



BE THE DIFFERENCE.

Marquette University Retail Space

» 811 N 16th Street
Milwaukee, WI 53233

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Property Information

Marquette University Retail Space

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Property Information

Available Space	4,500 SF
Lease Rate	Contact Broker

Property Highlights

- » Rare Marquette University campus retail opportunity.
- » Access to 12K+ daily students and faculty on campus creates a strong demand for goods and services.
- » Direct access to abundant labor pool on campus.
- » High density and strong walkability.

Campus Stats



11,373 Total
Students



46% of Students
Live On Campus



2,207 Faculty &
Staff Members

Nearby Retailers



Campus Map

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Retail Availability

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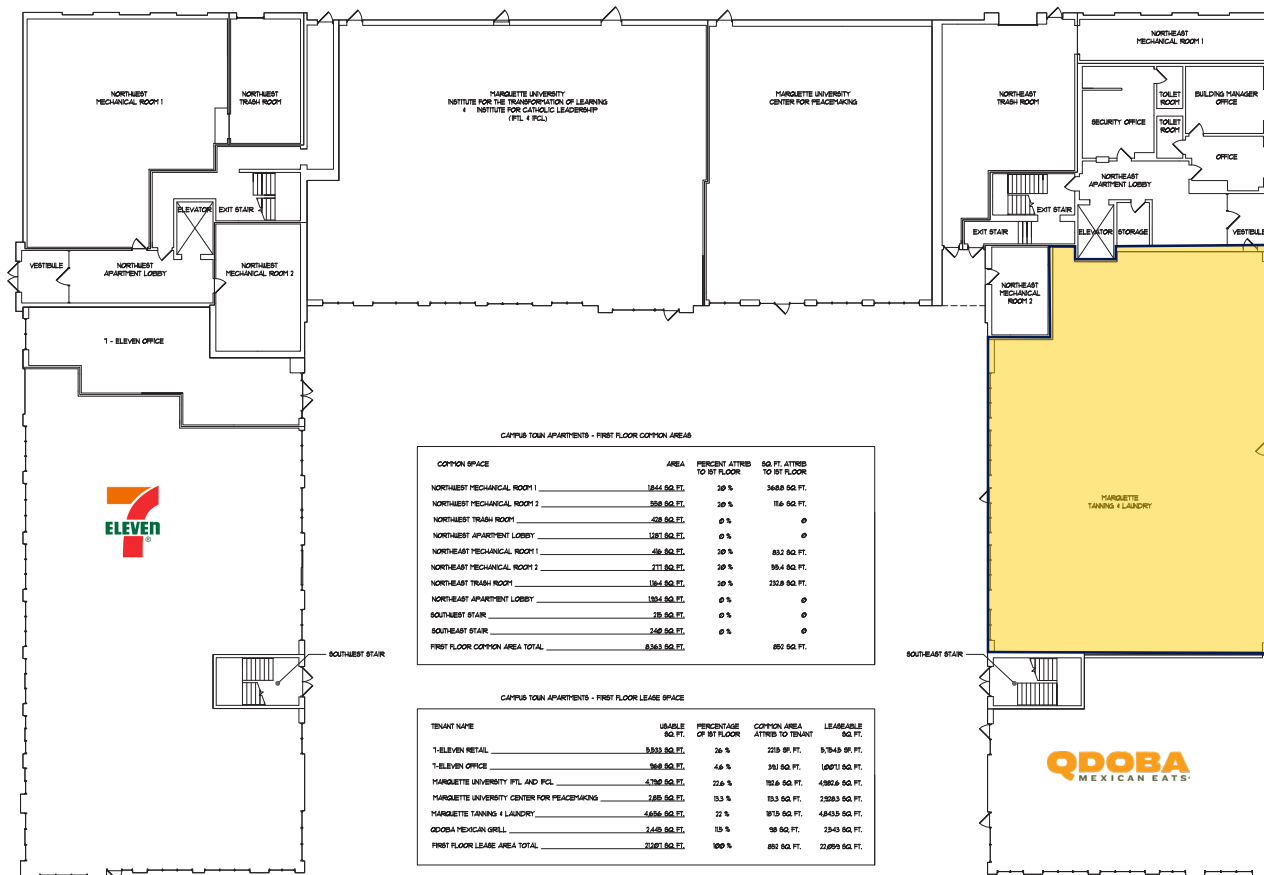


811 N 16th Street

Marquette University Retail Space



Floor Plan



Information

Available Space	4,500 SF
Foot Traffic Count	2,270 Per Day *Per Placer.ai
Lease Rate	Contact Broker

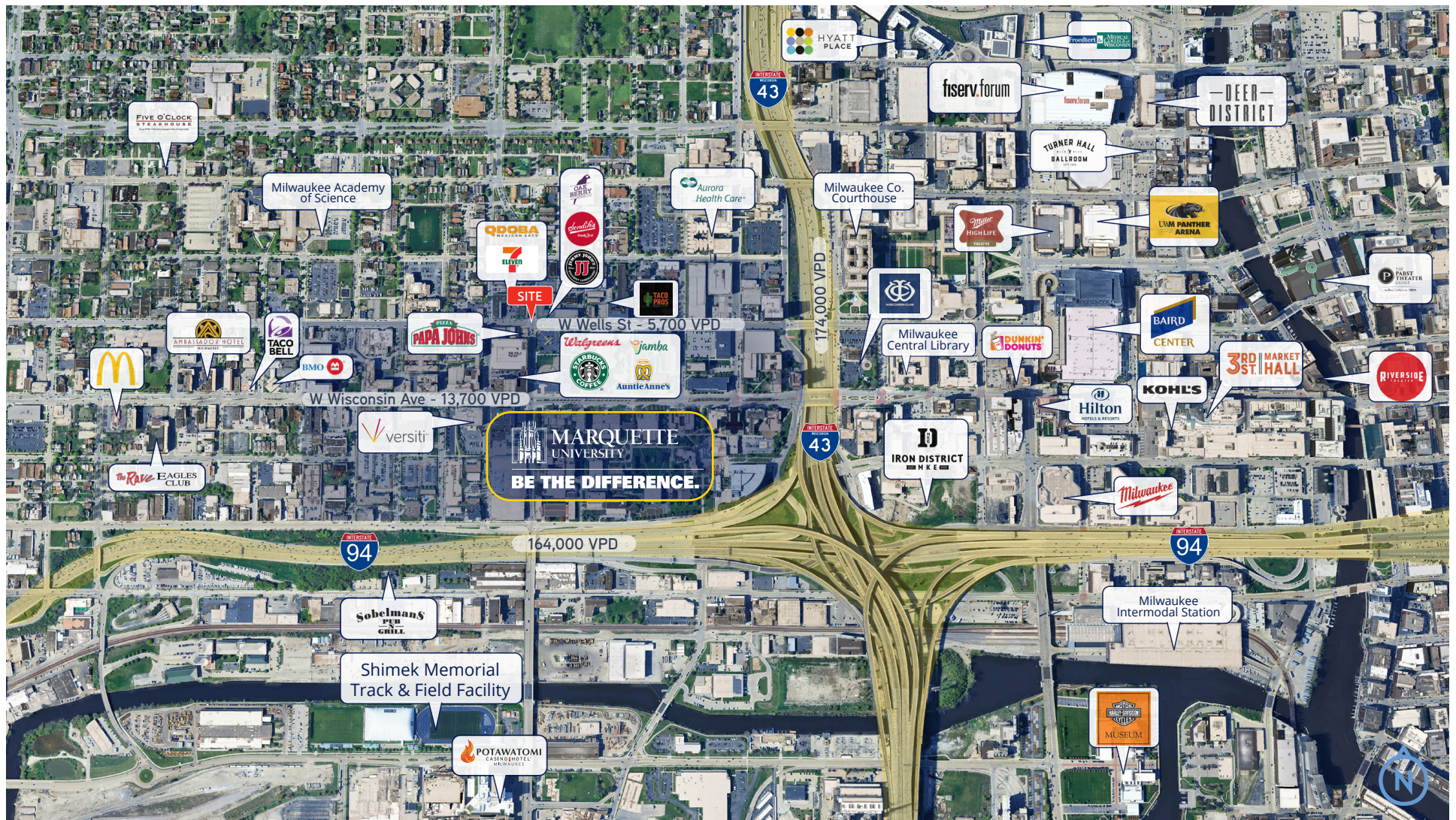
- » Adjacent to MU parking lot, dedicated, signed spots negotiable on both 16th St & Wells St. lots.
- » Large, wide open space, flexible for a variety of tenant categories.
- » Existing laundromat infrastructure in place.
- » Potential to demise.



Area Amenities

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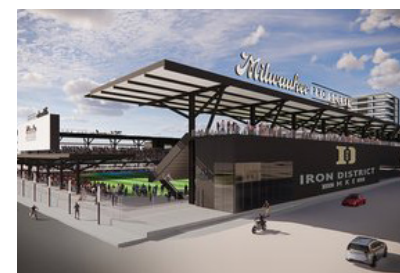
About The Area

Marquette University Retail Space

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Westown District | Milwaukee

The West Side of Downtown Milwaukee is quickly becoming a hot spot for Milwaukee's booming entertainment industry. Home to the Deer District, Old World Third Street and historic venues like the Riverside Theater and Turner Hall Ballroom, Westown is a Milwaukee Neighborhood steeped in rich history. After Milwaukee became a City in 1846, Westown became the site of many public institutions such as the Courthouse and the Central Public Library, creating the heart of downtown. Over the decades, the neighborhood has grown in to a great mix of art, entertainment, business and public infrastructure, and is still expanding. With the recent revitalization of the Wisconsin Avenue corridor, developments have been made at Grand Avenue Mall, now the bustling 3rd Street Market Hall with various restaurants, bars and retail. Across the street, the Milwaukee Symphony Orchestra boasts the new retrofitted Warner Grand Theater as their new home. Westown also borders Marquette University, who's campus mixes history with innovation. A local developer has announced plans for an 11-acre development on the South end of the campus, just to the west of I-94. Known as "The Iron District", the complex will include a professional outdoor soccer stadium with an 8,000 capacity, as well as an upscale hotel and new restaurants and retail – all of which will further bolster the already booming Westown Neighborhood while solidifying Milwaukee as a hub for sports and entertainment.

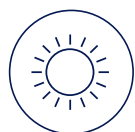


Demographics: 0.5, 1, 1.5 Mile Radius



Population

.5 mi: 12,357
1 mi: 27,288
1.5 mi: 57,748



Daily Population

.5 mi: 16,565
1 mi: 42,587
1.5 mi: 113,343



Households

1 mi: 4,492
3 mi: 12,894
5 mi: 28,634



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- » 1528 W Wells Street

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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>