

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

6,246 SF Restaurant Building w/
Existing Kitchen and Huge Patio



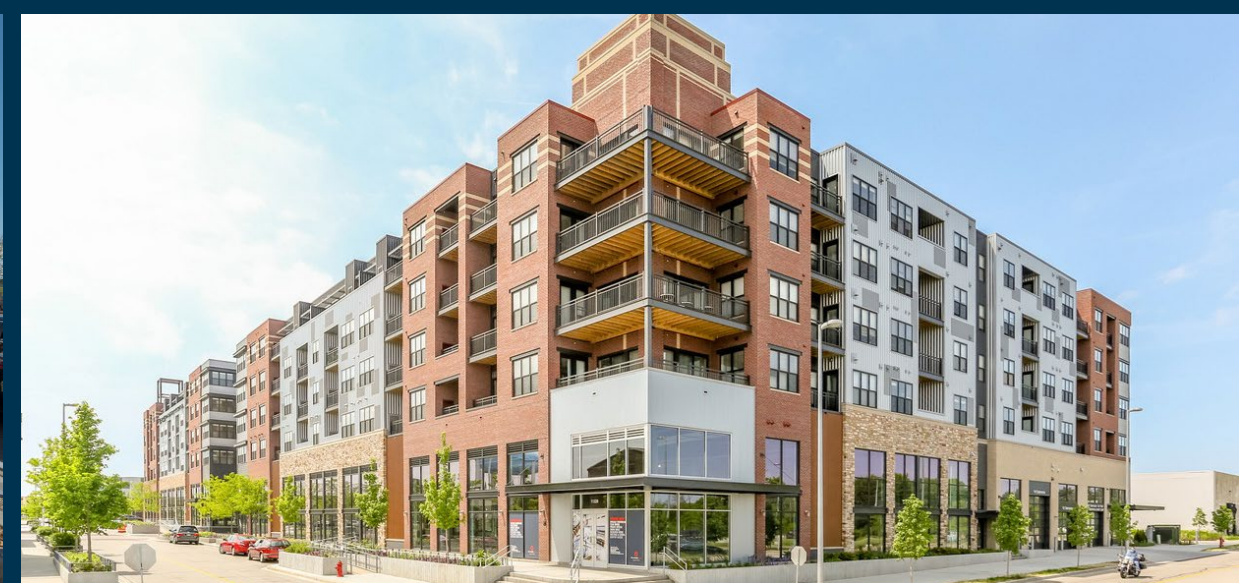
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GREAT RETAILERS
AND BUSINESSES



Plus: Over 1,000 Proposed
Luxury Apartments!



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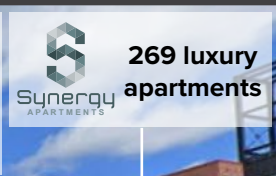
RESTAURANT OPPORTUNITY AT THE MAIN ENTRANCE OF THE MAYFAIR COLLECTION



Highway 45 141,000 VPD



Burleigh Street



6,246 Restaurant Building w/ Patio

- Located at the main entrance to The Mayfair Collection mixed-use development
- In front of 146-room Hilton Homewood Suites and steps away from new Dematic corporate HQ (240 employees) and Synergy apartments (269 units)
- Huge outdoor patio with indoor / outdoor bar set up
- Existing restaurant infrastructure and equipment including 3 walk-in coolers, outdoor smoker, and grill hoods
- Adjacent 330-car parking structure for customers
- Could be divided for multiple restaurant concepts or opened up for one larger user

Outdoor Patio & Bar

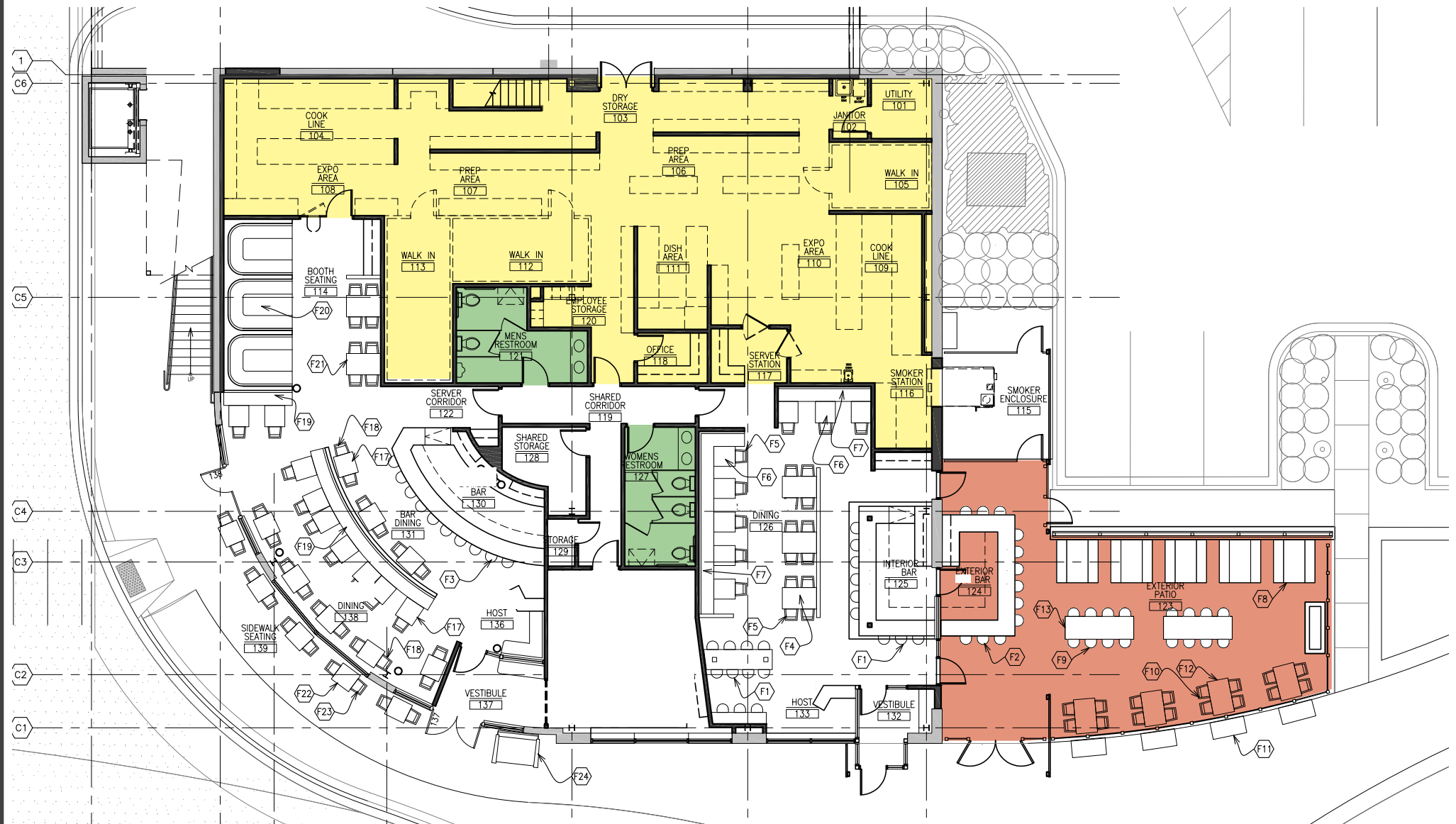


THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

Patio with outdoor bar

Kitchen w/ 3 walk-in coolers

Restrooms



**PHASE V
PROPOSED
CORPORATE OFFICE**

**PHASE II - COMPLETE
146-ROOM HOTEL**

**SYNERGY
APARTMENTS
269 UNITS
NOW OPEN!**

**PHASE IV
PROPOSED
220-UNIT
SENIOR TOWER**

**PHASE II - COMPLETE
WHOLE FOODS**

**PHASE I - COMPLETE
FASHION RETAIL**

SITE

TJ-maxx
DSW
DESIGNER SPACE WAREHOUSE

OLD NAVY

**NORDSTROM
rack**

**DICK'S
SPORTING GOODS**

ULTA

**J.CREW
FACTORY**

**corner
bakery
cafe**

**HOMESWOOD
SUITES
Hilton**

DEMACO

**Serenity
Labs**

GRACE

ABV

HomeGoods

**WHOLE
FOODS
MARKET**

at&t



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Over 4 Million Annual Visits

EXPERIENCE UNPARALLELED REGIONAL CUSTOMER TRAFFIC

Because of its central location and convenient access to the regional interstate system, The Mayfair Collection is uniquely positioned to serve customers throughout all of metro Milwaukee.

#1 overall



Retail Traffic in Milwaukee (non-mall)

1.15 million



Estd. Unique Customers in 2019

350,000



Average Customer Visits per Month

91 minutes



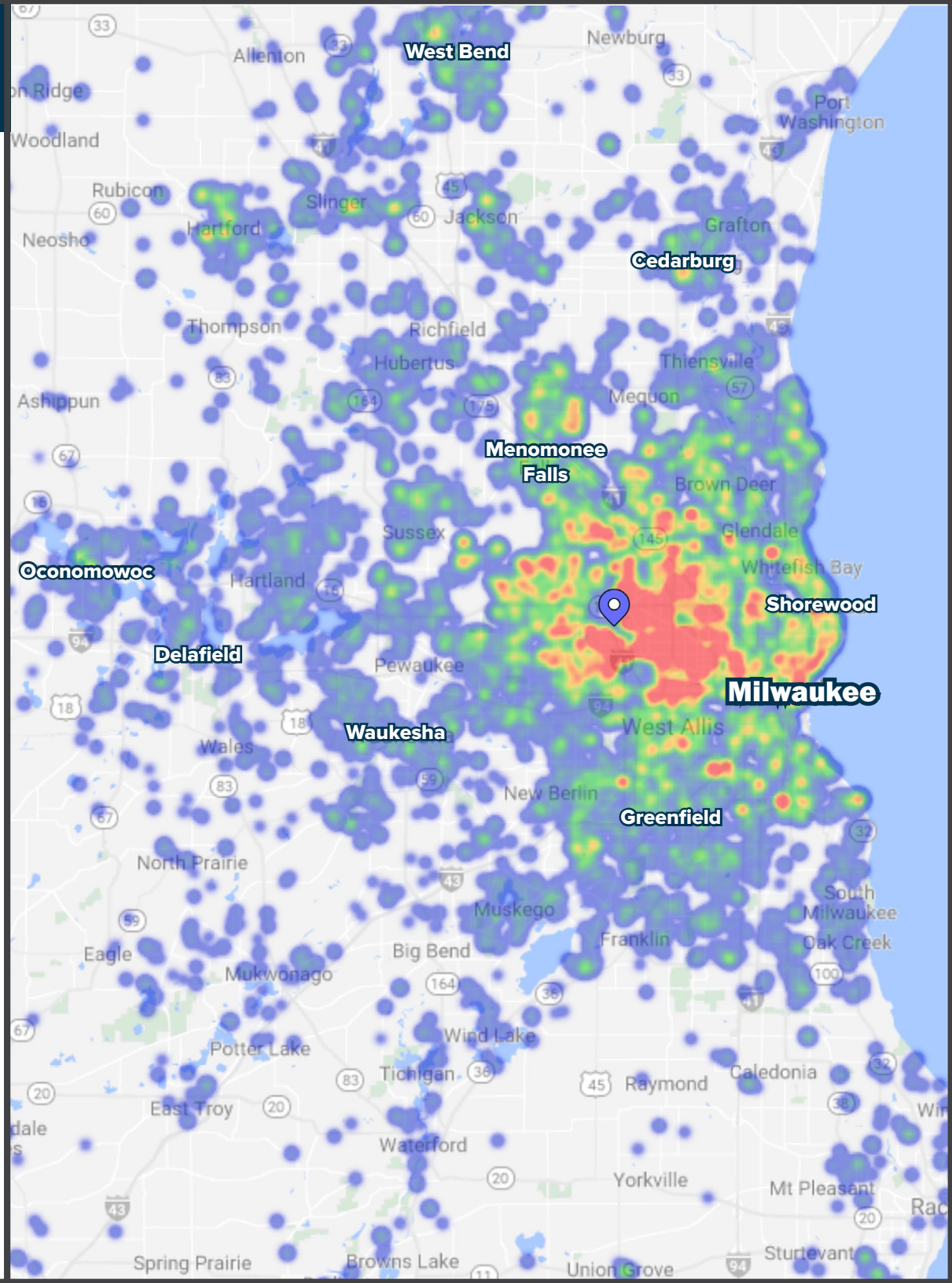
Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)





THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

11250 W Burleigh Street | Wauwatosa, Wisconsin

OWNED / DEVELOPED BY

HSA
COMMERCIAL REAL ESTATE

RETAIL LEASING

HSA
COMMERCIAL REAL ESTATE

BRENTON SCHRADER

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