



PRIME DEVELOPMENT SITE @  
**BAYSHORE**

# BAYSHORE

## IN THE HEART OF THE NORTH SHORE.

Bayshore is located at the corner of 'Main and Main' on Milwaukee's North Shore with prime entrances on both Port Washington Avenue & Silver Spring Drive -- the area's two main thoroughfares. With over 350,000 SF of retail and office and nearly 80 national and local retailers Bayshore is the premiere commercial location on the affluent Northshore.

Offering a mixed-use town center campus for office, retail, and apartment users, Bayshore is the ideal destination for users. Visible from I-43 and surrounded by Total Wine & More, Target, a brand-new Culver's, and The Lydell Apartments, this development site is primed and ready for medical, hospitality or retail development.

## SPECIFICATIONS.

AVAILABLE SPACE	1.01 ACRES
ADDRESS	WEST TOWNCENTER DRIVE, GLENDALE, WI
ZONING	PD - PLANNED UNIT DEVELOPMENT DISTRICT
UTILITIES	IN-PLACE AT LOT LINE
PARKING RATIO	4/1,000 RSF
PARKING	AJACENT MULTI-LEVEL GARAGE AND SURFACE LOTS
SALE PRICE	\$1,500,000

## NEED MORE INFO?

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**FOUNDERS 3**  
REAL ESTATE SERVICES

# BAYSHORE



SITE

THE LYDELL

Carters

CHIPOTLE  
MEXICAN GRILL

TARGET

STARBUCKS  
COFFEE

UNITED STATES  
POSTAL SERVICE

KOHL'S

crumbl  
cookies

ULTA

GAP

QDOBA  
MEXICAN EATS

TRADER  
JOE'S

FIVE  
GUYS

NIKE

Apple

BARNES  
& NOBLE

BATH  
& BODY  
WORKS

ACX

OLD NAVY

H&M

The Cheesecake  
Factory

us  
bank

Total Wine  
& More

# BAYSHORE



## MEDIAN HH INCOME.

ONE MILE	\$106,228
THREE MILES	\$54,760
FIVE MILES	\$49,460

## POPULATION.

ONE MILE	13,704
THREE MILES	99,725
FIVE MILES	291,770

## TRAFFIC COUNTS.

I-43 NORTHBOUND	83,200 VPD
N PORT WASHINGTON ROAD	16,900 VPD
W SILVER SPRING DRIVE	20,600 VPD

# BAYSHORE

**FOUNDERS 3**  
REAL ESTATE SERVICES

# AVERAGE MONTHLY VISITORS

\* #1 STORE IN WISC.

\*\* TOP 10 STORE IN WISC.



24,000\*\*



18,200



30,000\*



54,713



15,025



33,000\*\*



14,200



12,300\*\*



103,000\*\*



58,000\*



42,000\*



12,800

# PRIME DEVELOPMENT SITE @ BAYSHORE



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