MORELAND PLAZA 831 W. Moreland Blvd. Waukesha, WI



BAILEY COPELAND

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AMANDA BUSCHE

Real Estate Associate

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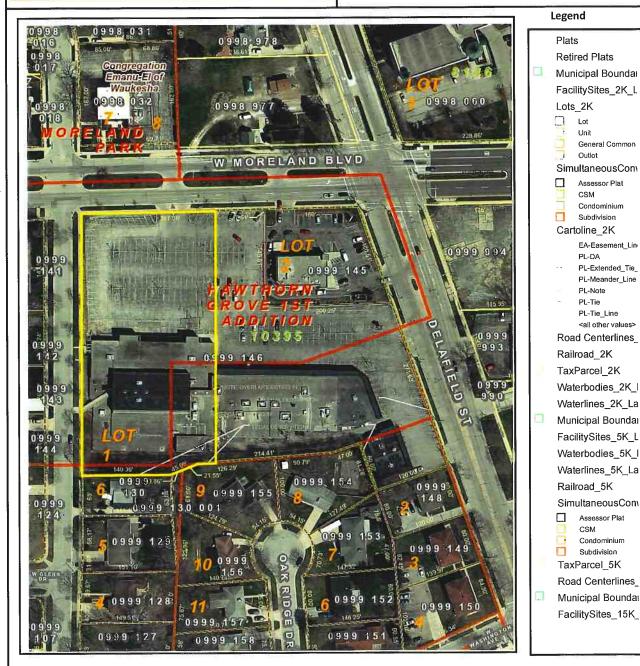
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MAP WAUKESHA county

831 W. Moreland Blvd.



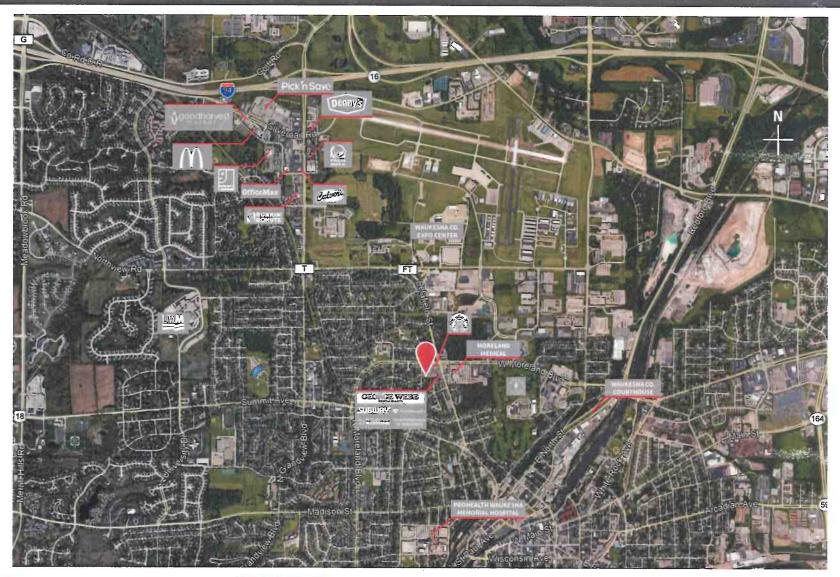
Notes:

0 137.81 Feet

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Exclusive Retail/Redevelopment Listing

SPECIFICATIONS: LOT 1

AVAILABLE SPACE: 42,009 Square Feet (2 Floors) 1.95 acres

1st Floor: 34,770 SF / 2nd Floor: 7,239 SF

Triple Net Lease: Sale Price: \$995,000

B-1 Local Business Zoning:

PROPERTY FEATURES

- Proximity to I-94 is 7min/2.7miles
- Acquisition opportunity ideal for owner/user or value-add investor/developer
- Located in close proximity to Downtown Waukesha, Restaurants, Waukesha County Municipal Buildings and Moor Downs Golf Course
- Excellent visibility and direct access from Moreland Blvd./Delafield St.
- Public transportation available

DEMOGRAPHICS 2022

3 MILES Population: 67,008 Median age: 37.6 **Housing Units:** 16,156 **Daytime Population:** 77,049 \$82,868 Avg. household income: Median home value: \$309,000

















Edward lones

GUADALAJARA

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