

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN



JOIN THESE
GREAT RETAILERS
AND BUSINESSES



Plus: Over 1,000 Proposed
Luxury Apartments!

A DEVELOPMENT BY



100 South Wacker Drive, Suite 950 | Chicago, Illinois 60606
www.hsacommercial.com



WHAT IS THE MAYFAIR COLLECTION?

Driving Highway 45, one will notice the emergence of The Mayfair Collection in Wauwatosa, Wis., the 400,000-square-foot fashion shopping center home to premium promotional fashion brands such as Nordstrom Rack, ULTA, DSW, and Old Navy. The Mayfair Collection is the first phase of The District, a 69-acre mixed-use community that features shopping, restaurants, residences, and more all combined in a dynamic, walkable environment just up the street from the Nordstrom-anchored Mayfair Mall.

**Proposed Future Residential Development
Up to 1,000 luxury apartment units**



Highway 45 141,000 VPD

Burleigh Street



**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**

**AVAILABLE
24,891 SF**

TJ-maxx

**DSW
DESIGNER SHOE WAREHOUSE**

OLD NAVY

**NORDSTROM
rack**

**DICK'S
SPORTING GOODS**

ULTA

**J.CREW
FACTORY**

**corner
bakery**

SMOKE SHACK

**BOMBERS
SMOKE SHACK**

**HOMewood
SUITES
Hilton**

GRACE

ABV

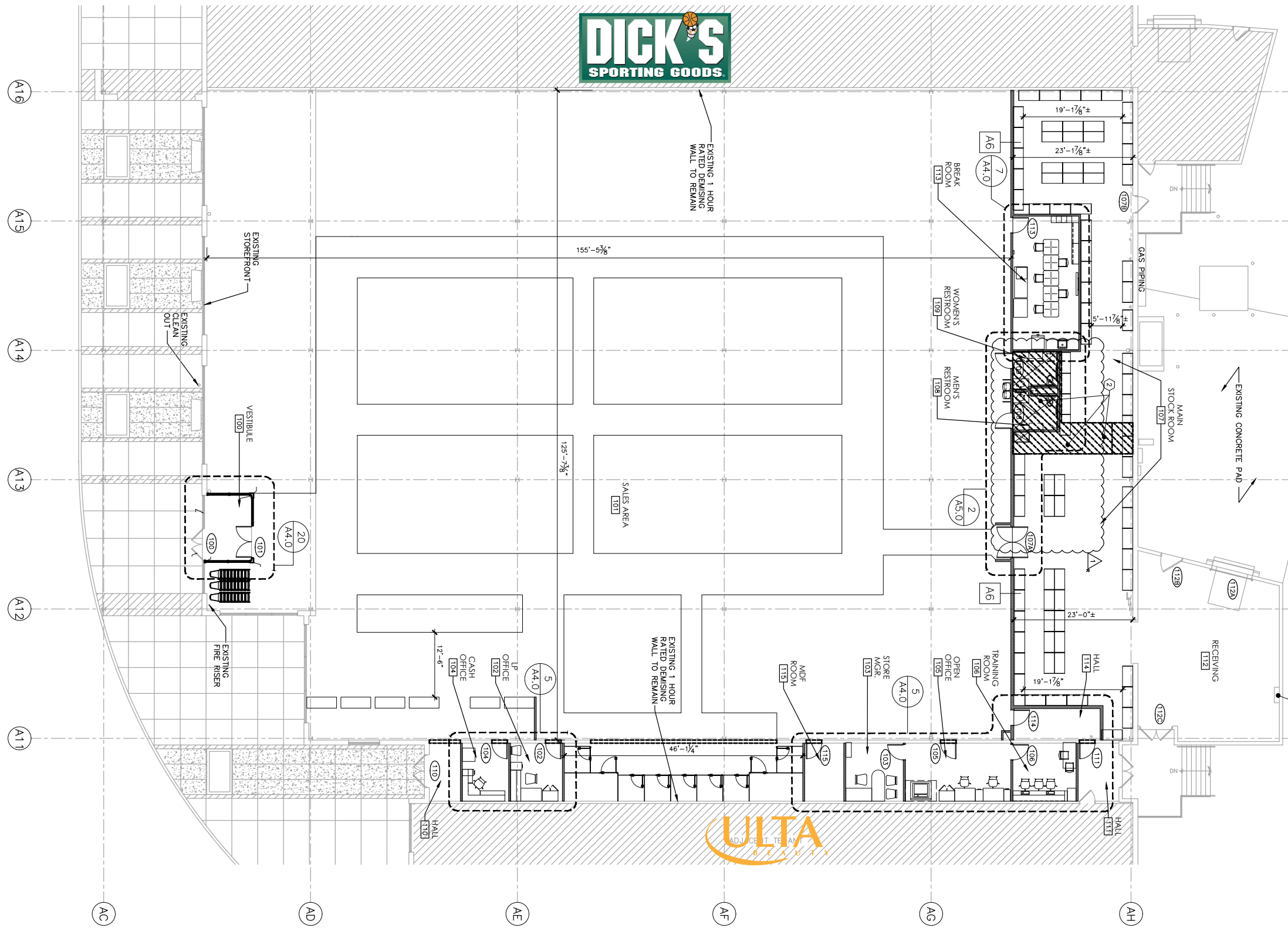
HomeGoods

**WHOLE
FOODS
MARKET**

at&t

OSGOOD'S





THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Regional Location

MAYFAIR MALL TRADE AREA

Located at US Highway 45 and Burleigh Street, The Mayfair Collection is at the center of a thriving and productive retail corridor that features premier national retailers and restaurants. With a tenant line-up including Nordstrom Rack, DSW, Ulta, and Dick's Sporting Goods, The Mayfair Collection has instantly become a central shopping destination for the Milwaukee area. The following Mayfair area retailers are shown on the map to the right:

- | | |
|--------------------|----------------------------|
| 1. REI | 8. Barnes & Noble |
| 2. Home Depot | 9. Best Buy |
| 3. Target | 10. Crate + Barrel |
| 4. Lowe's | 11. The Cheesecake Factory |
| 5. Meijer | 12. Kohl's |
| 6. Macy's | 13. Apple Store |
| 7. Container Store | 14. Nordstrom |

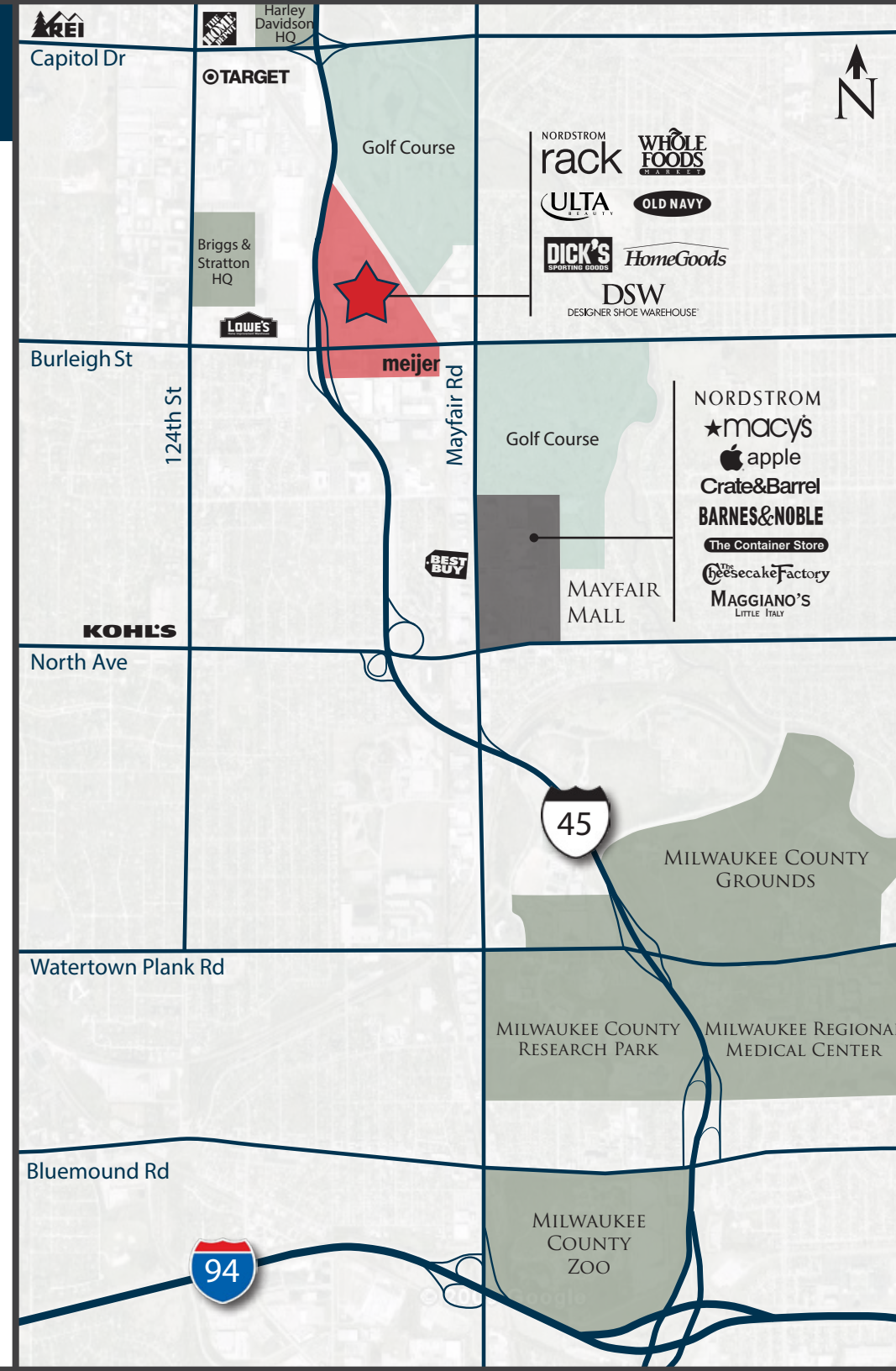
MILWAUKEE COUNTY RESEARCH PARK

- 175 acres of county property
- Home to over 115 businesses including 70 high-tech companies
- Major tenants include United Healthcare, Alterra, and GE Healthcare

MILWAUKEE REGIONAL MEDICAL CNTR

The Milwaukee Regional Medical Center (MRMC) is a consortium of 6 health care institutions providing a full range of health care services to the residents of Wisconsin. The health care consortium includes the following providers:

- | | |
|---|---|
| • Children's Hospital | • Curative Care Network |
| • Froedtert Hospital | • Milwaukee County Behavioral Health Division |
| • Medical College of Wisconsin | |
| • BloodCenter of Wisconsin's Blood Research Institute | |



THE MAYFAIR COLLECTION

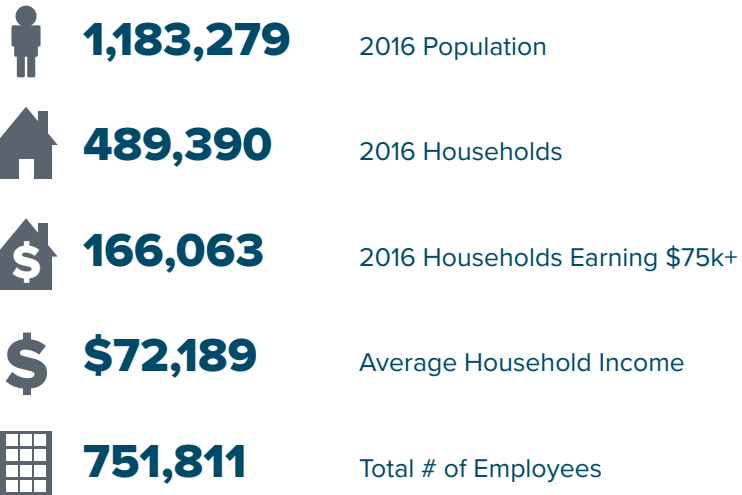
WAUWATOSA, WISCONSIN

Demographics

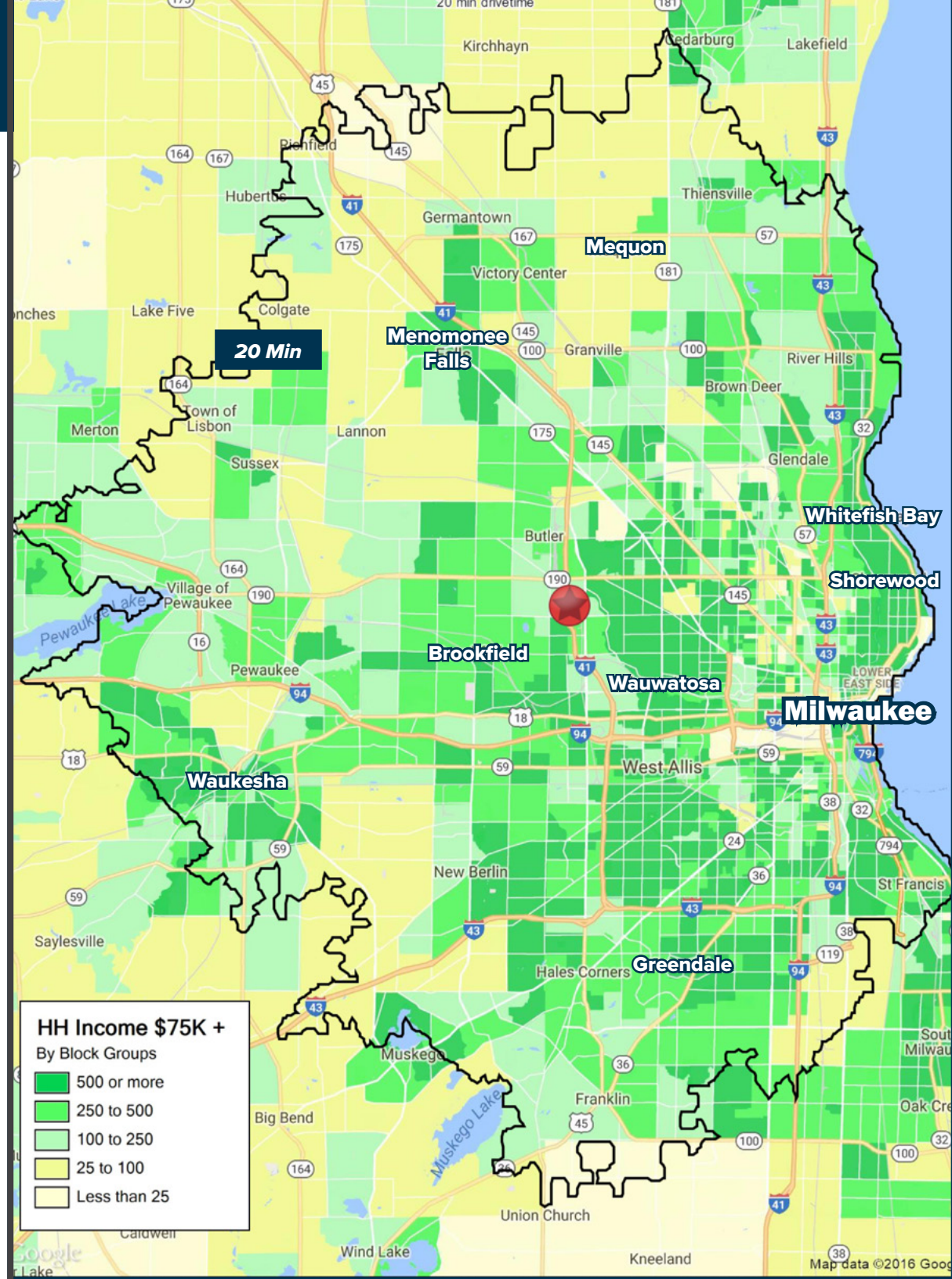
REACH ALL OF METRO MILWAUKEE'S AFFLUENT AREAS FROM ONE STORE

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.

20 MINUTE DRIVE TIME



Source: Regis Sites USA



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

RETAIL LEASING

HSA
COMMERCIAL REAL ESTATE

BRENTON SCHRADER

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Above information 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.