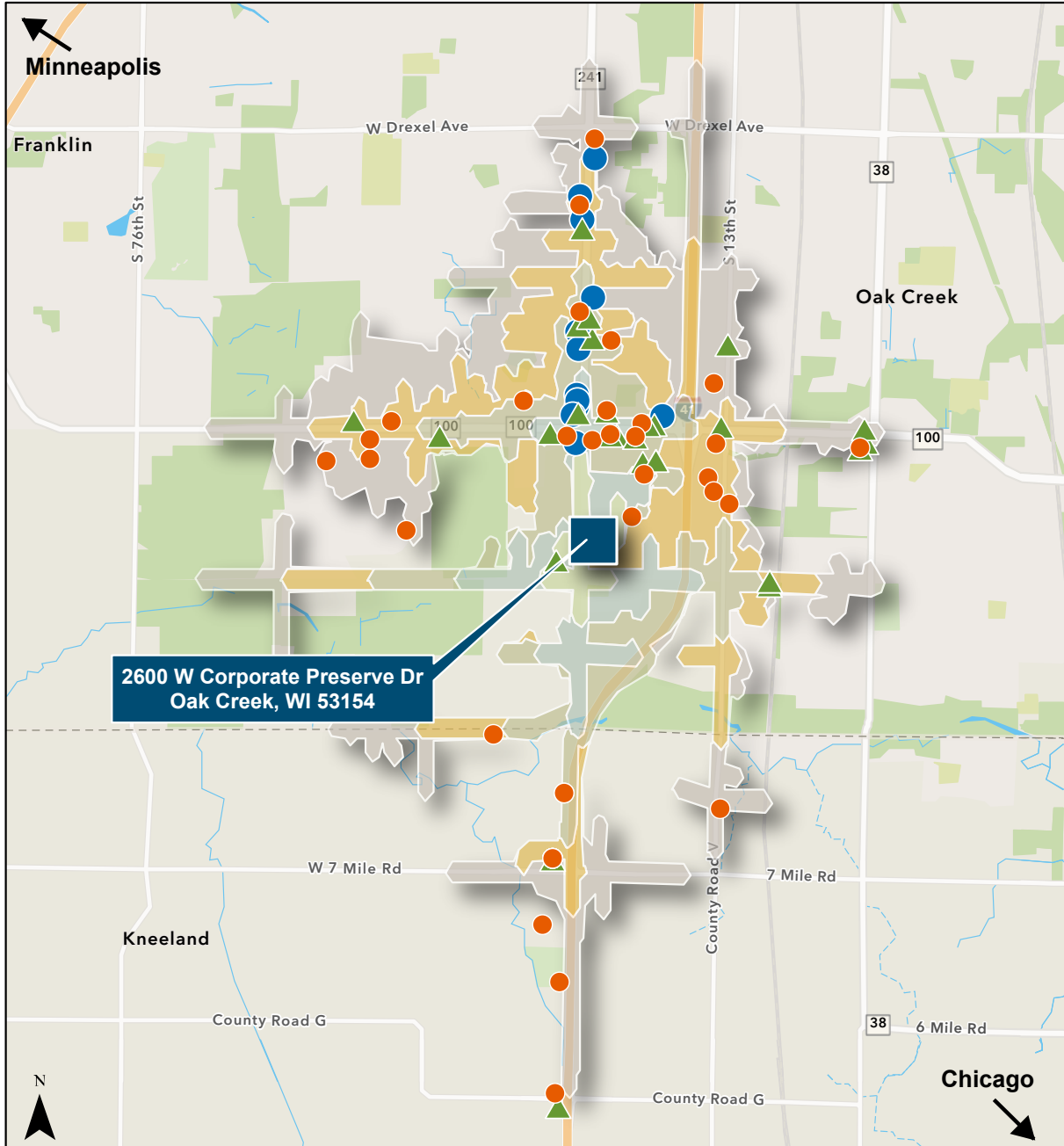






# DRIVE TIME MAP

2600 WEST CORPORATE  
PRESERVE DRIVE

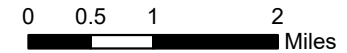


## Drive Time

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

## Area Amenities (Within Driving Distances)

- Lodging Facilities (12)
- ▲ Restaurants & Bars (29)
- Retail (41)

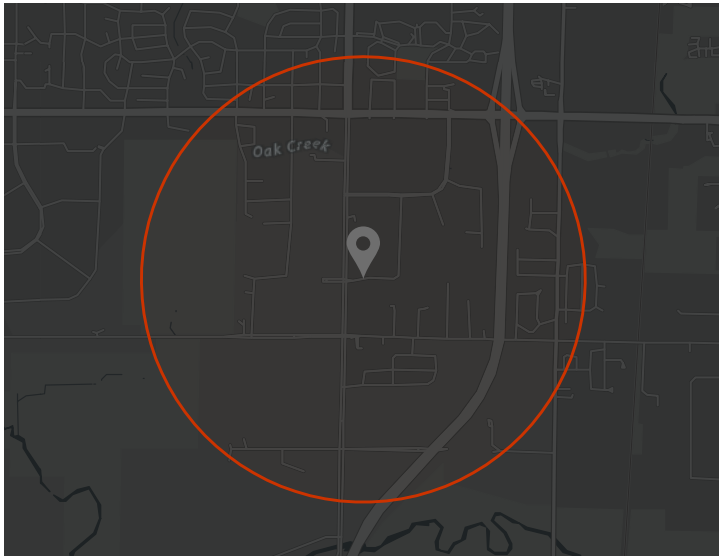


The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.  
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# DEMOGRAPHICS - 1 MILE

2600 WEST CORPORATE PRESERVE DRIVE



## KEY FACTS

**38.9**

Median Age

**1,815**

Population

**677**

Households

**\$82,427**

Median Disposable Income

## INCOME



**\$103,289**

Median Household Income



**\$53,972**

Per Capita Income



**\$274,036**

Median Net Worth

## EMPLOYMENT



**70.7%** White Collar



**21.9%** Blue Collar



**13.5%** Services

**2.7%**

Unemployment Rate

## EDUCATION

**2.4%**

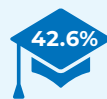
No High School Diploma



**24.9%**  
High School Graduate

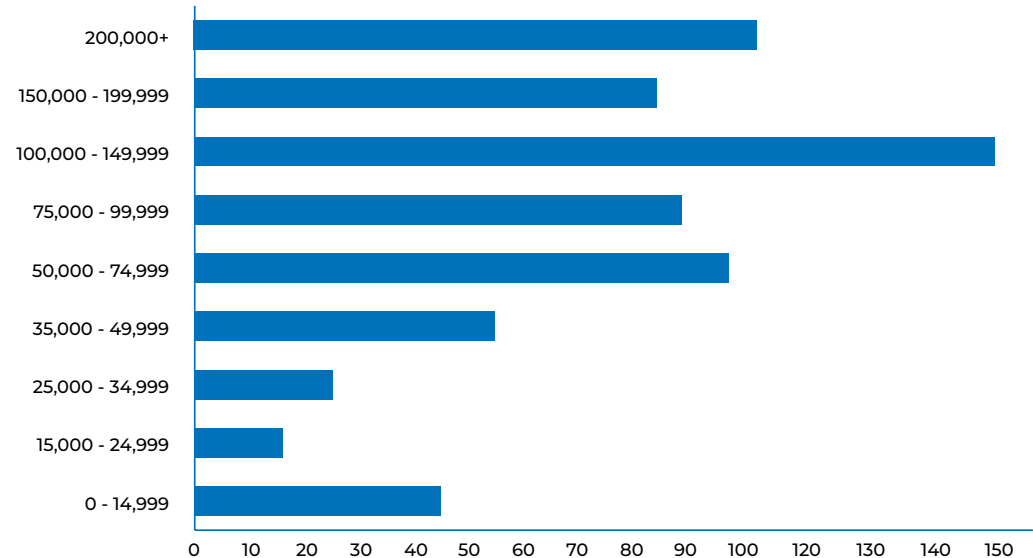


**30.2%**  
Some College



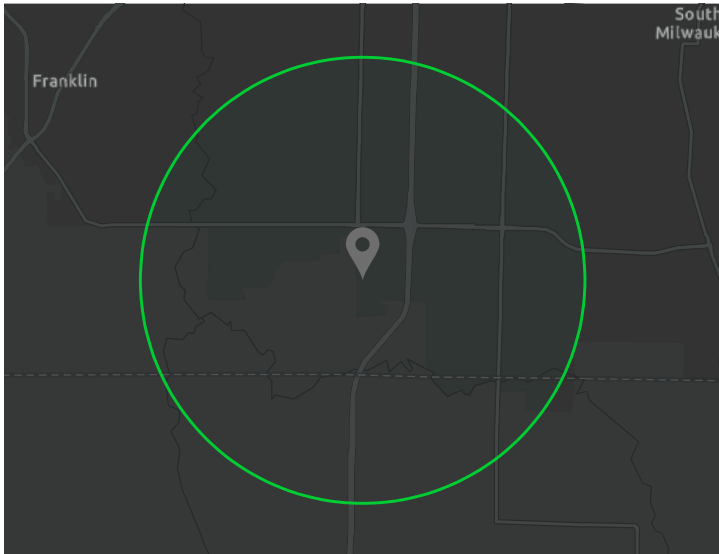
**42.6%**  
Bachelor's/Grad/Prof Degree

## HOUSEHOLD INCOME



# DEMOGRAPHICS - 3 MILE

2600 WEST CORPORATE PRESERVE DRIVE



## KEY FACTS

**39.6**  
Median Age

**29,078**  
Population

**11,948**  
Households

**\$72,832**  
Median Disposable Income

## INCOME



**\$90,408**  
Median Household Income



**\$49,104**  
Per Capita Income



**\$212,670**  
Median Net Worth

## EMPLOYMENT



**71.6%** White Collar



**19.7%** Blue Collar



**11.3%** Services

**1.5%**

Unemployment Rate

## EDUCATION

**4.2%**

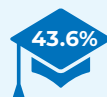
No High School Diploma



**25.6%**  
High School Graduate

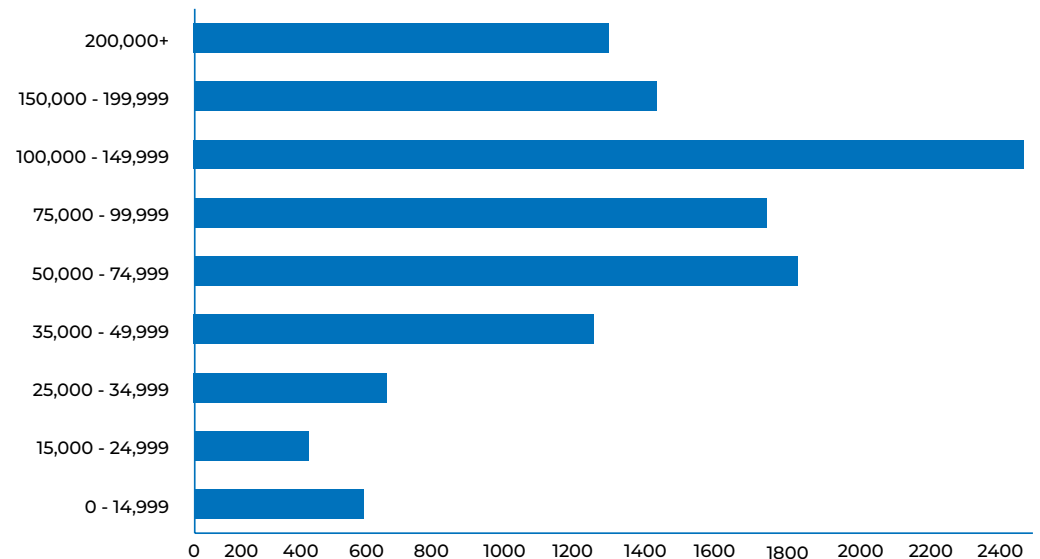


**26.7%**  
Some College



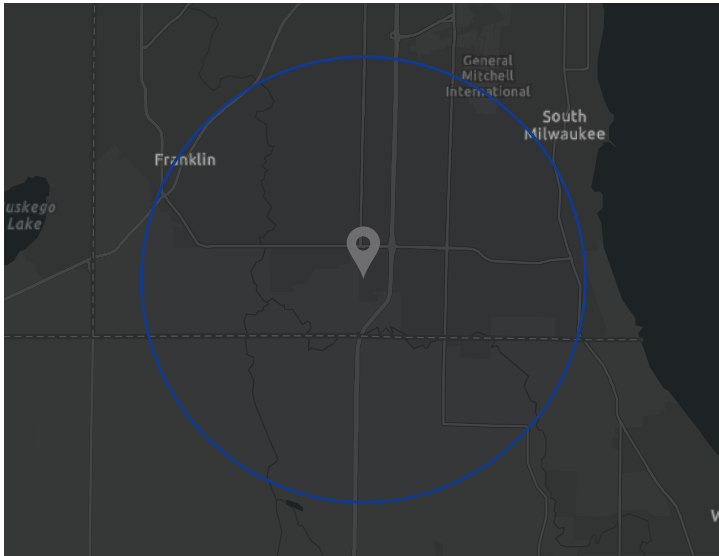
**43.6%**  
Bachelor's/Grad/Prof Degree

## HOUSEHOLD INCOME



# DEMOGRAPHICS - 5 MILE

2600 WEST CORPORATE PRESERVE DRIVE



## KEY FACTS

**41.7**  
Median Age

**77,270**  
Population

**30,975**  
Households

**\$68,946**  
Median Disposable Income

## INCOME



**\$85,918**  
Median Household Income



**\$46,570**  
Per Capita Income



**\$241,757**  
Median Net Worth

## EMPLOYMENT



**78.5%** White Collar



**21.7%** Blue Collar



**12.2%** Services

**2.0%**

Unemployment Rate

## EDUCATION

**5.3%**

No High School Diploma



**28.7%**  
High School Graduate

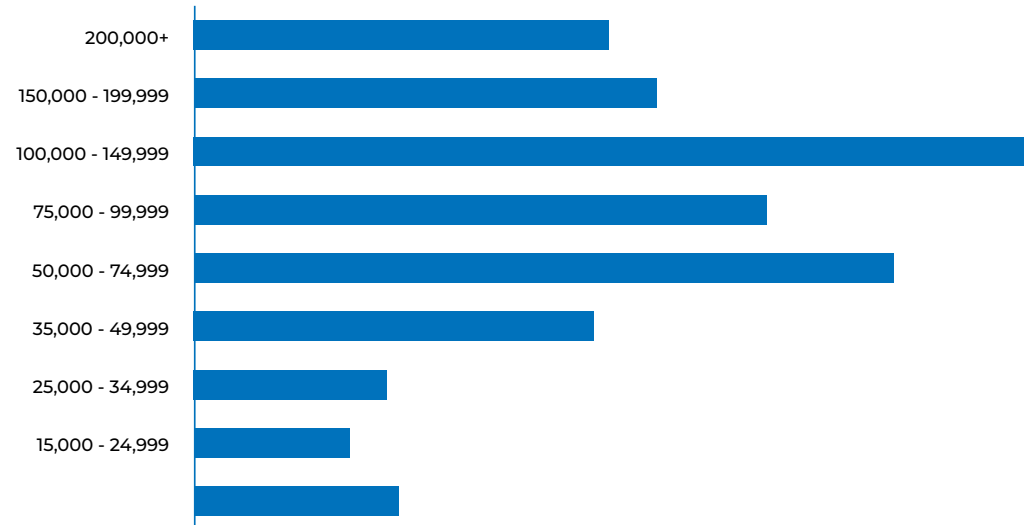


**26.8%**  
Some College



**39.2%**  
Bachelor's/Grad/Prof Degree

## HOUSEHOLD INCOME



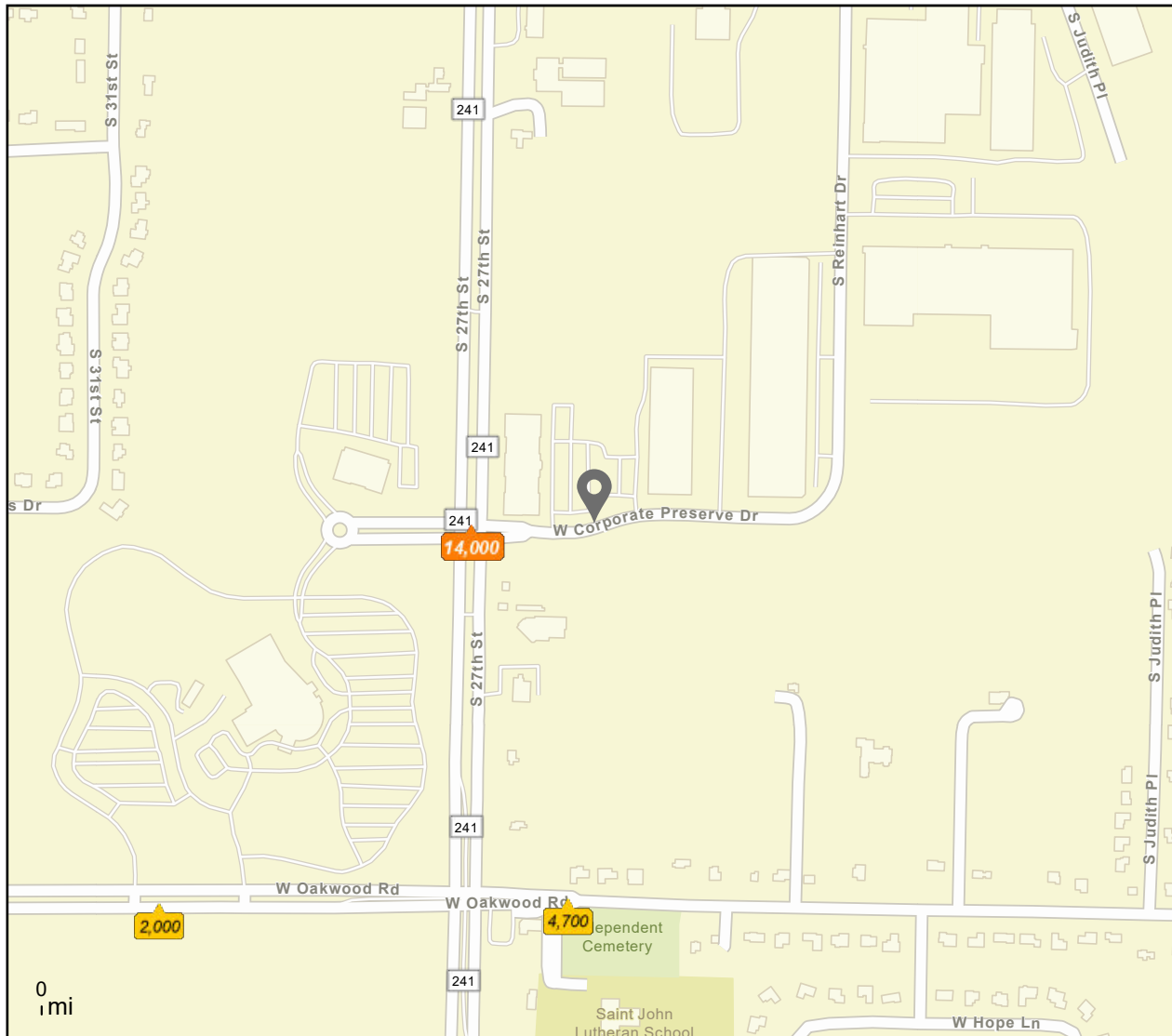




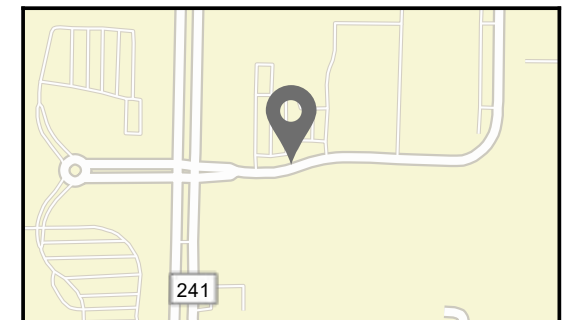
# TRAFFIC COUNT MAP

2600 WEST CORPORATE PRESERVE DRIVE

## CLOSE-UP



- 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







**SHAUN DEMPSEY**

*Executive Vice President*

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