

INVESTMENT SALE

2440-2444 N GRANDVIEW BOULEVARD
WAUKESHA, WI 53188

OFFERING
MEMORANDUM

FOUNDERS 3
REAL ESTATE SERVICES





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PROPERTY OVERVIEW

ACCESS

- Grandview Blvd.

TRAFFIC COUNTS

- Grandview Blvd.: 22,400 cpd
- Silvernail Rd.: 8,100 cpd
- I-94: 83,300 cpd

YEAR BUILT

- 1982

PARCEL

- Approximately 0.94 Acres

ZONING

- Commercial

22,400
TRAFFIC COUNT
 ON GRANDVIEW BLVD DAILY

AREA DEMOGRAPHICS

2023 Demographics

	1 MILE	3 MILE	5 MILE
Population	6,835	54,959	112,685
AVG HH Income	\$99,708	\$107,091	\$123,913
Total Employees	3,011	42,402	81,965

**OVER \$99K
 AVERAGE
 HOUSEHOLD
 INCOMES IN A
 1,3, AND 5-MILE
 RADIUS OF
 THE SUBJECT
 PROPERTY**

OFFERING HIGHLIGHTS



INVESTMENT HIGHLIGHTS

- Robust traffic data - Over 22,400 vehicles daily on N. Grandview Blvd.
- Longstanding tenants in place
- Dense population base with over 112,000 people within 5 miles
- The location is complemented by its vicinity to key retail establishments, as well as close proximity to I-94

CONTACT BROKER FOR INVESTMENT DETAILS & PRICING

PROPERTY SPECIFICATIONS

Rentable Area	13,987 SF (3 Buildings)
Year Built/Remodeled	1982
Ownership	Fee Simple (Land and Building)





LOCATION & MARKET OVERVIEW



Demographics

The City of Waukesha, located about 15 miles west of Downtown Milwaukee, has a population of approximately 71,910 people as of 2023. It is the 7th most populous city in the state of Wisconsin. The median age in Waukesha is 37.9 and it is home to over 2,750 businesses. It is at the center of Waukesha County, bordered to the North by Interstate 94 and surrounded by the beltline Les Paul Parkway. Its central location makes it a great destination to both live and work. It is part of the Milwaukee-Waukesha-West Allis Metropolitan Statistical Area with a total population of 1,455,000 as of 2023. By area, the City of Waukesha covers 25.80 square miles. The city is connected to the rest of Waukesha County and neighboring Milwaukee County by Interstate 94, US Highway 18, US Highway 45-Alt, State Highways 16 and 59, as well as numerous MCTS and Waukesha Metro Transit routes.

Education

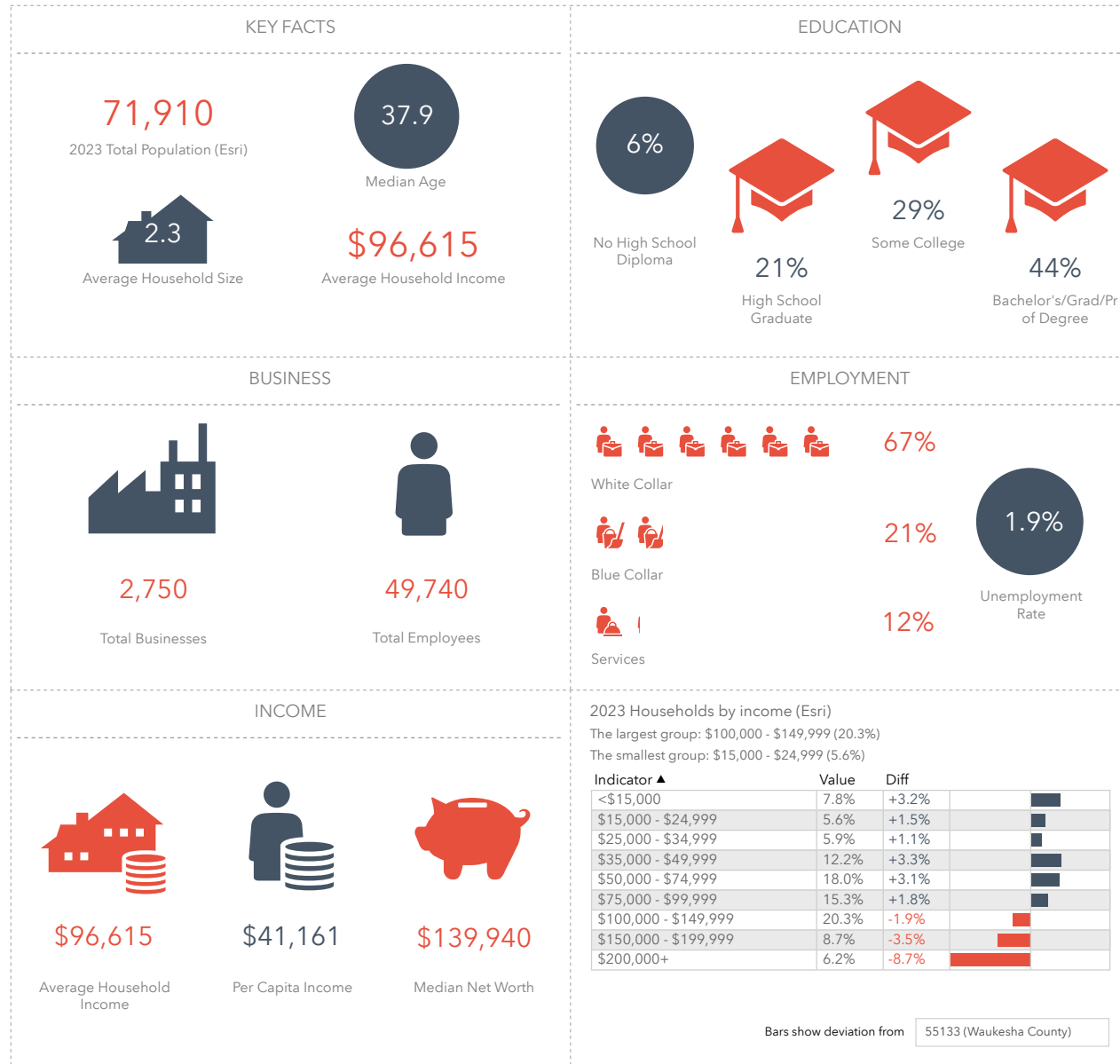
The Waukesha School District is a school district that serves the City of Waukesha and parts of the Village of Waukesha, Town of Brookfield, City of Brookfield, and City of Pewaukee in Waukesha County, Wisconsin. The district serves over 14,000 students and administers three high schools, three middle schools, 15 elementary schools, and four charter schools. It is governed by a board of nine members. The city is also home to several private schools including Catholic Memorial High School, Mt. Calvary Lutheran, and Trinity Lutheran. Higher education in the city includes University of Wisconsin-Milwaukee at Waukesha, which offers two-year associate degrees, Waukesha County Technical College, and Carroll University, which is the oldest college in the state operating since 1846.

Economy

In the City, 44% of the community holds a bachelor's degree and the average household income is \$96,615. Some of the largest employers in the city include GE Healthcare and Waukesha Memorial Hospital, both with over 2,100 employees. Followed by the Waukesha School District, the County of Waukesha, and Cooper Power Systems, each with over 1,000 employees. Downtown Waukesha attracts both residents and visitors from across the state of Wisconsin. Downtown City of Waukesha is home to countless shops, salons, restaurants and professional service businesses, most of which are independently owned. The city has a thriving historic downtown boasting concerts, a farmer's market, scenic Riverwalk and festivals.



LOCATION & MARKET OVERVIEW - CITY OF WAUKESHA



LOCATION & MARKET OVERVIEW - WAUKESHA COUNTY

