

# END-CAP RETAIL SPACE AVAILABLE FOR LEASE



## RIVERGLEN MARKETPLACE

100-204 EAST CAPITOL DRIVE, MILWAUKEE, WI 53211



### Leasing Information:

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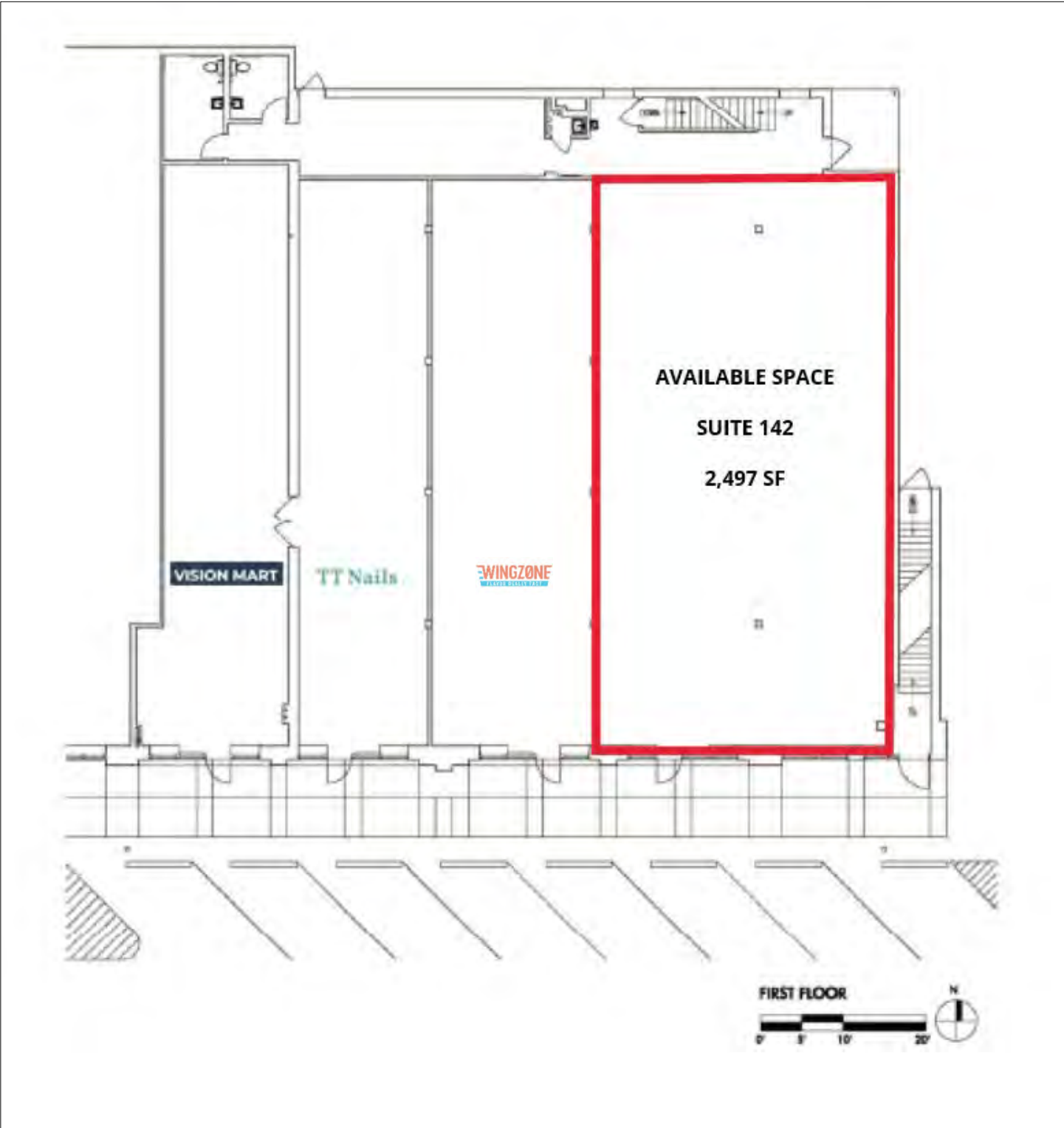
# GENERAL INFORMATION

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.

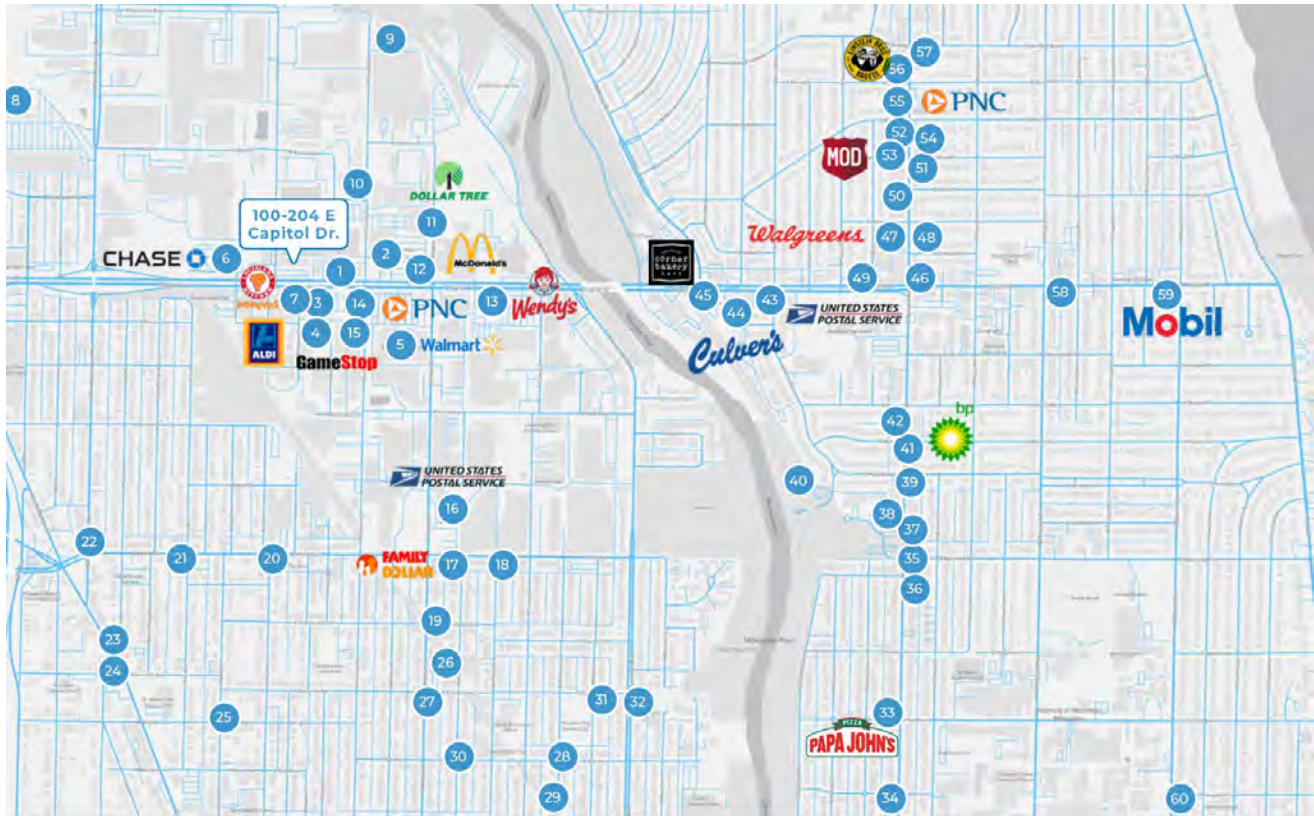
<b>Property</b>	Riverglen Marketplace: 100-204 East Capitol Drive, Milwaukee, WI
<b>Building Size</b>	29,846 SF
<b>Available Space</b>	SUITE 142 - 2,497 SF (formerly Familia Dental)
<b>Lease Rate (NNN)</b>	\$22.00 to \$24.00/SF
<b>Tenant Improvements</b>	Limited; Negotiable to qualified credit
<b>Minimum Lease Term</b>	Three (3) years
<b>Real Estate Taxes &amp; Operating Expenses</b>	\$9.20 psf
<b>Utilities</b> 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
<b>Parking</b>	83 surface spaces
<b>Occupancy</b>	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

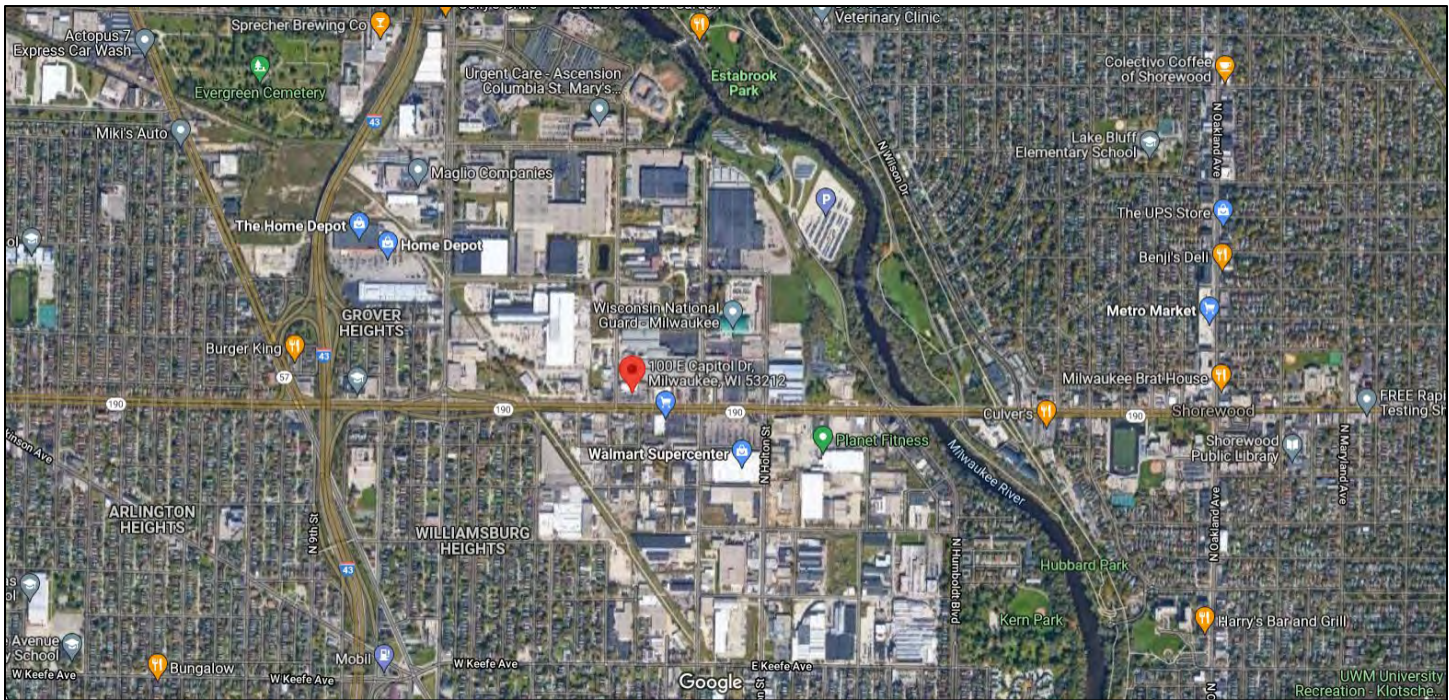
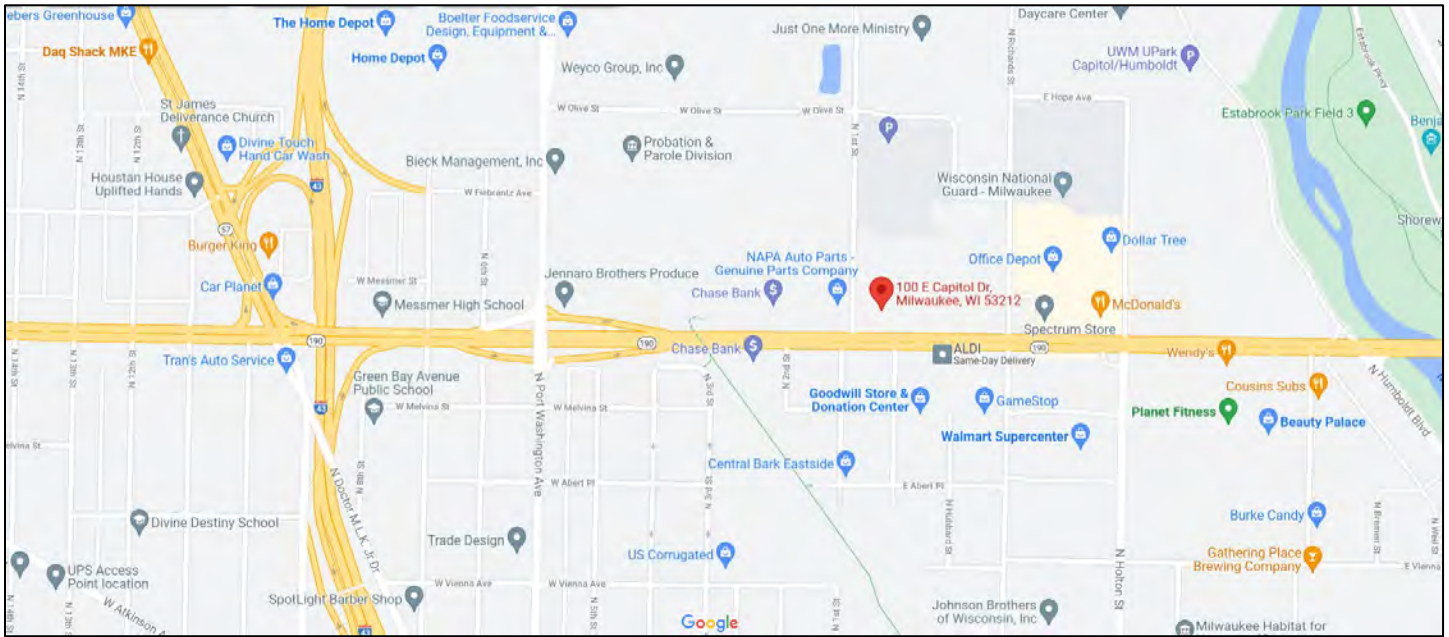


## RETAIL MAP KEY

### 100-204 E. CAPITOL DR.

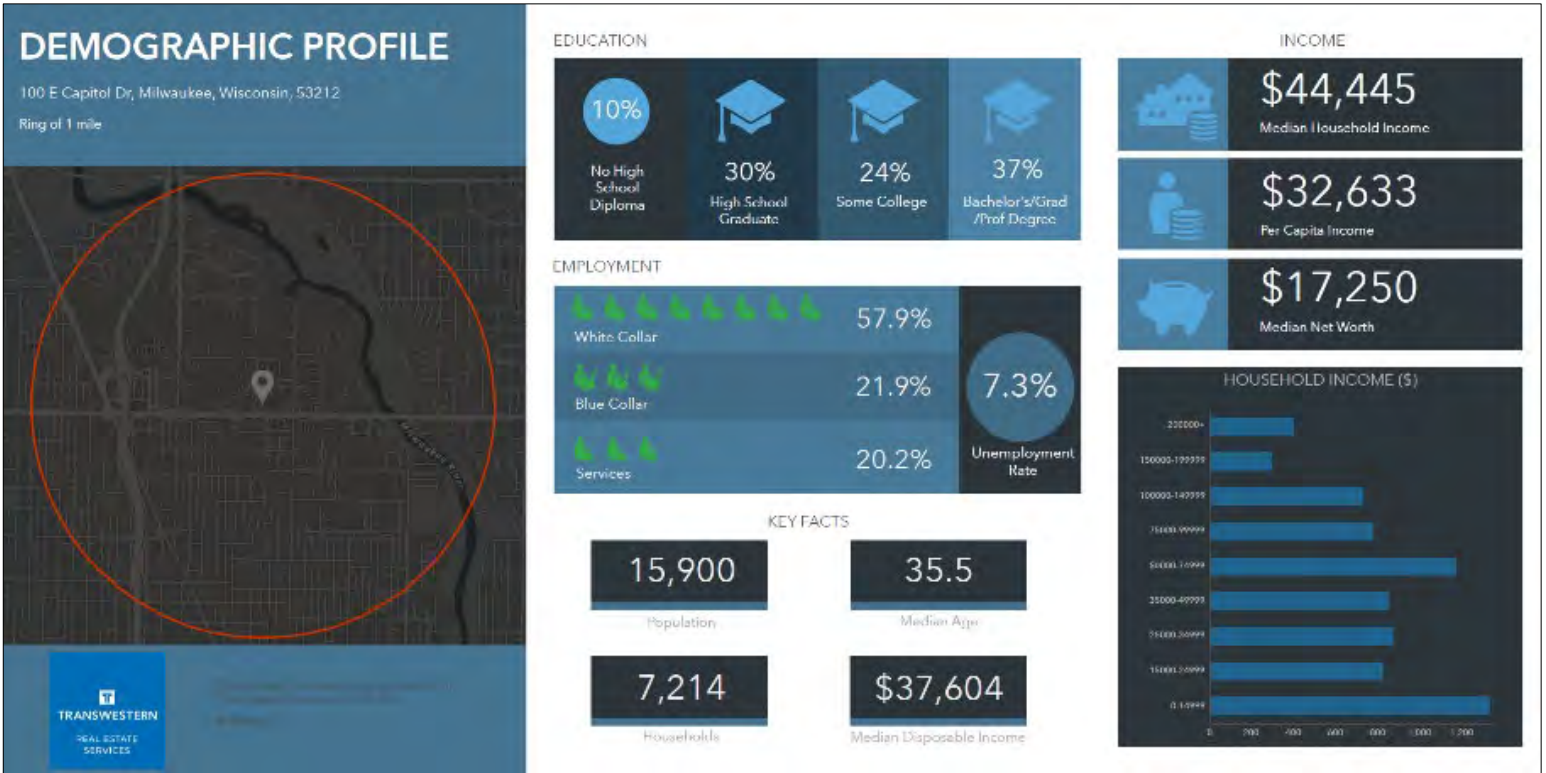
- |   |   |   |
|---|---|---|
| 1. O'Reilly's Auto Parts  | 19. RET Lounge  | 40. Hubbard Park Beer Garden                    |
| 2. Ross Dress for Less  | 20. Sunshine Food Market                                    | 41. BP  |
| 3. Aldi   | 21. Keefe & Third Supermarket                               | 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. <b>Capital Centre Shopping Center:</b><br>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%	24%	24%	43%
No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree

### EMPLOYMENT

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

### KEY FACTS

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

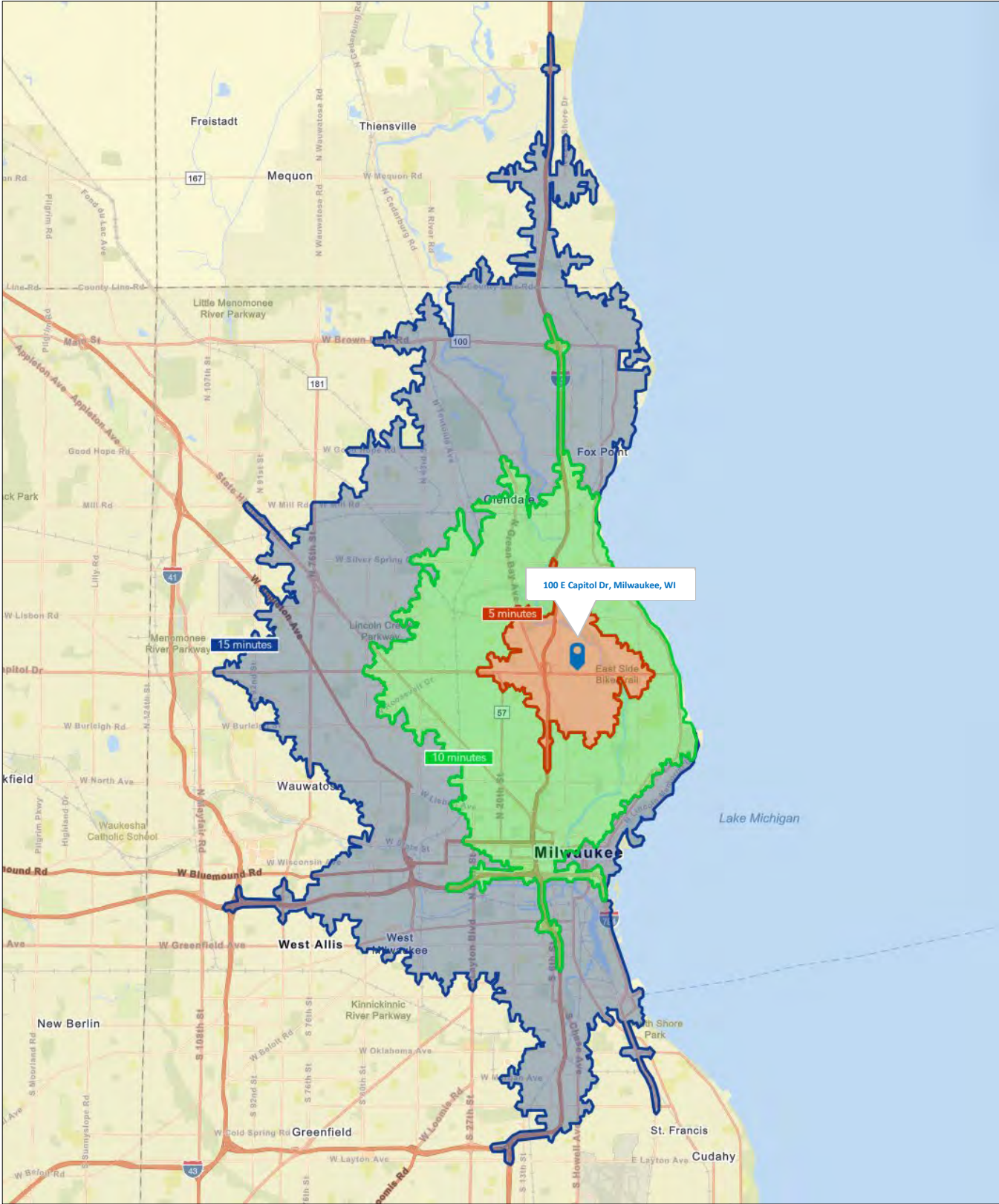
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	E Capitol Dr	N 1st St (0.02 miles W)	2010	30,000
0.20	E Capitol Dr	N Holton St (0.06 miles E)	2016	27,700
0.20	N Richards St	E Abert Pl (0.04 miles S)	2019	6,800
0.27	W Capitol Dr	N Port Washington Ave (0.1 miles W)	2016	35,500
0.31	N 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