

Germantown Marketplace

N112W16200-560 Mequon Road

Germantown, WI



Available for Lease

Retail Space

Inside:

- Property Summary
- Photographs
- Location Maps
- Area Amenity Map



t: 414-765-0305

leasing@compassproperties.com

www.compassproperties.com

Property Summary

Multi-tenant neighborhood retail center. Over 128,000 SF of retail space and over 600 parking spaces.

Building Description: The Germantown Marketplace has great visibility on Mequon road (17,000 CPD). The German-style architecture attracts those driving by, and beautifully landscaped grounds and covered sidewalks connecting retailers keeps them here. Monument signage highlights the diverse tenant mix of the property.

Space Availability:	Space P1-198	2,400 SF	Space P2-110	2,280 SF
			Space P2-215	1,629 SF

Lease Rate: \$9.00-12.00/SF NNN (est. NNN: \$3.50-5.00/SF)

Improvements: Negotiable

Parking: 600+ Parking Stalls

Amenities:

- Commercial corridor of Germantown, Mequon, and Menomonee Falls
- Monument signage
- Major Tenants: Pick 'n Save, Dollar Tree, Ace Hardware, Starbucks (shadow)
- Excellent visibility
- Easy access from US Highway 41
- Professionally managed by Compass Properties



t: 414-765-0305

leasing@compassproperties.com

www.compassproperties.com

Property Photographs



Phase I – Inline tenants



Phase I – Dollar Tree



Phase II - Signage



Phase II building

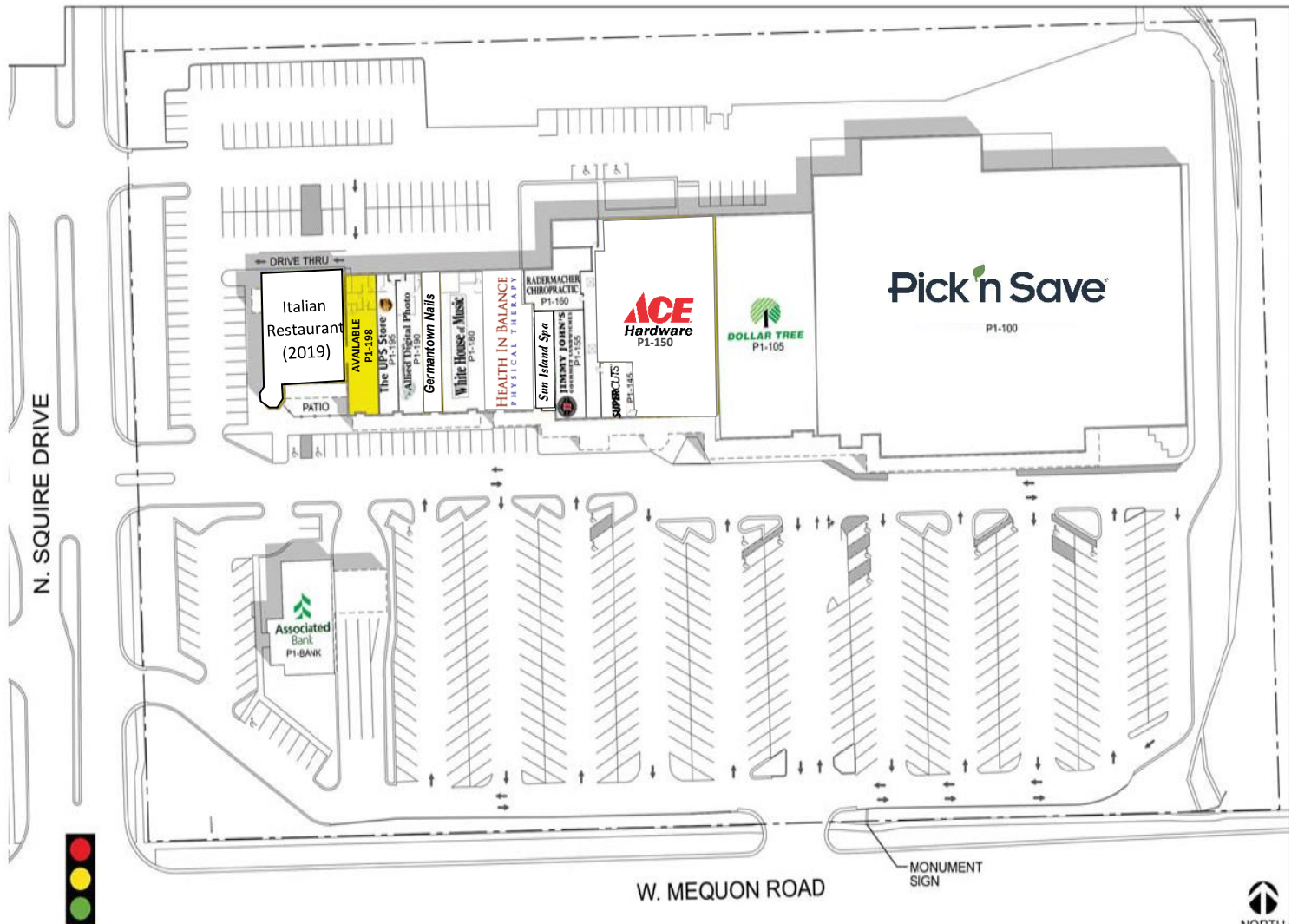
Aerial View & Demographics



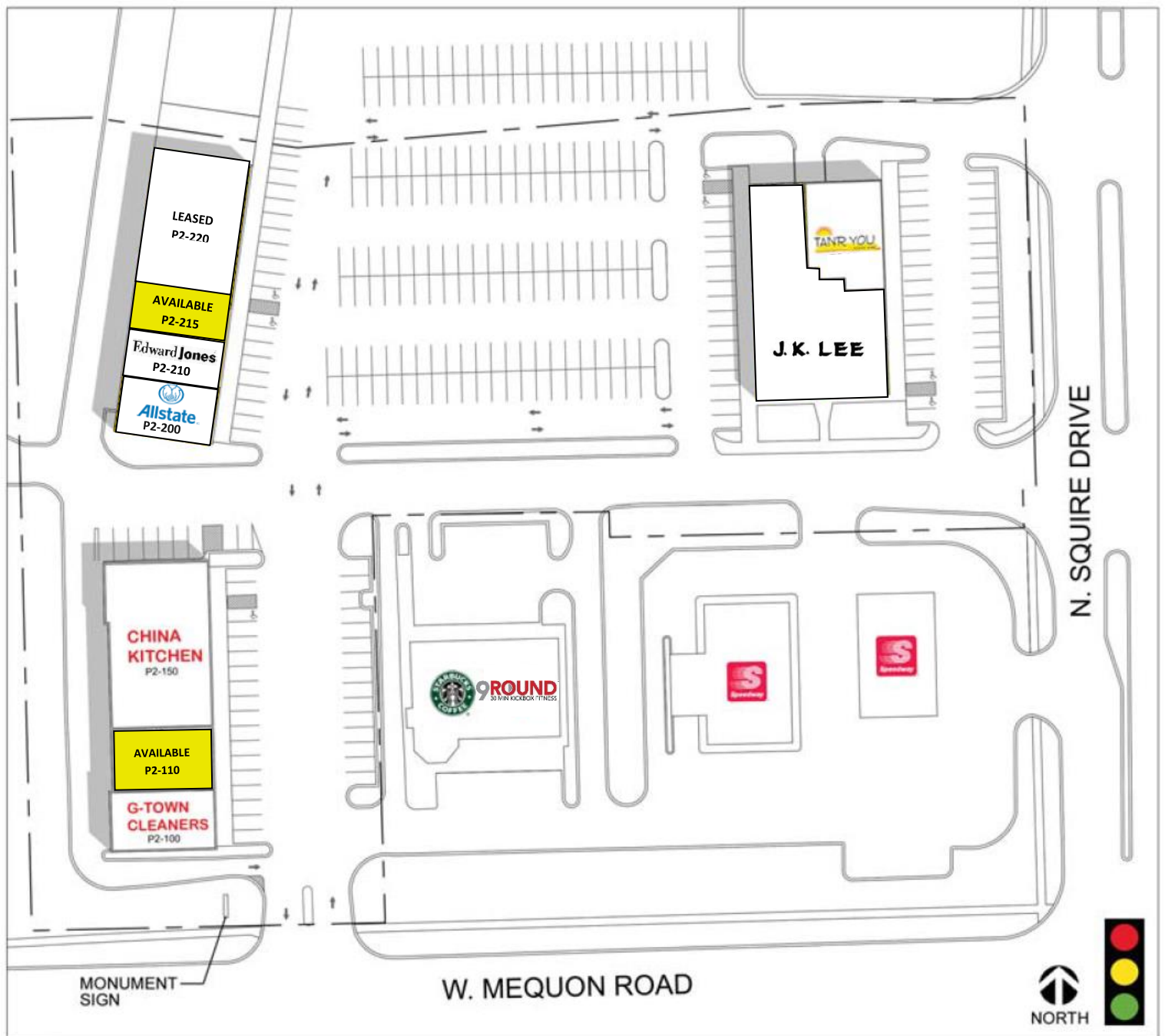
2015 Demographics

Total Population		Households		Average Household Income	
1 Mile	8,360	1 Mile	3,737	1 Mile	\$82,511
3 Miles	23,860	3 Miles	9,708	3 Miles	\$88,173
5 Miles	49,548	5 Miles	20,627	5 Miles	\$83,747
10 Miles	278,816	10 Miles	109,021	10 Miles	\$81,487

Site Plan and Availability – Phase I

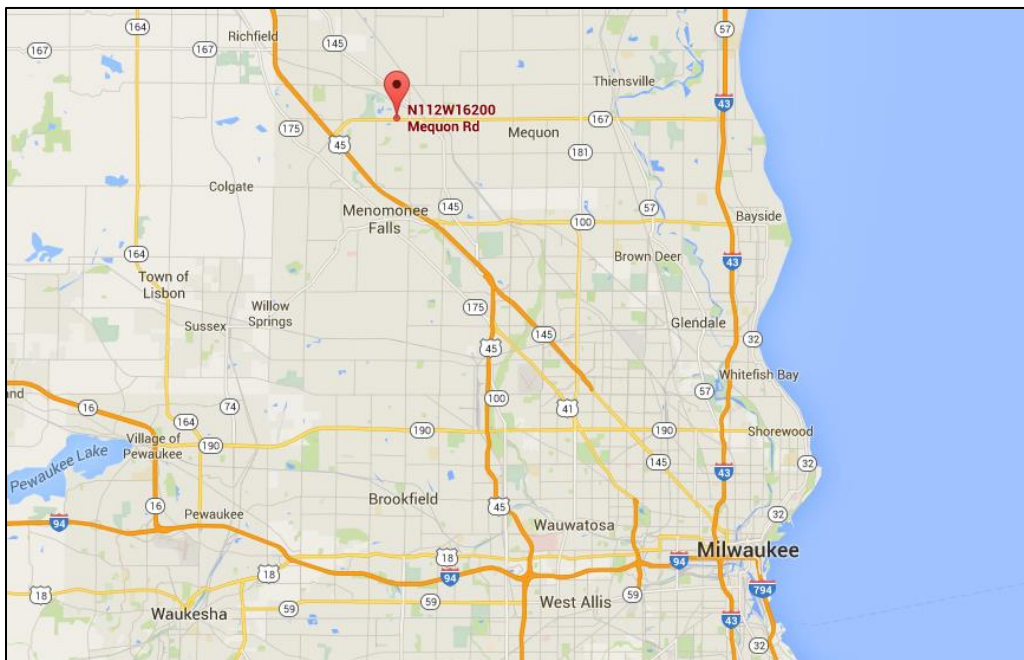
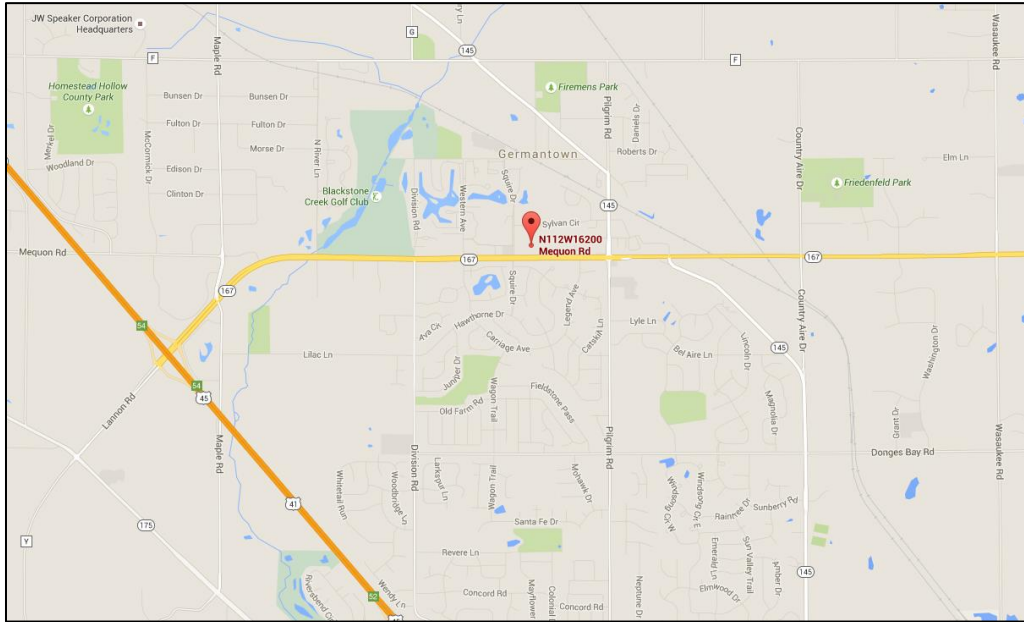


Site Plan and Availability – Phase II



Location

The Village of Germantown is located 25 miles northwest of Milwaukee and 10 miles west of Lake Michigan. US Highway 41/45 runs through the western side of the village and provides a direct route to Milwaukee. The Germantown Marketplace is less than a 5 minute drive from the highway exit at Lannon Road (turns into Mequon Road).



t: 414-765-0305

Area Map

