



# BROOKFIELD FASHION CENTER

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

16700 - 17000 W BLUEMOUND RD  
BROOKFIELD, WISCONSIN

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

**HSA**  
COMMERCIAL REAL ESTATE

FOR LEASING INFORMATION, PLEASE CONTACT  
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# 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**

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

**DICK'S**  
SPORTING GOODS  
**LIFETIME**  
FITNESS

**CVS**  
**CVT Center**  
**COURTYARD**

**Office DEPOT**  
**PETCO**  
**THE FRESH MARKET**  
**Fleming's**  
**RED ROBIN**

**Starbucks**  
**Chipotle**

**Brookfield Square Mall**  
1.2 million SF of GLA  
**Boston Store**  
**JCPenney**  
**Sears**  
**BARNES & NOBLE**  
**BRAVO!**

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





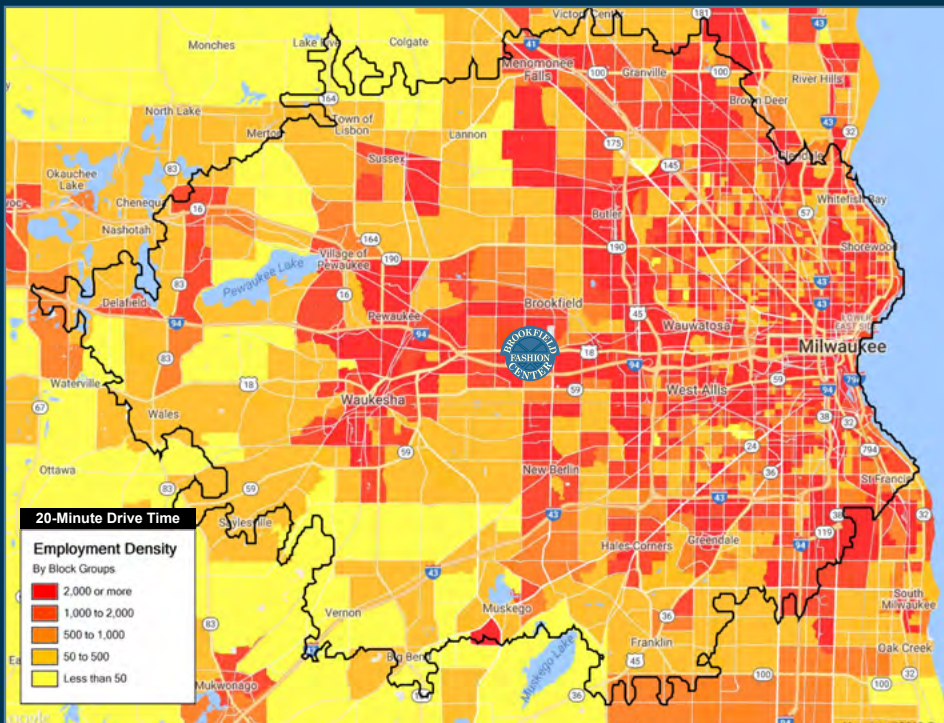
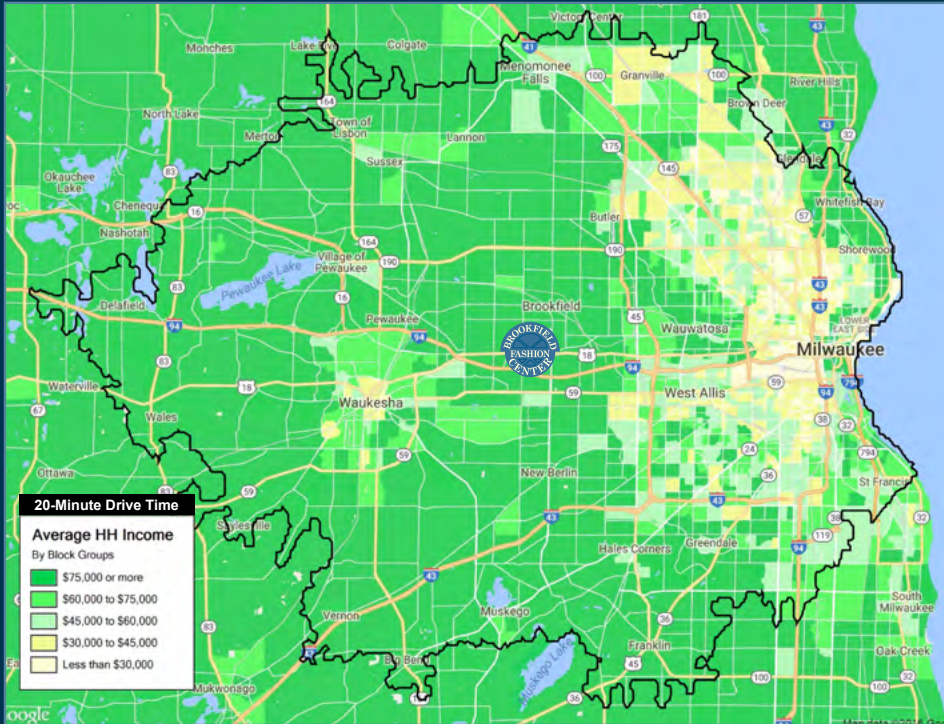
# TRADE AREA

**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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JOANN

PartyCity

DAVID'S  
BRIDAL

KIRKLAND'S

BUFFALO  
WILD  
WINGS

US Cellular

Stein Mart

ULTA  
BEAUTY

LENSCRAFTERS

Pier 1 Imports

NOODLES  
& COMPANY

Carson  
COFFEE

EINSTEIN BREAD  
BAGELS