

OFFICE/RETAIL SPACE AVAILABLE FOR LEASE OR SALE



ELM GROVE MID CENTURY RETAIL PROPERTIES 13180-13200 WATERTOWN PLANK ROAD

ELM GROVE, WI 53122



Sale/Leasing Information:

DANIEL WALSH

Executive Vice President

D 414.270.4112

C 414.313.9731

E daniel.walsh@transwestern.com

310 W. Wisconsin Ave., Ste. ME110

Milwaukee, WI 53203

T 414.225.9700

www.transwestern.com/milwaukee

GENERAL INFORMATION

Property Description	Nestled into the heart of the Village of Elm Grove, this ½ acre site offers the exceptional opportunity to own a Mid-Century treasure that has been hiding in plain sight. Clean modern lines expressed in cut limestone, glazed brick and glass. For retail, office, service or build-to-suit, this is your best chance to locate in Milwaukee's most desired community surrounded by the regions best housing stock and influential households.
Sale Price	\$1,189,000
Available Space	13180 Watertown Plank Road – 1,672 SF 13200 Watertown Plank Road – 5,000 SF
Lease Rate	13180 Watertown Plank Road - \$29.00/sf NNN 13200 Watertown Plank Road - \$25.00/sf NNN
Building Size	Approximately 6,772 sq. ft. plus a 5,000 sf basement and 1,000 sq. ft. of cold storage
Construction Type	Masonry
Parcel Size	13180 Watertown Plank Road – 0.3369 Acres 13200 Watertown Plank Road – 0.2006 Acres Total Area: 0.54 Acres
Tax Key	13180 Watertown Plank Road – EGV1106006 13200 Watertown Plank Road – EGV1106007
2024 Real Estate Taxes	13180 Watertown Plank Road - \$2,792.33 13200 Watertown Plank Road - \$5,424.79
HVAC	Natural Gas Fired Rooftop Units
Parking	20 stalls plus ample street parking
Availability	Call Broker
Zoning	B-1 Local Business District
Traffic Counts	Watertown Plank Rd. @ Juneau Ave: 7,900 (2018) Watertown Plank Rd. @ Legion Dr: 9,300 (2018)
Area Amenities	Walking distance to: <ul style="list-style-type: none"> - Restaurants & Bars - Grocery - Banking - Parks and Recreation Minutes by auto to: <ul style="list-style-type: none"> - I-41 and I-94 - Milwaukee County Research Park and Regional Medical Complex - Mayfair Mall

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

PHOTOGRAPHS



13180-13200 WATERTOWN PLANK ROAD
ELM GROVE, WI

AERIAL PHOTOGRAPH



PARCEL MAPS

13180 Watertown Plank Road



13200 Watertown Plank Road



13180-13200 WATERTOWN PLANK ROAD
ELM GROVE, WI

DEMOGRAPHICS – 1 MILE

DEMOGRAPHIC PROFILE

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122

Ring of 1 mile

THE SCIENCE OF WHERE®

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.
© 2020 Esri

INCOME

\$98,152

Median Household Income

\$57,977

Per Capita Income

\$531,633

Median Net Worth

HOUSEHOLD INCOME (\$)

Income Range (\$)	Count
200000+	550
150000-199999	280
100000-149999	520
75000-99999	380
50000-74999	410
35000-49999	220
25000-34999	120
15000-24999	180
0-14999	100

KEY FACTS

6,925

Population

48.9

Median Age

2,812

Households

\$75,554

Median Disposable Income

EDUCATION

3%

No High School Diploma

15%

High School Graduate

21%

Some College

61%

Bachelor's/Grad /Prof Degree

EMPLOYMENT

White Collar

82%

Blue Collar

11%

Services

7%

2.3%

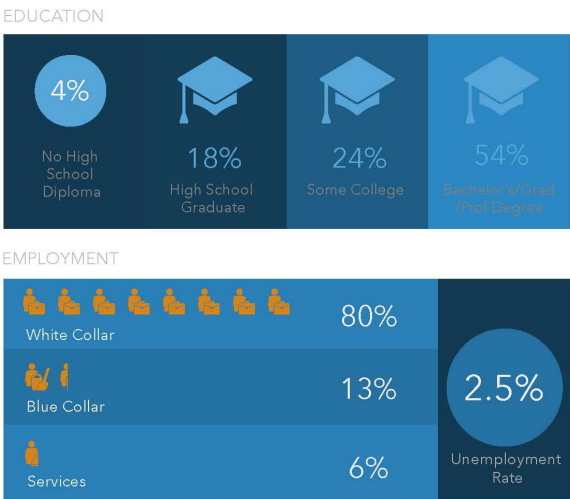
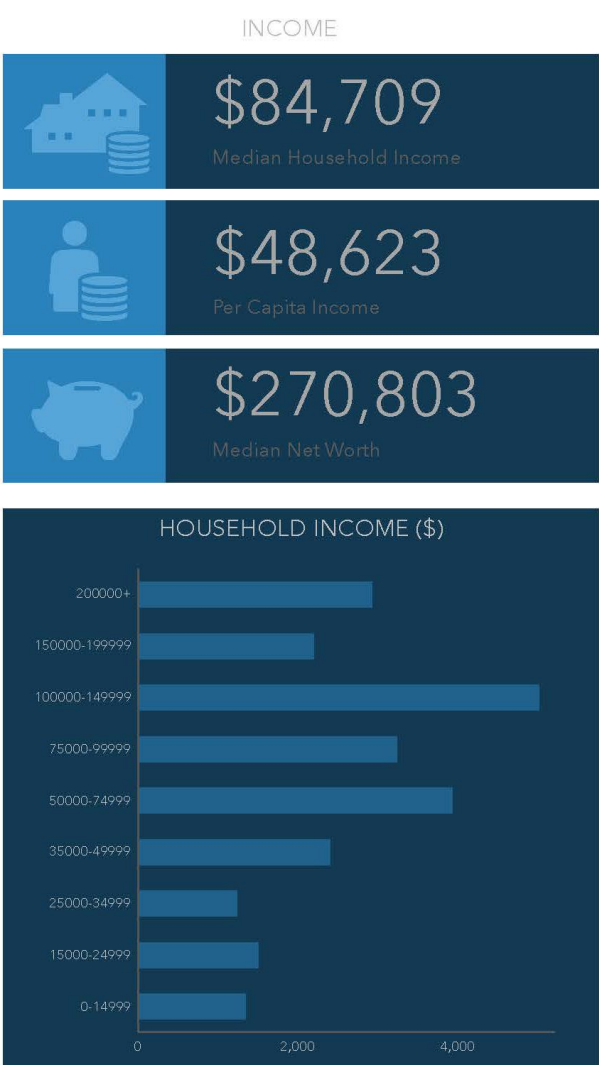
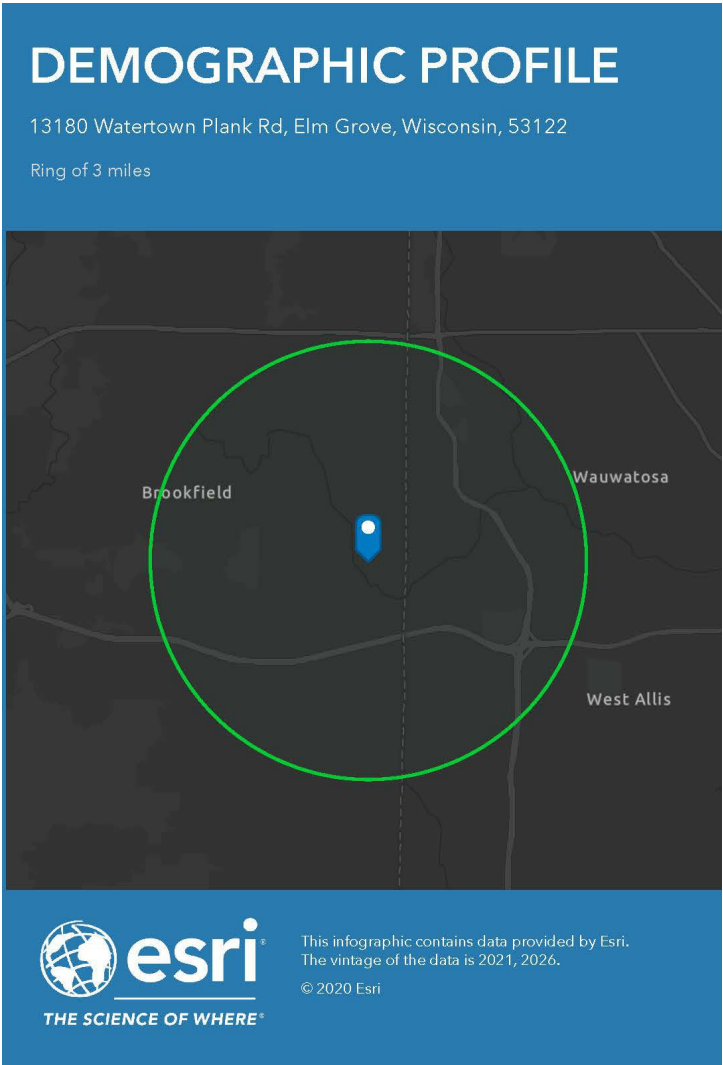
Unemployment Rate

13180-13200 WATERTOWN PLANK ROAD
ELM GROVE, WI

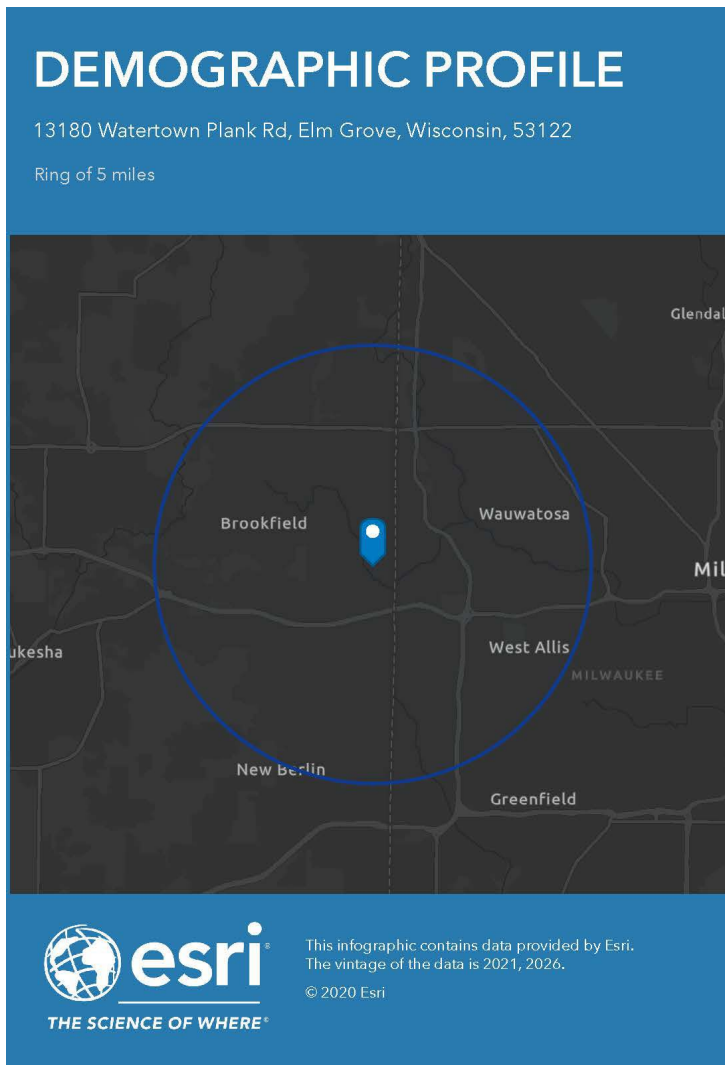
TRANSWESTERN REAL ESTATE SERVICES

PG 6

DEMOGRAPHICS – 3 MILES



DEMOGRAPHICS – 5 MILES



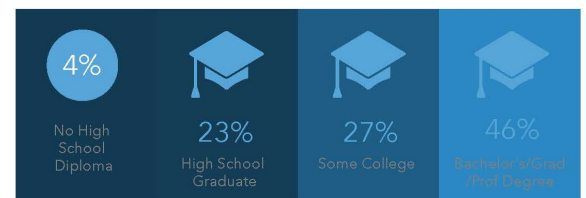
INCOME



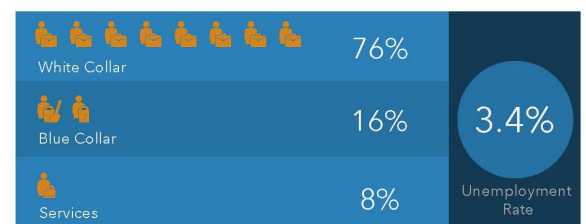
KEY FACTS



EDUCATION



EMPLOYMENT



TRAFFIC COUNTS



Traffic Count Profile

13180 Watertown Plank Rd, Elm Grove, Wisconsin, 53122
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.04444
Longitude: -88.07701

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Watertown Plank Rd	Juneau Blvd (0.07 miles NE)	2018	7,900
0.14	Juneau Blvd	Elm Grove St (0.02 miles E)	2009	2,200
0.15	Legion Dr	Watertown Plank Rd (0.09 miles SE)	2009	2,200
0.17	Watertown Plank Rd	Legion Dr (0.04 miles NE)	2018	9,300
0.22	Watertown Plank Rd	Blue Ridge Blvd (0.0 miles E)	2018	9,300
0.26	Watertown Plank Rd	N Elm Grove Rd (0.0 miles)	2018	5,500
0.28	N Elm Grove Rd	Juneau Blvd (0.13 miles NW)	2009	1,800
0.30	Juneau Blvd	N Elm Grove Rd (0.05 miles W)	2009	3,400
0.49	Elm Grove Rd	Dunleith Cir (0.01 miles NW)	2015	7,300
0.51	Juneau Blvd	Orchard Ln (0.02 miles W)	2009	3,600
0.53	Legion Dr	Lindhurst Dr (0.06 miles N)	2009	2,700
0.53	N 124th St	Watertown Plank Rd (0.08 miles S)	2019	6,500
0.57	West Watertown Plank Road	N 123rd St (0.01 miles E)	2019	8,200
0.59	W Bluemound Rd	N Columbia Blvd (0.01 miles SE)	2015	28,600
0.62	W Watertown Plank Rd	N 122nd St (0.01 miles E)	2016	8,100
0.65	W Bluemound Rd	Bishops Dr (0.05 miles E)	2015	30,300
0.66	Sunnyslope Rd	Stonefield Ct (0.01 miles N)	2012	4,100
0.68	Elm Grove Rd	Bishops Ln (0.0 miles S)	2009	5,300
0.69	Gremoor Dr	Notre Dame Blvd (0.07 miles W)	2009	400
0.73	Walnut Rd	Woodside Ln (0.02 miles W)	2000	150
0.76	W Bluemound Rd	W Underwood Pkwy (0.02 miles E)	2004	22,700
0.77	W Underwood Pkwy	W Potter Rd (0.03 miles NE)	2019	2,400
0.78	N 124th St	W Walnut Rd (0.02 miles S)	2006	9,000
0.84	West Bluemound Road	N 121st St (0.08 miles E)	2019	21,900
0.86	W Bluemound Rd	N 121st St (0.07 miles E)	2016	22,300
0.86	N Sunnyslope Rd	Golf Pkwy (0.22 miles S)	2009	10,200
0.94	N 121st St	W Cathedral Ave (0.03 miles S)	2019	4,500
0.94	N 117th St	W Vliet St (0.06 miles N)	2004	2,900
0.94	Watertown Plank Rd	San Jose Dr (0.03 miles W)	2018	4,500
0.99	Highland Dr	Madera Cir (0.03 miles S)	2015	3,000

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: ©2021 Kalibrate Technologies (Q3 2021).

November 19, 2021

Page 1 of 1

DRIVE TIME MAP – 5, 10, 15 MINUTES

