

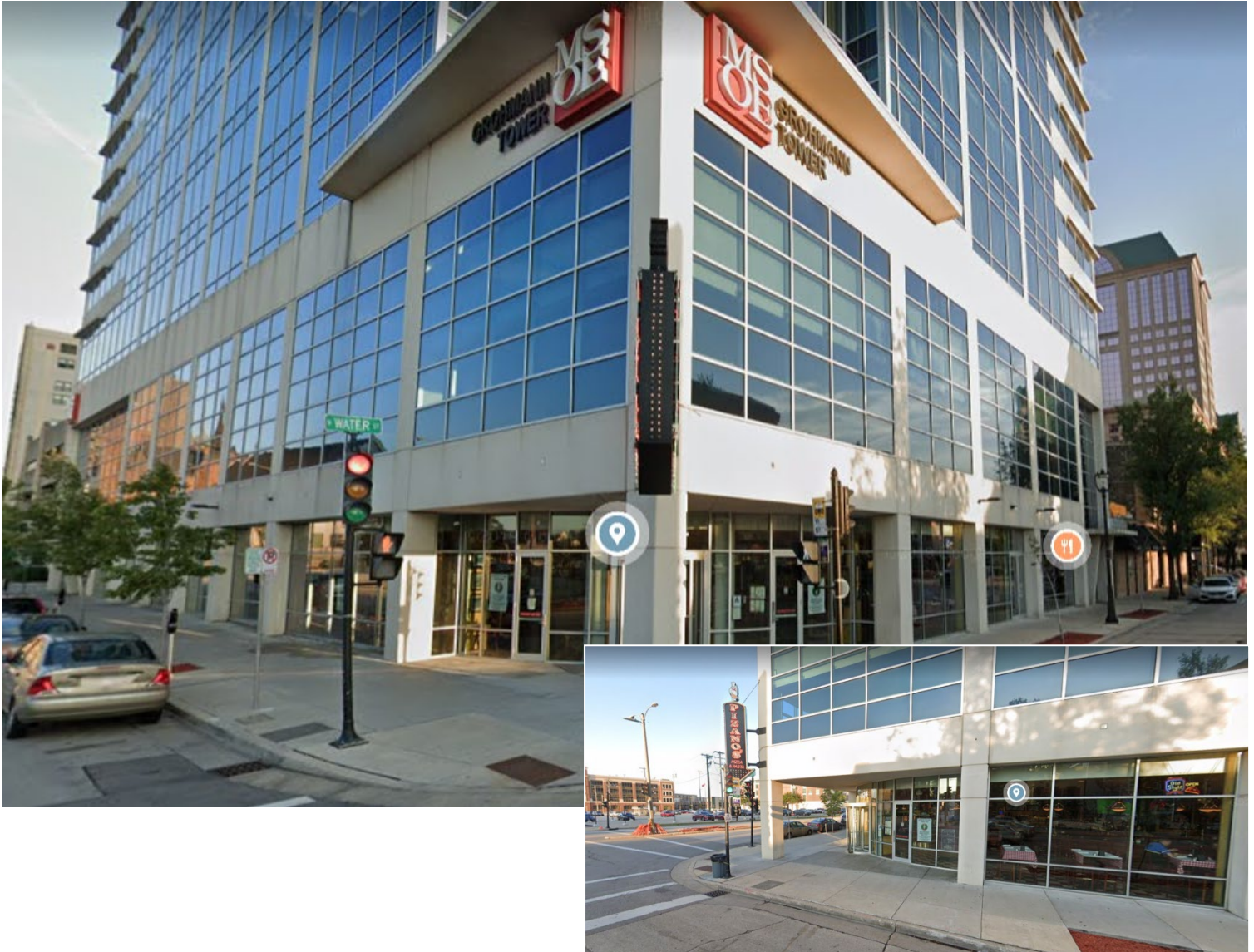
RESTAURANT/BAR SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

1154 NORTH WATER STREET

MILWAUKEE, WI 53202

Virtual Tour
Click Here



Leasing Information:

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General Information

Looking for the right opportunity to do something really big? If you're an experienced operator, then this practically new high visibility former Chicago style pizza place with +8,300 sf located on the first floor of the MSOE Grohmann Tower Apartments in the popular Water Street entertainment district might be for you. All the pieces are in place: sit down casual dining, large dedicated horseshoe style bar, attractive private dining room, dedicated take-out/curbside delivery area, and ample room outside for a sidewalk café. Call today for a property tour.

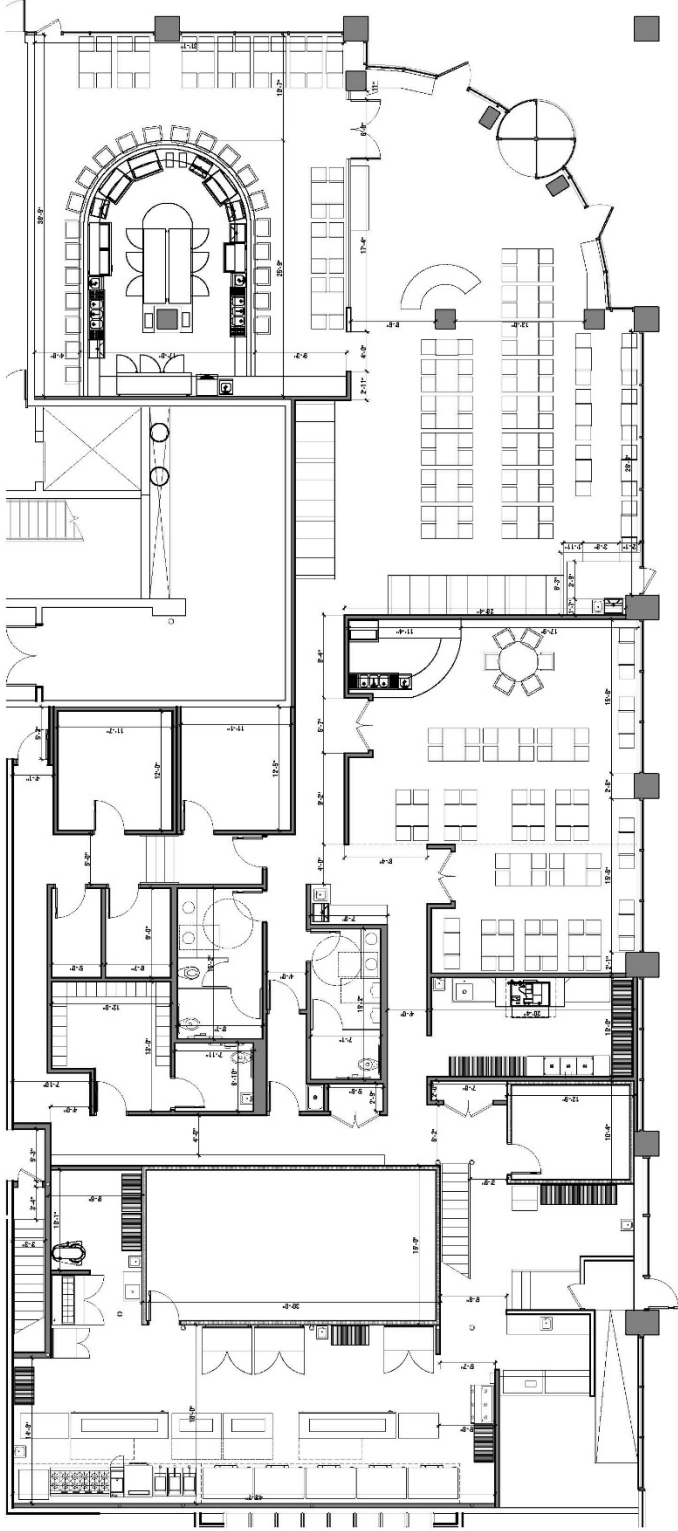
Building Size:	8,253 sf
Net Lease Rate	\$20.00/sf
Lease Term	Minimum 5 years
Occupancy	Immediate
2019 Net Real Estate Taxes	\$3.27/sf
Operating Expenses/CAM	N/A; no common/shared areas
Utilities Heating Air Conditioning Overhead Lights & Outlets Water & Sewer Expense	Separately metered; payable by Tenant Separately metered; payable by Tenant Separately metered; payable by Tenant Separately submetered; payable by Tenant
Parking	6 reserved spaces on south side of building ;14 spaces available for use customer use after 4 pm weekdays and all day Saturday and Sunday in the MSOE parking structure north of Knapp Street between Market & Broadway Streets. Ample additional street and structure parking in immediate area.
Fire Protection	Fully sprinklered
Electrical	400 amp service with 480V 3 phase and 270V single phase power
Capacity	300 persons (bathrooms sized to this requirement at original 2017/2018 buildout)
Licenses	Liquor, beer, and wine licenses previously secured by previous operator
Special Features	<ul style="list-style-type: none"> • Recently constructed space in excellent condition (2018); several big screen TVs included • All freestanding kitchen equipment and fixtures have been removed but restaurant infrastructure in place including huge exhaust hood and fire protection system in place along with multiple walk-in coolers/freezers • 20 parking spaces included as part of stated rent • Located on street level of MSOE Grohman Tower Apartments • Close to Fiserv Forum and quickly developing Deer District

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

Floor Plan – Street Level of Building



Premises Layout – Approximate Configuration (as-built conditions plan not yet available)



Front Entry – Hostess Station & Bar Area



Bar Area



View from Bar to Main Entry Area



Hostess Station 2



View from Hostess Station 2 to Main Entry



Main Hostess Station



Big Screen TVs in Main Entry Area

Private Dining Room & Mechanical Mezzanine Area



Private Dining Room



Private Dining Room



Mezzanine Level Mechanical Room



Hot Water Heaters

Dedicated Take Out/Curbside Delivery Area



Hood & Exhaust System



Exhaust Hood with Fire Protection



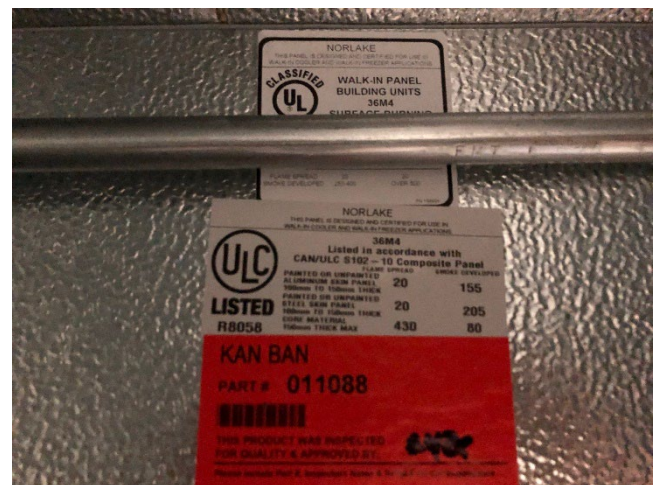
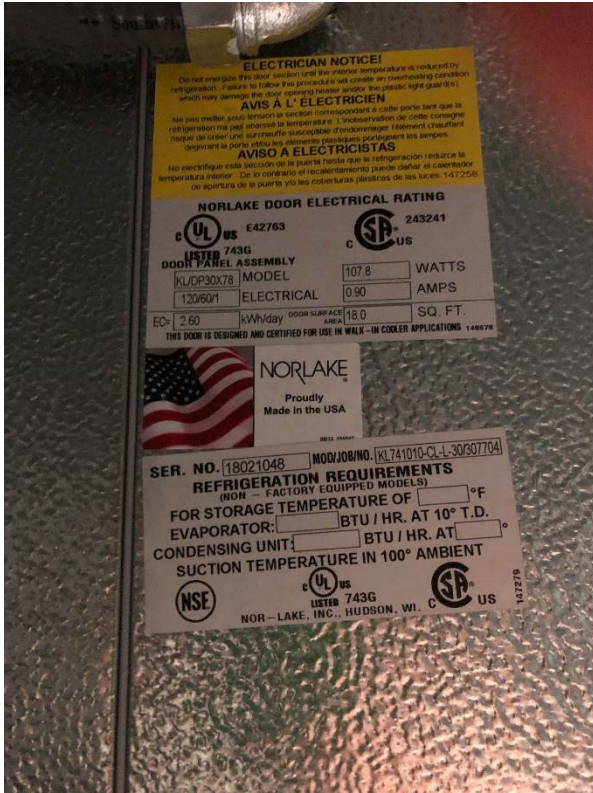
Exhaust Hood



Security Panels & Grease Trap



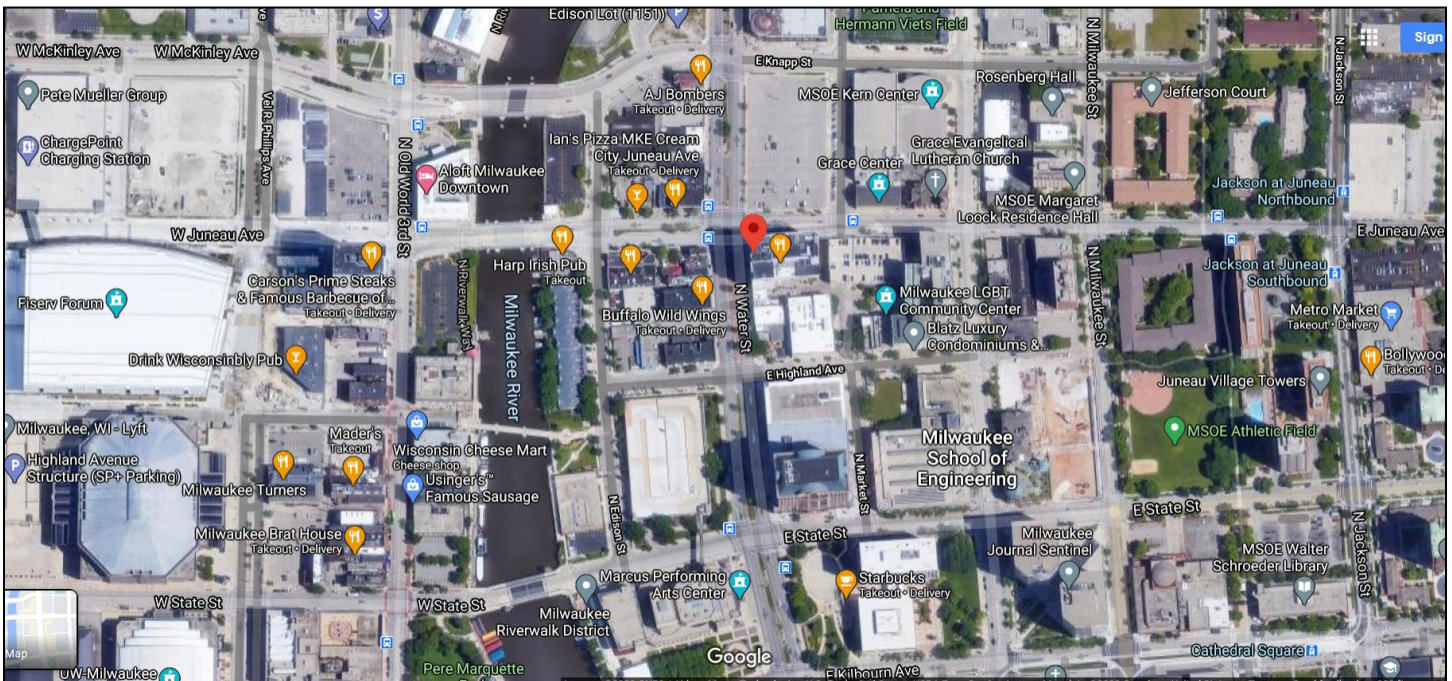
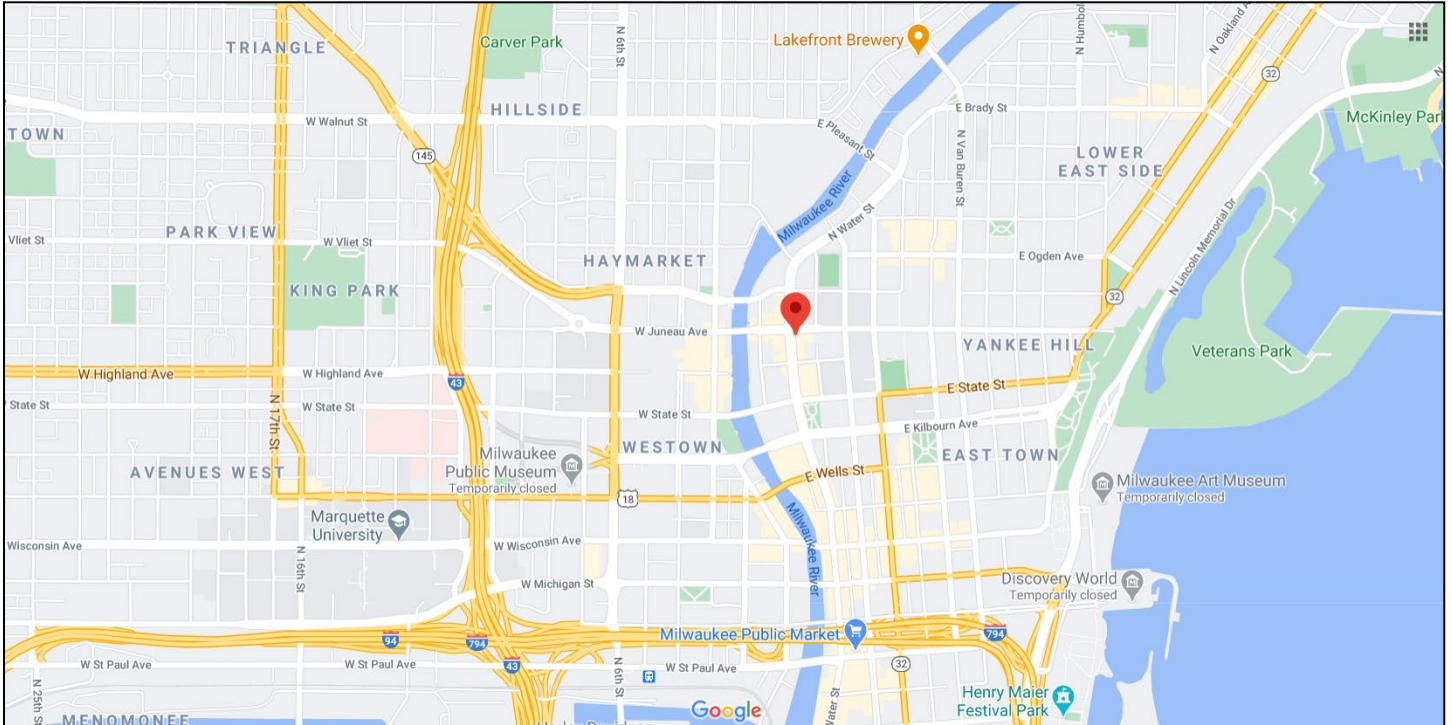
Multiple Walk-In Coolers/Freezers with Security Cameras



Men's & Women's Bathroom Sized for 300 pp Capacity



Location Maps



1154 NORTH WATER STREET
MILWAUKEE, WI 53202

Residential Apartment & Condo Projects



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Area Attractions



Radius Demographics – .25 Miles

DEMOGRAPHIC PROFILE

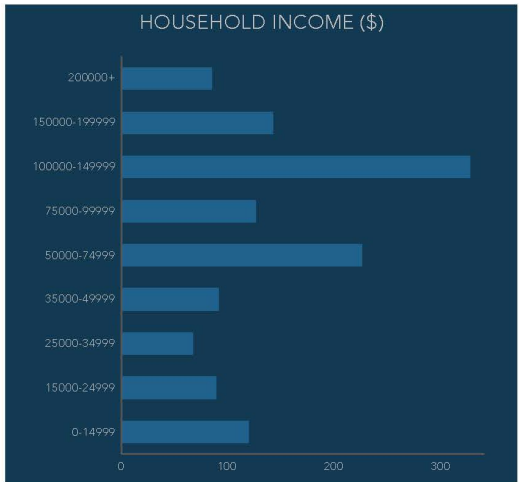
1154 N Water St, Milwaukee, Wisconsin, 53202
Ring of 0.25 miles

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INCOME

- \$82,384**
Median Household Income
- \$57,615**
Per Capita Income
- \$21,506**
Median Net Worth



KEY FACTS

- 2,651**
Population
- 28.9**
Median Age
- 1,271**
Households
- \$65,414**
Median Disposable Income

EDUCATION

- 2%**
No High School Diploma
- 9%**
High School Graduate
- 18%**
Some College
- 71%**
Bachelor's/Grad/Prof Degree

EMPLOYMENT

- 85%**
White Collar
- 6%**
Blue Collar
- 9%**
Services
- 2.0%**
Unemployment Rate

Radius Demographics – .5 Miles

DEMOGRAPHIC PROFILE

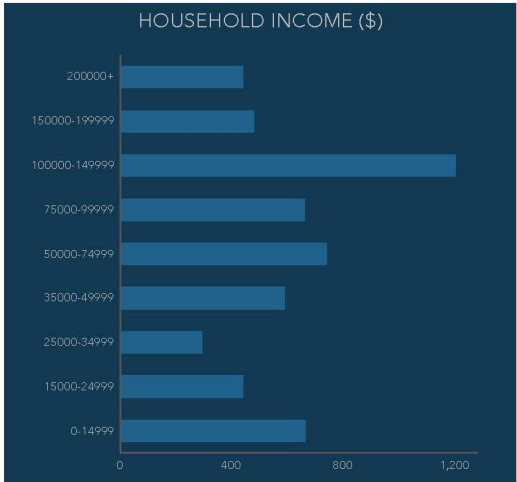
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Ring of 0.5 miles

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INCOME

- \$75,825**
Median Household Income
- \$60,405**
Per Capita Income
- \$17,427**
Median Net Worth



KEY FACTS

- 8,986**
Population
- 31.2**
Median Age
- 5,502**
Households
- \$58,291**
Median Disposable Income

EDUCATION

- 2%** No High School Diploma
- 9%** High School Graduate
- 18%** Some College
- 71%** Bachelor's/Grad/Prof Degree

EMPLOYMENT

- 84%** White Collar
- 7%** Blue Collar
- 10%** Services
- 2.1%** Unemployment Rate

Radius Demographics – 1 Mile

DEMOGRAPHIC PROFILE

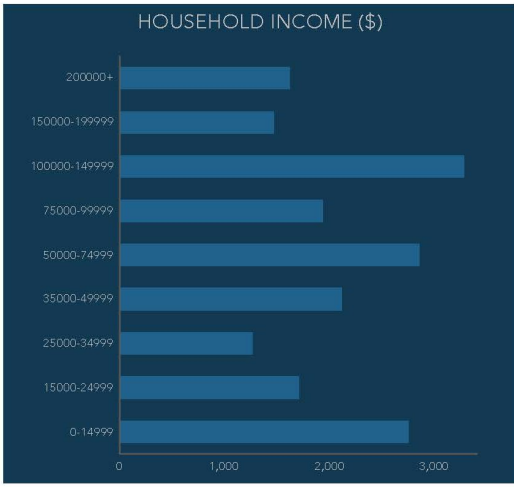
1154 N Water St, Milwaukee, Wisconsin, 53202
Ring of 1 mile

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INCOME

- \$62,371**
Median Household Income
- \$55,417**
Per Capita Income
- \$14,920**
Median Net Worth



KEY FACTS

- 33,027**
Population
- 32.2**
Median Age
- 18,943**
Households
- \$51,486**
Median Disposable Income

EDUCATION

- 5%** No High School Diploma
- 11%** High School Graduate
- 21%** Some College
- 63%** Bachelor's/Grad/Prof Degree

EMPLOYMENT

- 83%** White Collar
- 7%** Blue Collar
- 10%** Services
- 2.6%** Unemployment Rate

Traffic Count Profile



Traffic Count Profile

1154 N Water St, Milwaukee, Wisconsin, 53202
Rings: 0.25, 0.5, 1 mile radii

Prepared by Esri
Latitude: 43.04547
Longitude: -87.91049

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	E Juneau Ave	N Water St (0.02 miles W)	2018	3,800
0.04	N Water St	E Highland Ave (0.04 miles S)	2018	18,200
0.05	N Water St	E Juneau Ave (0.03 miles S)	2018	19,800
0.06	E Highland Ave	N Water St (0.03 miles W)	2010	2,900
0.07	E Juneau Ave	N Edison St (0.03 miles W)	2015	7,000
0.09	E Highland Ave	N Edison St (0.03 miles W)	2000	80
0.10	N Edison St	E Juneau Ave (0.04 miles N)	2003	1,800
0.10	N Broadway St	E Highland Ave (0.03 miles S)	2012	4,600
0.10	N Water St	E State St (0.04 miles S)	2018	18,500
0.11	N Edison St	E Juneau Ave (0.03 miles S)	2012	1,700
0.12	E Knapp St	N Market St (0.02 miles W)	2017	9,600
0.12	E Juneau Ave	N Broadway St (0.02 miles W)	2018	3,900
0.12	E Knapp St	N Edison St (0.03 miles W)	2018	17,900
0.14	N Broadway St	E Highland Ave (0.04 miles N)	2015	3,300
0.14	N Edison St	E Highland Ave (0.04 miles N)	2009	760
0.15	N Water St	N Edison St (0.03 miles N)	2015	18,700
0.15	E State St	N Market St (0.02 miles E)	2012	4,600
0.16	E Knapp St	N Broadway St (0.02 miles W)	2017	470
0.16	W Juneau Ave	N Old World 3rd St (0.04 miles W)	2015	7,300
0.16	E State St	N Edison St (0.02 miles W)	2015	6,500
0.17	West McKinley Avenue	(0.0 miles)	2015	20,800
0.17	N Milwaukee St	E Knapp St (0.04 miles N)	2015	3,800
0.17	N Milwaukee St	E Juneau Ave (0.07 miles N)	2012	11,400
0.18	E State St	N Broadway St (0.02 miles W)	2015	3,800
0.19	N Broadway St	E Ogden Ave (0.02 miles N)	2015	1,900
0.19	N Water St	N Edison St (0.02 miles SW)	2018	19,000
0.19	E State St	N Edison St (0.02 miles E)	2015	4,900
0.20	N Old World 3rd St	W Juneau Ave (0.04 miles N)	2015	6,400
0.21	N Old World Third St	N Old World 3rd St (0.02 miles S)	2015	6,500
0.21	N Broadway St	E Kilbourn Ave (0.04 miles S)	2015	4,100

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 2020 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: ©2022 Kalibrate Technologies (Q1 2022).

October 31, 2022