

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



**PHASE V
PROPOSED
CORPORATE OFFICE**

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

**SYNERGY
APARTMENTS
269 UNITS
NOW OPEN!**

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

**AVAILABLE
33,188 SF (DIV)**

**PHASE I - COMPLETE
FASHION RETAIL**

TJ-maxx

**DSW
DESIGNER SHOE WAREHOUSE**

OLD NAVY

**NORDSTROM
rack**

**DICK'S
SPORTING GOODS**

ULTA

**J.CREW
FACTORY**

**corner
bakery
cafe**

**HOMESWOOD
SUITES
Hilton**

at&t

GRACE

ABV

HomeGoods

**WHOLE
FOODS
MARKET**



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

33,188 SF OF NEW RETAIL SPACE IN PHASE TWO OF THE HIGHLY-SUCCESSFUL MAYFAIR COLLECTION DEVELOPMENT

CENTRALITY

JUST NORTH OF MAYFAIR MALL WHERE NORDSTROM RECENTLY OPENED

REGIONALITY

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

CO-TENANCY



PROMINENCE

LARGE STOREFRONTS AND PYLON SIGNAGE

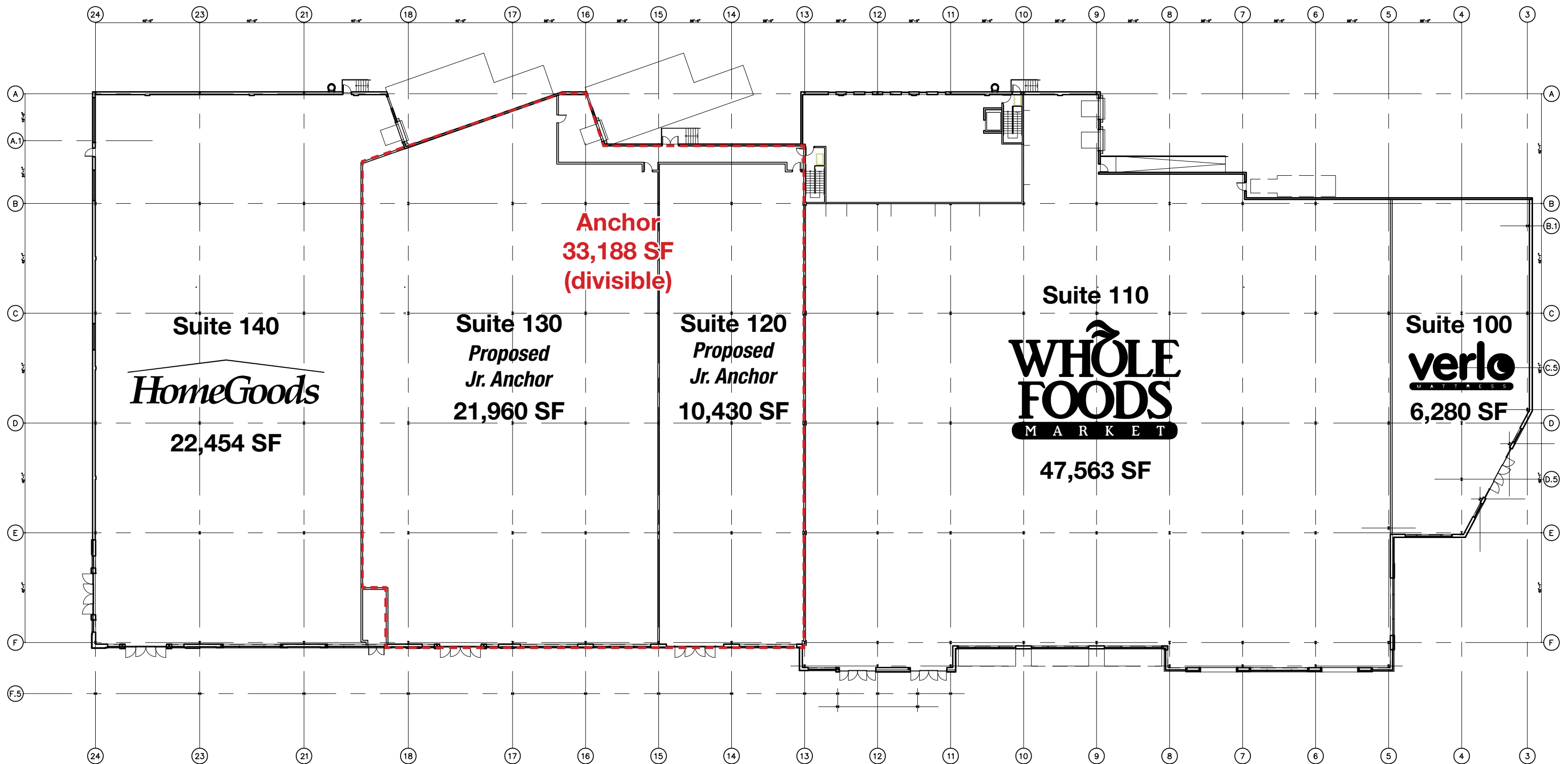
Highway 45 141,000 VPD



Burleigh Street

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Area Traffic Drivers

MAYFAIR TRADE AREA

Located at US Highway 45 and Burleigh Street, The District 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, Dick's Sporting Goods, and Whole Foods, The Mayfair Collection has instantly become a central shopping destination for the Milwaukee area. The Mayfair corridor is also home to numerous national retailers and restaurateurs including:

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

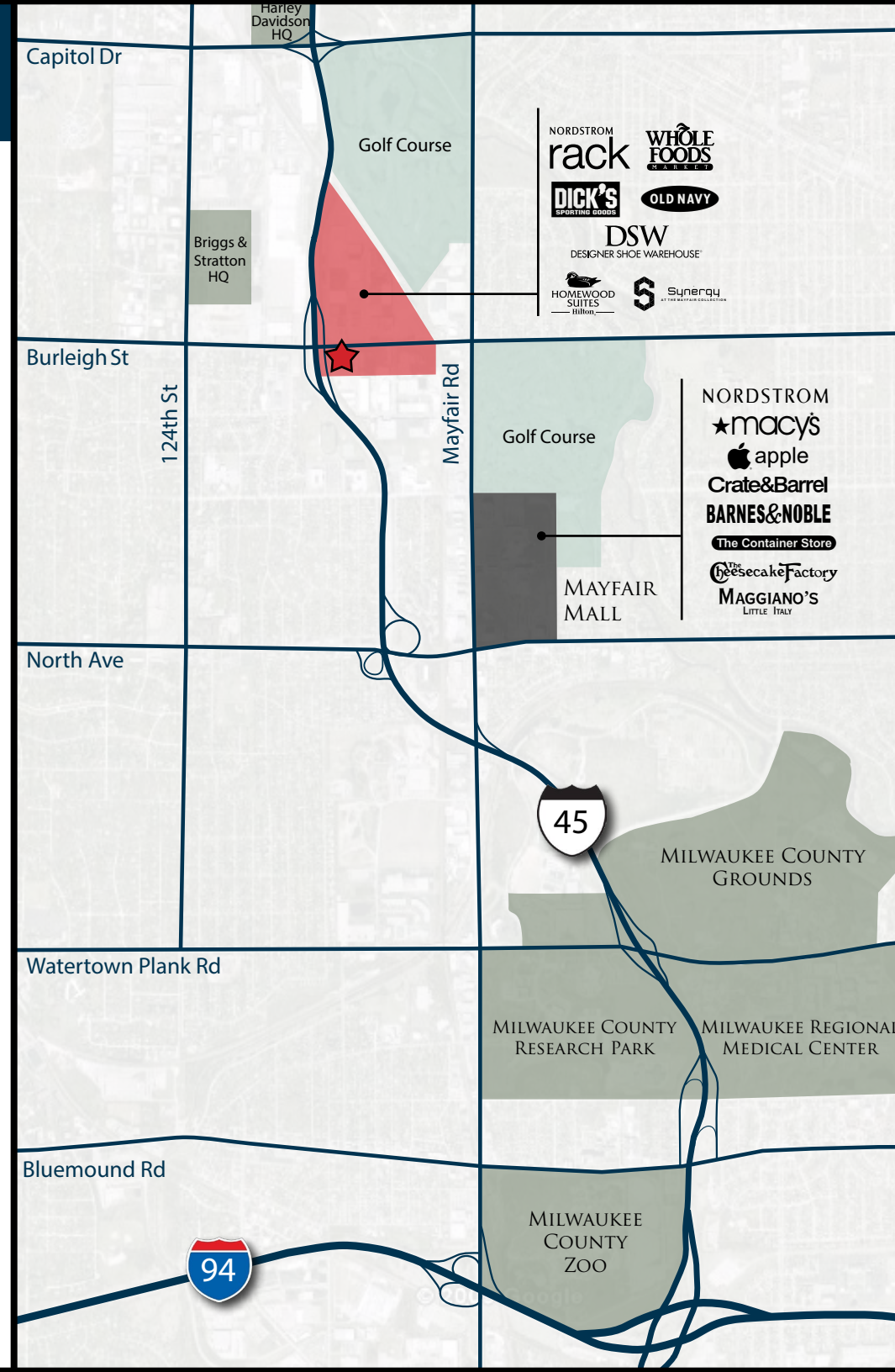
MILWAUKEE COUNTY RESEARCH PARK

- 175 acres of county property
- Home to over 115 businesses including 70 high-tech companies
- Major tenants include United Healthcare 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
- Froedtert Hospital
- Medical College of Wisconsin
- BloodCenter of Wisconsin's Blood Research Institute
- Curative Care Network
- Milwaukee County Behavioral Health Division



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



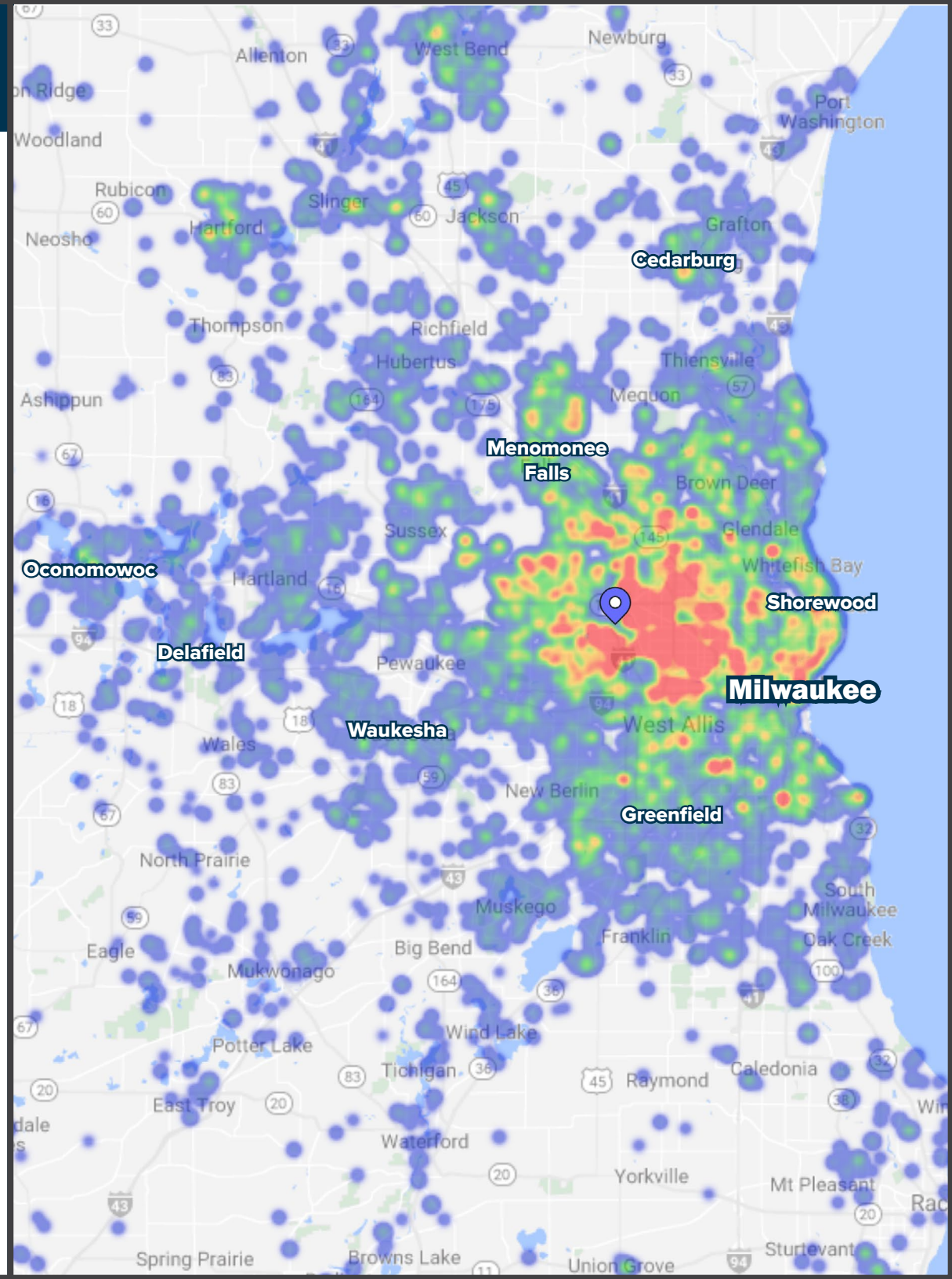
Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

OWNED / DEVELOPED BY

HSA
COMMERCIAL REAL ESTATE

RESIDENTIAL DEVELOPMENT BY

 **Fiduciary**
REAL ESTATE DEVELOPMENT, INC

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