



# BROOKFIELD FASHION CENTER

Stein Mart JOANN KIRKLAND'S Party City Pier 1 Imports DAVID'S BRIDAL ULTA BEAUTY

16700 - 17000 W BLUEMOUND RD  
BROOKFIELD, WISCONSIN

*Join one of Brookfield's most prestigious shopping centers!*

**HSA**  
COMMERCIAL REAL ESTATE

FOR LEASING INFORMATION, PLEASE CONTACT  
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*All information contained herein is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice. Listing agent is one of the members and / or officers of the ownership entity and is a licensed real estate Broker.*





# LEASING PLAN

**217,346** square foot shopping center with 1,015 parking spaces

Tenant sales approximately **15%** above national averages

Weighted average occupancy term of over **18 YEARS**







# MARKET AERIAL

**4 MILLION** square feet of retail  
in the Blumound Road Corridor

Less than one mile from the 1.2 MSF  
**BROOKFIELD SQUARE MALL**

**35,000+** vehicles per  
day on Blumound Road



**BABIES R US**  
**HOBBY LOBBY**

**FRESH THYME**  
FARMERS MARKET  
**Total Wine & More**  
**DSW**  
**TJ-maxx**  
**METRO MARKET**

**BROOKFIELD FASHION CENTER**

**ASHLEY**  
**buybuy BABY**  
**WORLD MARKET**  
**BED BATH & BEYOND**  
**PETSMART**

**Walgreens**

**Blumound Rd**

**Calhoun Rd**

**Moorland Rd**

**WONEFISH GRILL**  
**CARRABBA'S**  
**DOUBLETREE**  
**Hilton**  
**chili's**

**DICK'S**  
SPORTING GOODS

**LIFETIME**  
FITNESS

**CVS**  
**CVT**  
CENTER  
**COURTYARD**

**Office DEPOT**  
**PETCO**  
**Brookfield Square Mall**  
1.2 million SF of GLA  
**Boston Store**  
**JCPenney**  
**Sears**  
**BARNES & NOBLE**

**THE FRESH MARKET**  
**Fleming's**  
**RED ROBIN**  
**BRAVO!**

**Starbucks**  
**Chipotle**



**Toys R Us**  
**Sheraton**





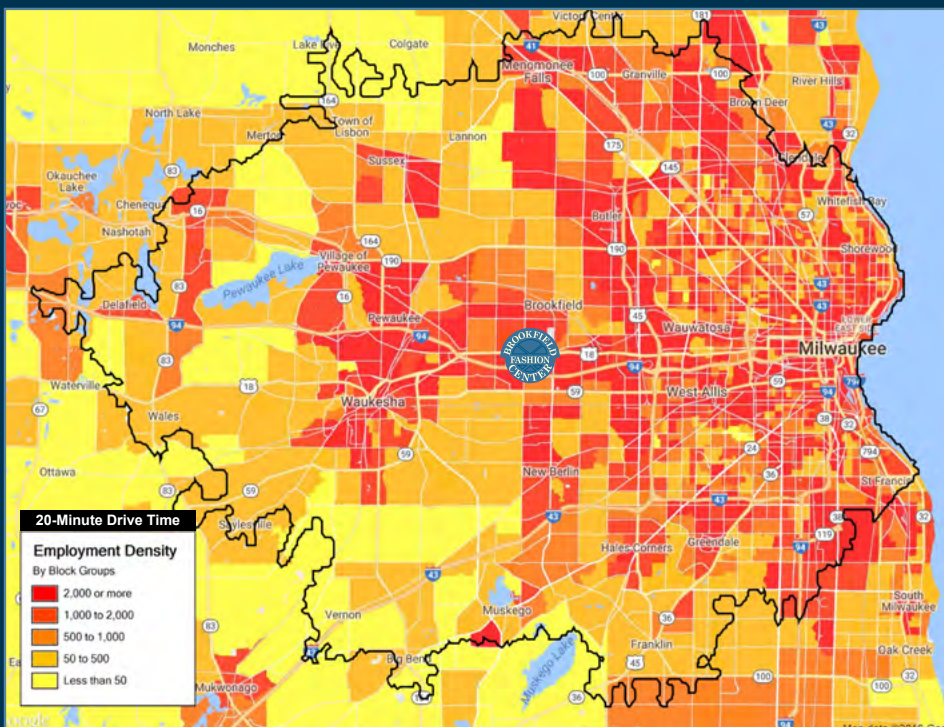
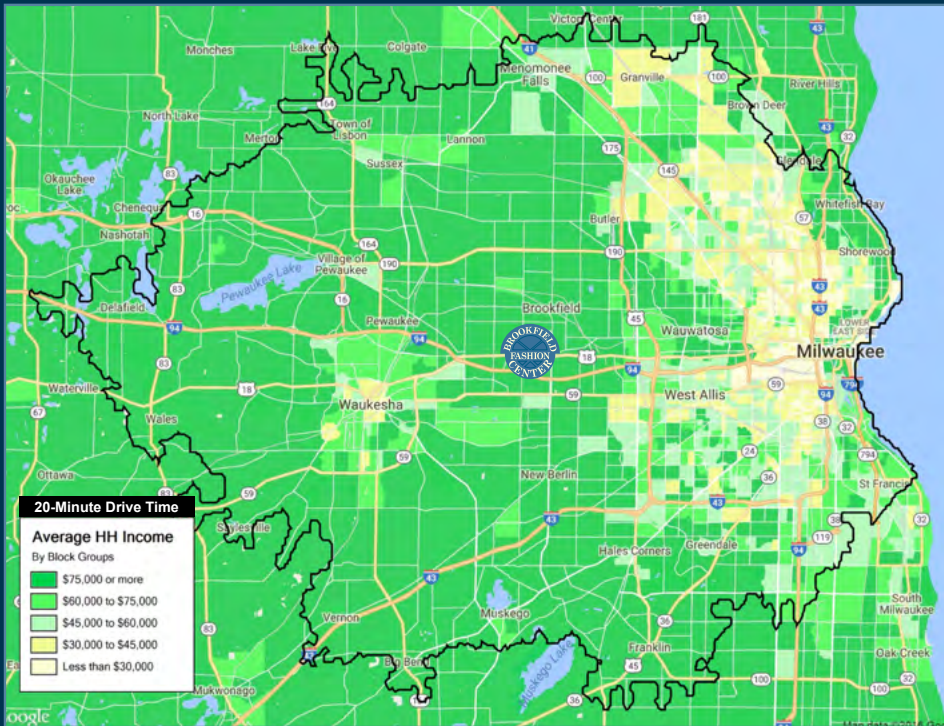
# TRADE AREA

**745,533** people in a 15-minute drive

**\$85,000+** average household income nearby

**6.2 MILLION** square feet of office in trade area

**506,234** employees in a 15-minute drive



Drive Time Demographics	10-min	15-min	20-min
<b>2016 Estimated Population</b>	246,882	745,533	1,162,985
<b>2021 Projected Population</b>	247,008	750,796	1,170,563
<b>2010 Census Population</b>	242,197	731,222	1,146,674
<b>2000 Census Population</b>	242,888	725,455	1,127,246
<b>Projected Annual Growth 2016 to 2021</b>	-	0.1%	0.1%
<b>2016 Median Age</b>	40.5	36	36.4
<b>2016 Estimated Households</b>	107,867	305,346	478,352
<b>2021 Projected Households</b>	111,255	314,691	492,505
<b>2010 Census Households</b>	103,381	292,444	460,721
<b>2000 Census Households</b>	100,678	285,176	446,460
<b>Projected Annual Growth 2016 to 2021</b>	0.6%	0.6%	0.6%
<b>Historical Annual Growth 2000 to 2016</b>	0.4%	0.4%	0.4%
<b>2016 Estimated White</b>	86.8%	64.3%	65.2%
<b>2016 Estimated Black or African American</b>	3.6%	22.0%	22.3%
<b>2016 Estimated Hispanic</b>	7.3%	13.9%	12.4%
<b>2016 Estimated Average Household Income</b>	<b>\$85,169</b>	<b>\$69,562</b>	<b>\$70,778</b>
<b>2016 Estimated Median Household Income</b>	\$69,820	\$56,565	\$57,721
<b>2016 Estimated High School Graduate</b>	23.7%	27.2%	27.0%
<b>2016 Estimated Some College</b>	20.0%	20.7%	20.9%
<b>2016 Estimated Associates Degree Only</b>	8.9%	8.2%	8.2%
<b>2016 Estimated Bachelors Degree Only</b>	<b>27.9%</b>	<b>21.7%</b>	<b>21.8%</b>
<b>2016 Estimated Graduate Degree</b>	13.9%	10.7%	11.1%
<b>2016 Estimated Total Businesses</b>	16,965	35,175	49,274
<b>2016 Estimated Total Employees</b>	<b>231,444</b>	<b>506,234</b>	<b>714,792</b>
<b>2016 Estimated Employee Population per Business</b>	13.6	14.4	14.5
<b>2016 Estimated Residential Population per Business</b>	14.6	21.2	23.6





LEASING SERVICES BY

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