

FOR SALE - REDEVELOPMENT OPPORTUNITY

MORELAND PLAZA 831 W. Moreland Blvd. Waukesha, WI



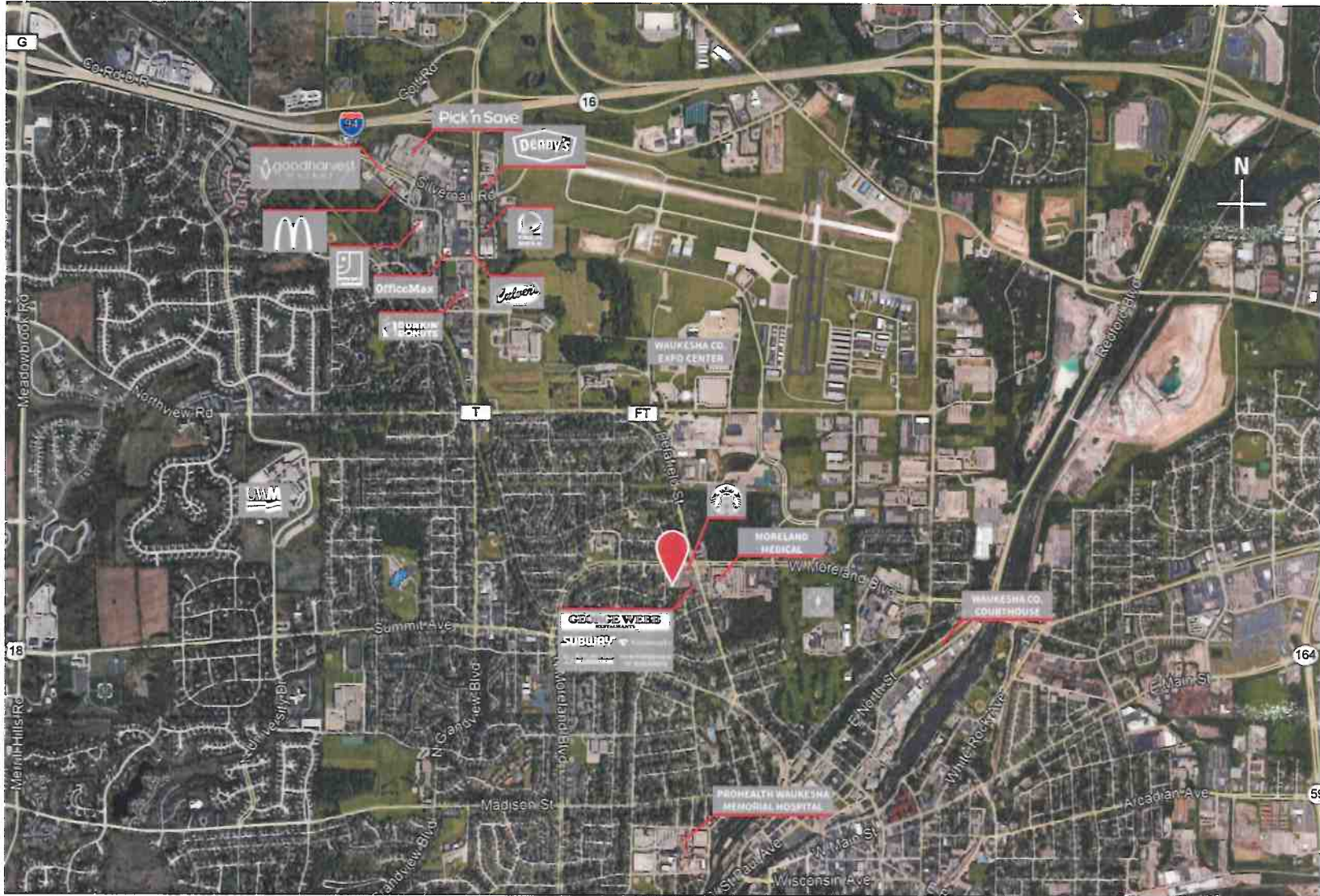
BAILEY COPELAND
Director of Real Estate Services
VJS Development Group, LLC
T 262.446.6464 | C 262.893.1720
bcopeland@vjsdevelopment.com

AMANDA BUSCHE
Real Estate Associate
VJS Development Group, LLC
T: 262.446.6464 | C: 414.588.7123
abusche@vjsdevelopment.com



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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

Lease: Triple Net
Sale Price: **\$995,000**
Zoning: B-1 Local Business

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
Avg. household income: \$82,868
Median home value: \$309,000



TENANTS



GEORGE WEBB



PAIN PHYSICIANS OF WISCONSIN



NEIGHBORING RETAILERS



Edward Jones

TAQUERIA GUADALAJARA

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