

8008 Brown Deer Road
Milwaukee, WI
\$1,650,000



PROPERTY OVERVIEW



8008 Brown Deer Rd. is a 16,709 square foot commercial property located in Milwaukee, Wisconsin. This free-standing asset is leased by The Salvation Army and is located in a highly visible, corner location on busy Brown Deer Road.

Positioned at the traffic signalized intersections of Brown Deer Road, North 76th Street and IL-Rte 41, this single tenant property is located amidst a dense commercial area within the heart of the city of Milwaukee. The property has pylon signage which increases visibility.

Other tenants in the area include nationals such as Walgreens, Walmart, McDonald's, Menard's, Enterprise Rent-A-Car, ALDI, and several other retailers. There are 149,890 people living within five miles of the property earning an average annual household income of \$80,000.

PROPERTY HIGHLIGHTS

- 16,709 SF free-standing retail center
- Property is leased by The Salvation Army
- Highly visible, corner location
- Substantial frontage on bustling Brown Deer Road
- Opportunity Zone property
- Great opportunity for a user or investor
- Attractions in the area include McDonald's, Taco Bell, Walgreens, ALDI, Walmart, Menard's, Enterprise Rent-A-Car and more
- Traffic Count: 28,886 vehicles daily
- Zoning: RB-1
- Land area: 67,518 SF
- Real Estate Taxes (2021): \$38,236 (under protest)