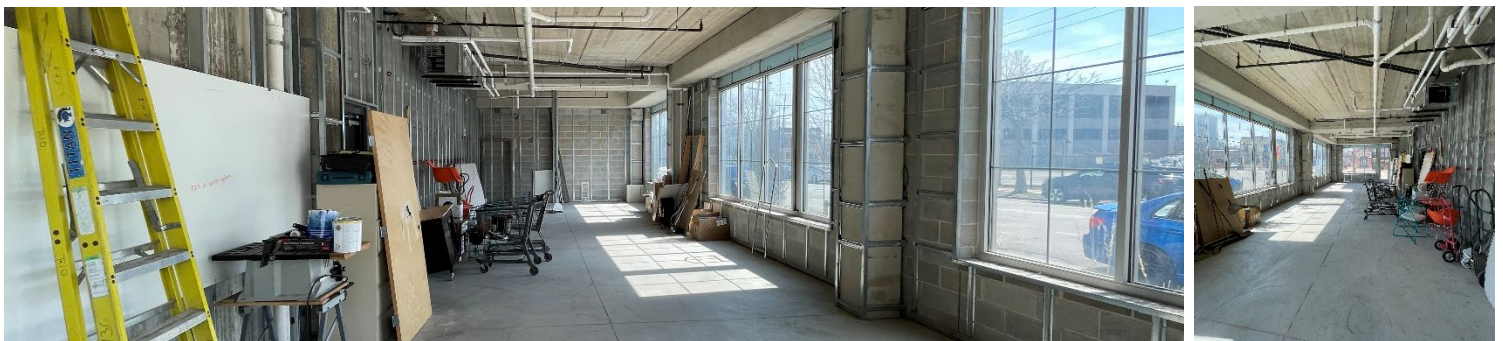
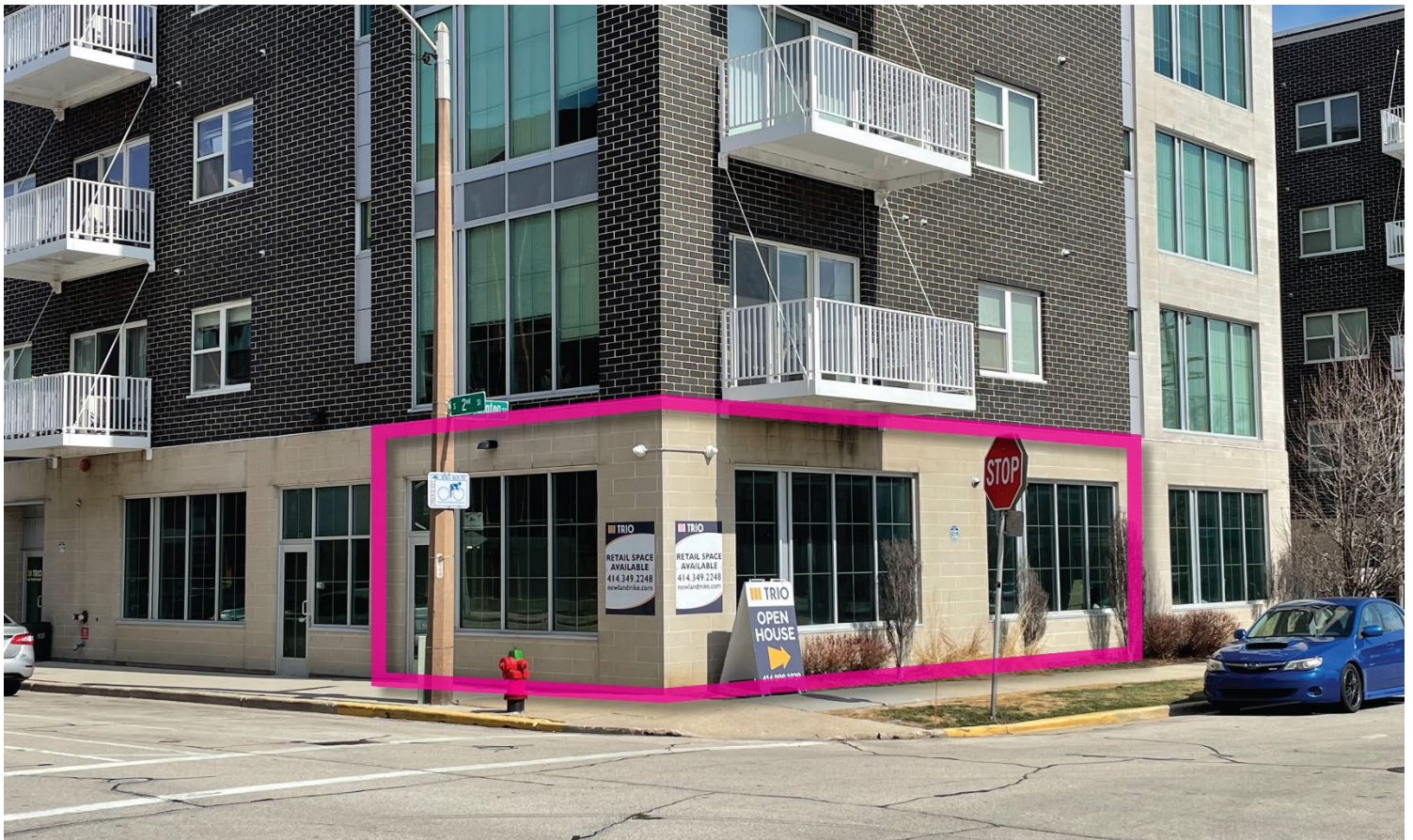


RETAIL SPACE AVAILABLE FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

THE “TRIO” RETAIL SPACE – 1030 S. 2ND STREET MILWAUKEE, WI 53204



Leasing Information:

MARIANNE BURISH, MBA
Executive Vice President
C 414.305.3070
E marianne.burish@transwestern.com

310 W Wisconsin Ave, Ste ME100
Milwaukee, WI
T 414.225.9700
transwestern.com/milwaukee

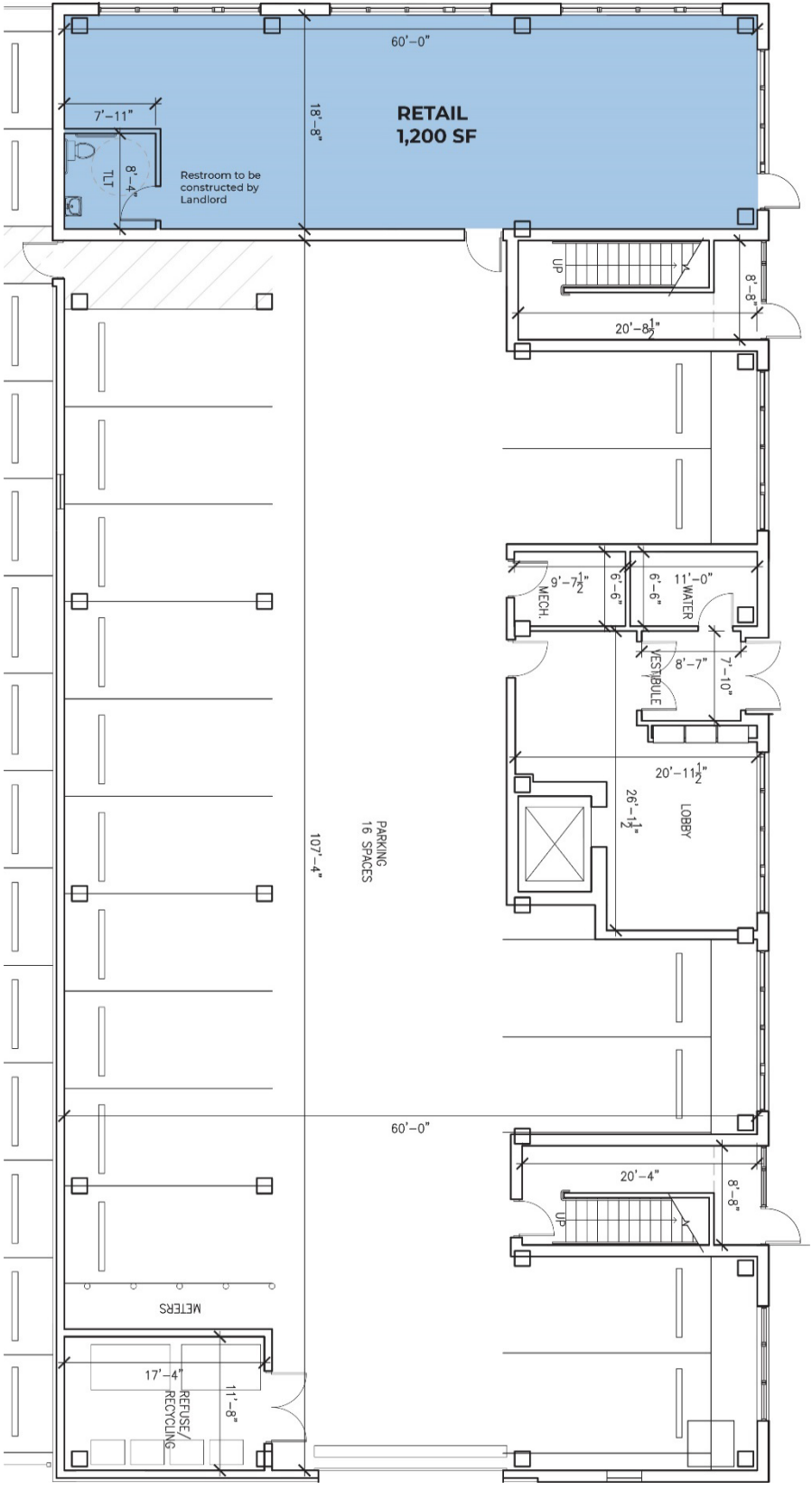
GENERAL INFORMATION

Looking for affordable quality retail space that offers visibility for your solid-but-new or growing business? You've found it! This bright and efficient 1,200 sf space located in the heart of Walker's Point is just the right size for many retail uses, including hair and nail salons, boutique medical uses (injectables, hydration, chiropractor, massage, wellness, etc.), interior design, showroom uses, pet food/pet care, clothing, and so many other uses. Become part of the continued growth and development of a true neighborhood gestalt by adding your presence to the list of quality retailers and restaurants who have decided to plant their flag smack in the middle of Walker's Point including restaurants Braise, MoMo Mee, Odd Duck, and Morel; Clock Shadow Creamery, Indeed and Urban Harvest micro-breweries, South Second event venue and many more businesses. Call today to discuss your needs or schedule a tour!

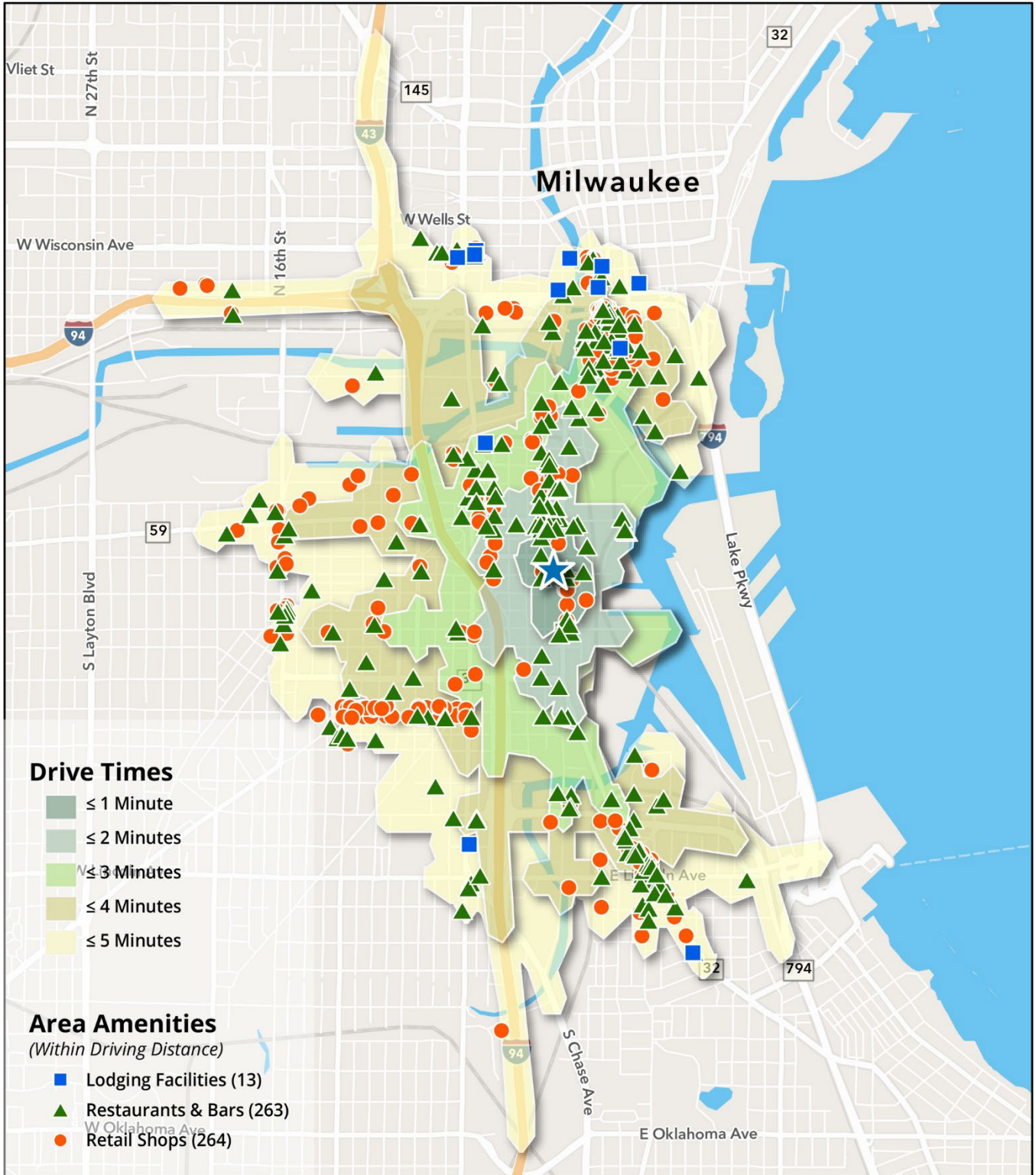
Space Description	Bright corner street-level retail space in fabulous new Trio apartment buildings
Available Space - RETAIL	+1,200 sf
Occupancy	Immediate
Turnover Condition	Loft grey box (including fixturized unisex bathroom; finishes by Tenant) or as otherwise negotiated
Modified Gross (MG) Lease Rate	\$26.50/sf
Tenant Improvements	Negotiable to qualified credit
Real Estate Taxes & Operating Expenses:	Included above in MG Lease rate
Lease Term	Minimum 3 years
Dedicated Entry at Street	Yes
Utilities	
Electricity	Separately metered payable by Tenant
Gas Service	Separately metered payable by Tenant
Water & Sewer	Separately metered/submetered for food service/salon uses, otherwise included in MG rent
Trash	Included for typical/low-refuse uses otherwise Tenant pays a trash surcharge or for its own dumpster
Exterior Signage/Identification	Yes
Interior Clear Height	12'4" to underside of deck; 10'8" to underside of duct Plenum; 10' to lowest pipe.
Parking	Ample street parking is available
Zoning	The property is suitable for a wide variety of retail uses.
Loading & Refuse	Front door loading (refuse/trash/dumpster in attached grade-level garage).

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

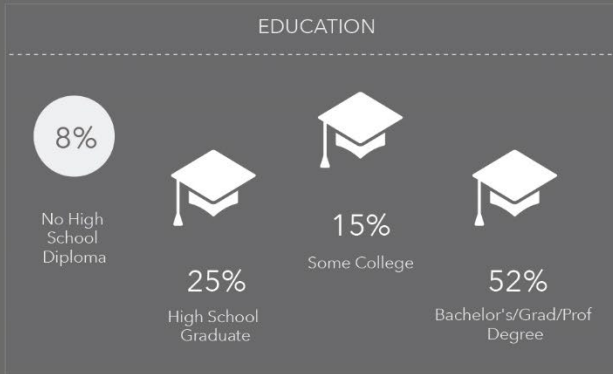
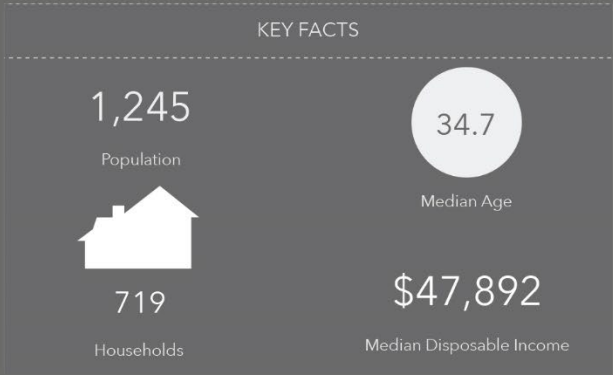
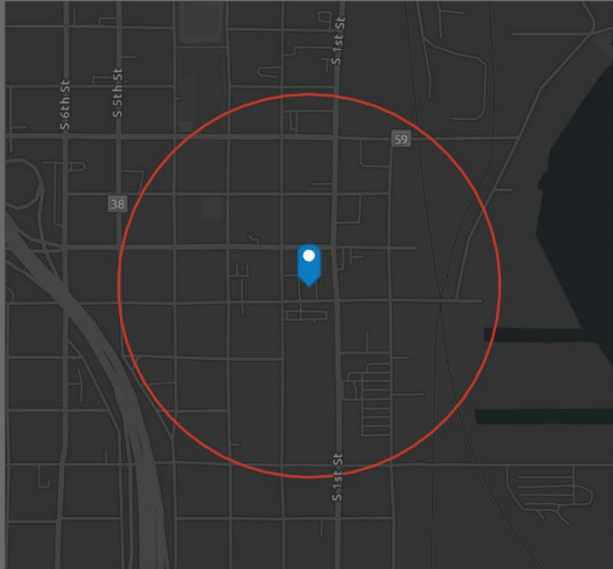
FLOOR PLAN



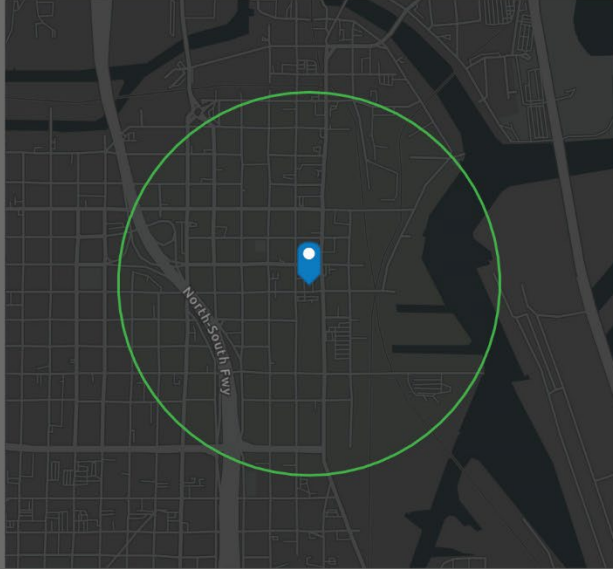
DRIVE TIMES & AREA AMENITIES MAP



DEMOGRAPHICS - 0.25 MILES



DEMOGRAPHICS - 0.50 MILES



INCOME



\$41,842
Median Household Income




\$27,398
Per Capita Income



\$13,208
Median Net Worth

KEY FACTS

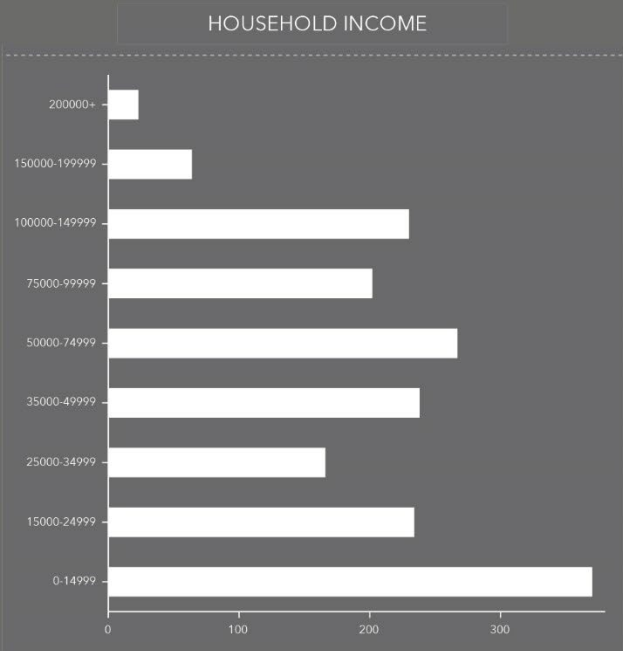
3,810
Population



1,792
Households

31.6
Median Age

\$36,748
Median Disposable Income



EDUCATION

19%
No High School Diploma

24%
High School Graduate

19%
Some College

38%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

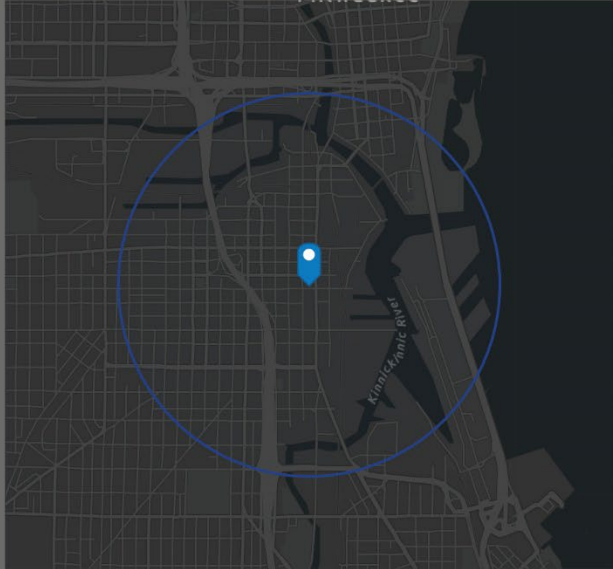
61%
White Collar

21%
Blue Collar

24%
Services

4.6%
Unemployment Rate

DEMOGRAPHICS – 1.0 MILES



KEY FACTS

20,190

Population



8,683

Households

30.5

Median Age

\$42,627

Median Disposable Income

EDUCATION

23%

No High School Diploma



24%

High School Graduate



19%

Some College



34%

Bachelor's/Grad/Prof Degree

INCOME



\$51,484

Median Household Income



\$35,121

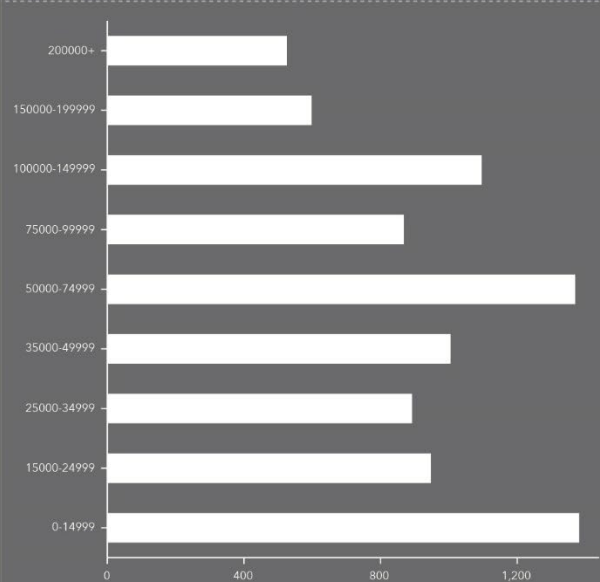
Per Capita Income



\$14,656

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



55%

White Collar



28%

Blue Collar



21%

Services

5.3%

Unemployment Rate