

a development by

**HSA**  
COMMERCIAL REAL ESTATE



Join these great retailers!

# CALHOUN CROSSING

Bluemound Rd & Calhoun Rd  
Brookfield, Wisconsin



**DSW**  
DESIGNER SHOE WAREHOUSE®

**Total Wine**  
& MORE

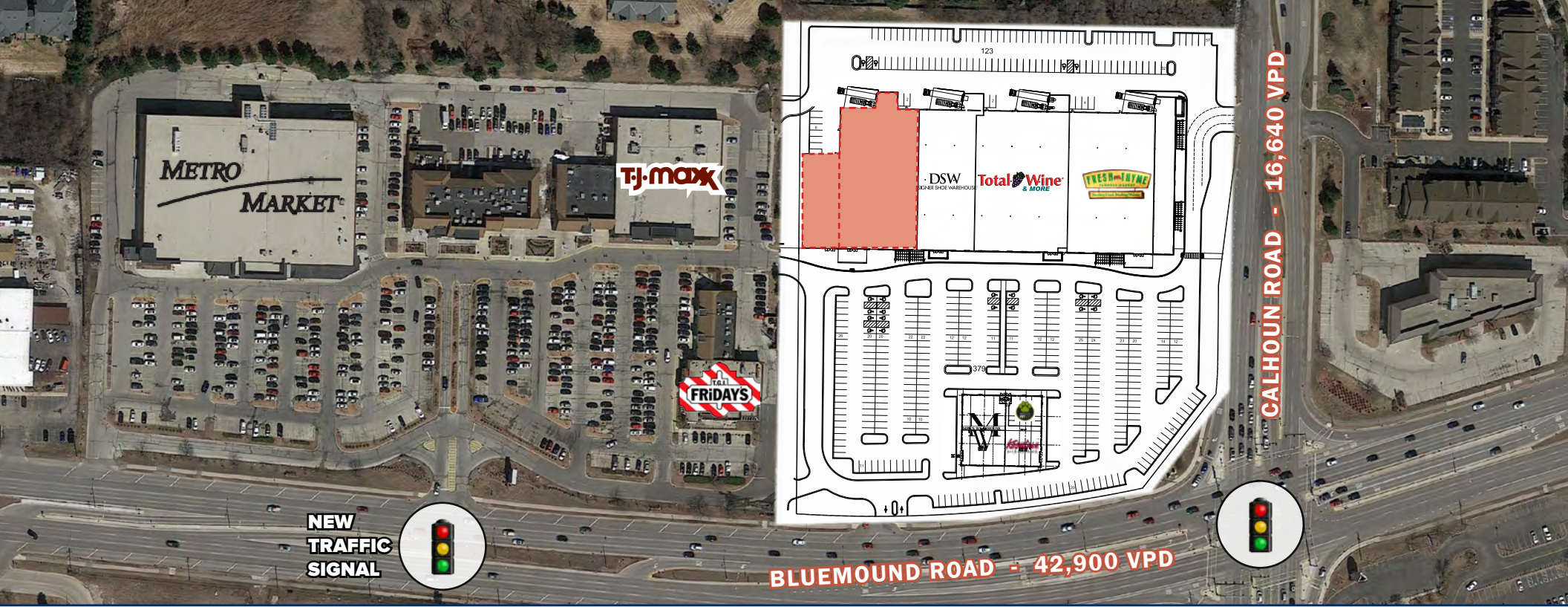
**Kesslers**  
DIAMONDS  
AN EMPLOYEE OWNED COMPANY



ONLY 2 SPACES STILL AVAILABLE IN NEW HIGH-PROFILE DEVELOPMENT ON BLUEMOUND ROAD!







## PROPERTY HIGHLIGHTS

- Highly-visible location on Bluemound Road in the affluent, regional Brookfield market
- Located 1 mile from the 1 million square foot Brookfield Square Mall anchored by Boston Store, JCP, and Sears
- Adjacent to high-traffic Metro Market grocery anchored center
- Recently completed redevelopment includes larger storefronts / signage, reconfigured parking field, updated facades, and pylon signage
- **Fresh Thyme, Total Wine & More, and DSW now open!**

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>Population</b>	3,938	40,208	119,155
<b>Average HHI</b>	\$128,490	\$127,305	\$95,587
<b>Households</b>	1,650	16,613	50,279
<b>Employment</b>	8,111	47,848	142,718

## TRADE AREA TENANTS



CALHOUN  
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# TRADE AREA AERIAL



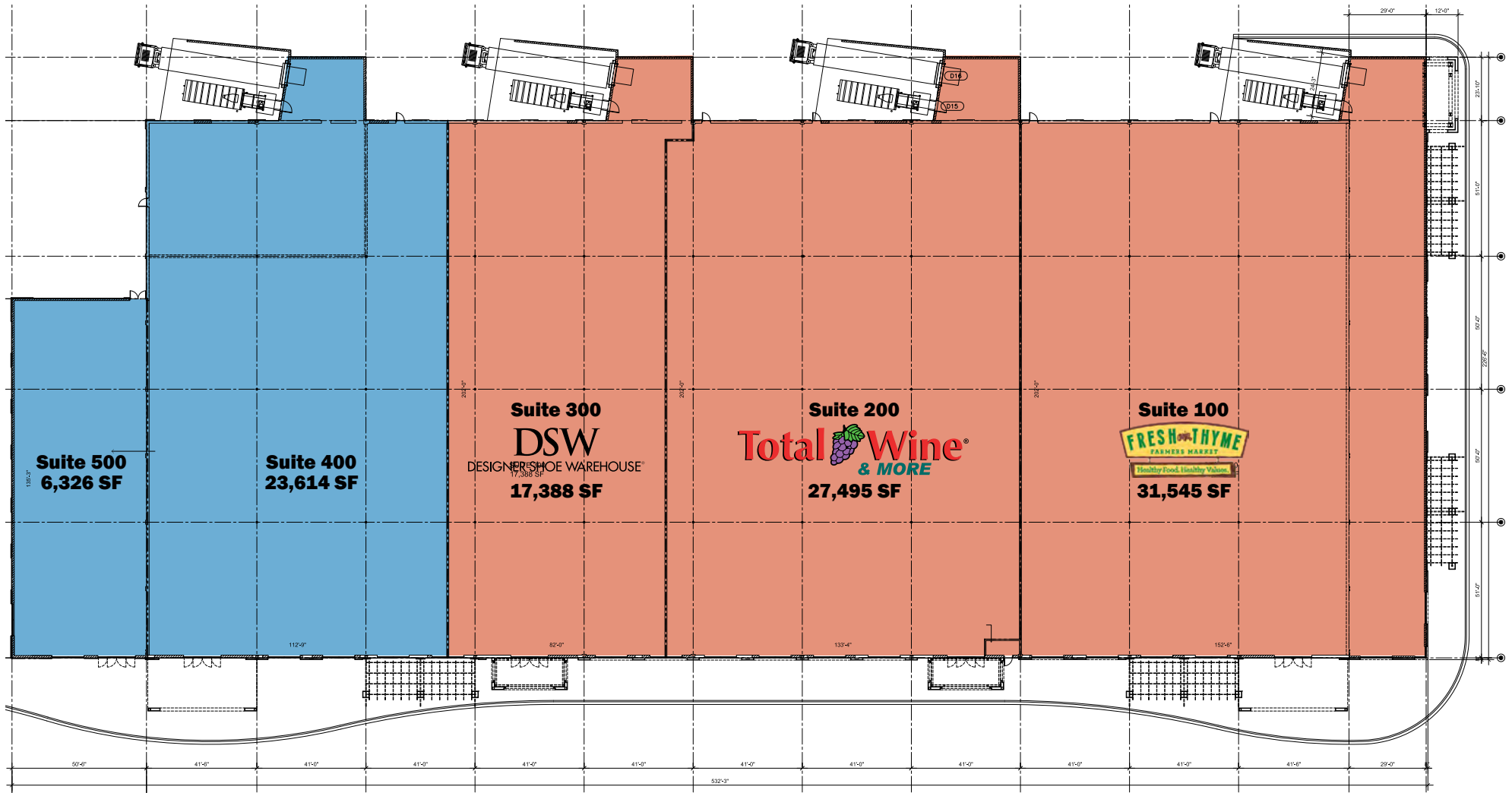
# SITE PLAN



- Now Open!**
- Letter of Intent**
- Available**



# LEASING PLAN



Signed Lease
  Letter of Intent
  Available



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## AVAILABLE SPACES



### **SUITE 400 (23,614 SF)**

- Junior anchor retail space adjacent to DSW with pylon signage available
- Large, dramatic entry portico pictured above

### **SUITE 500 (6,326 SF)**

- Small shop end cap space with pylon position available and large elevated parapet
- Situated at cross-access point with MetroMarket / TJ Maxx shopping center to the west



# DEMOGRAPHIC REPORT



## CONTACT:

**HSA**  
COMMERCIAL REAL ESTATE

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	1-mile	3-mile	5-mile
<b>2011 Estimated Population</b>	3,938	40,208	119,155
<b>2016 Estimated Population</b>	4,280	42,280	123,720
<b>2010 Census Population</b>	3,837	39,728	118,132
<b>2000 Census Population</b>	3,768	40,317	119,455
<b>Projected Annual Growth 2011 to 2016</b>	1.7%	1.0%	0.8%
<b>2011 Median Age</b>	39.5	40.0	39.0
<b>2011 Estimated Households</b>	1,650	16,613	50,279
<b>2016 Projected Households</b>	1,812	17,662	53,121
<b>2010 Census Households</b>	1,604	16,367	49,626
<b>2000 Census Households</b>	1,383	15,839	47,630
<b>Historical Annual Growth 2000 to 2011</b>	1.8%	0.4%	0.5%
<b>Projected Annual Growth 2011 to 2016</b>	2.0%	1.3%	1.1%
<b>2011 Estimated White</b>	88.7%	89.9%	90.0%
<b>2011 Estimated Black or African American</b>	1.3%	1.2%	1.9%
<b>2011 Estimated Asian &amp; Pacific Islander</b>	8.3%	6.8%	5.3%
<b>2011 Estimated Hispanic</b>	2.7%	2.8%	4.7%
<b>2011 Estimated Average Household Income</b>	\$128,490	\$127,305	\$95,587
<b>2011 Estimated Median Household Income</b>	\$87,750	\$87,218	\$74,980
<b>2011 Estimated Per Capita Income</b>	\$55,148	\$53,110	\$40,675
<b>2011 Elementary</b>	1.1%	1.1%	2.2%
<b>2011 Some High School</b>	3.7%	3.1%	4.3%
<b>2011 High School Graduate</b>	26.0%	26.5%	32.1%
<b>2011 Some College</b>	20.3%	18.2%	24.3%
<b>2011 Associates Degree Only</b>	9.6%	9.5%	9.3%
<b>2011 Bachelors Degree Only</b>	38.1%	39.9%	35.9%
<b>2011 Graduate Degree</b>	23.4%	25.2%	19.8%
<b>Number of Businesses</b>	509	3,617	10,062
<b>Total Number of Employees</b>	8,111	47,848	142,718

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