

# 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

THE  
BREAD  
BARN

HOMESWOOD  
SUITES  
Hilton

BOMBERS  
SMOKE SHACK

at&t

OSGOOD'S

HomeGoods

WHOLE  
FOODS  
MARKET

GRACE

ABV  
Brewery

BLISS  
BREWERY



# 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



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

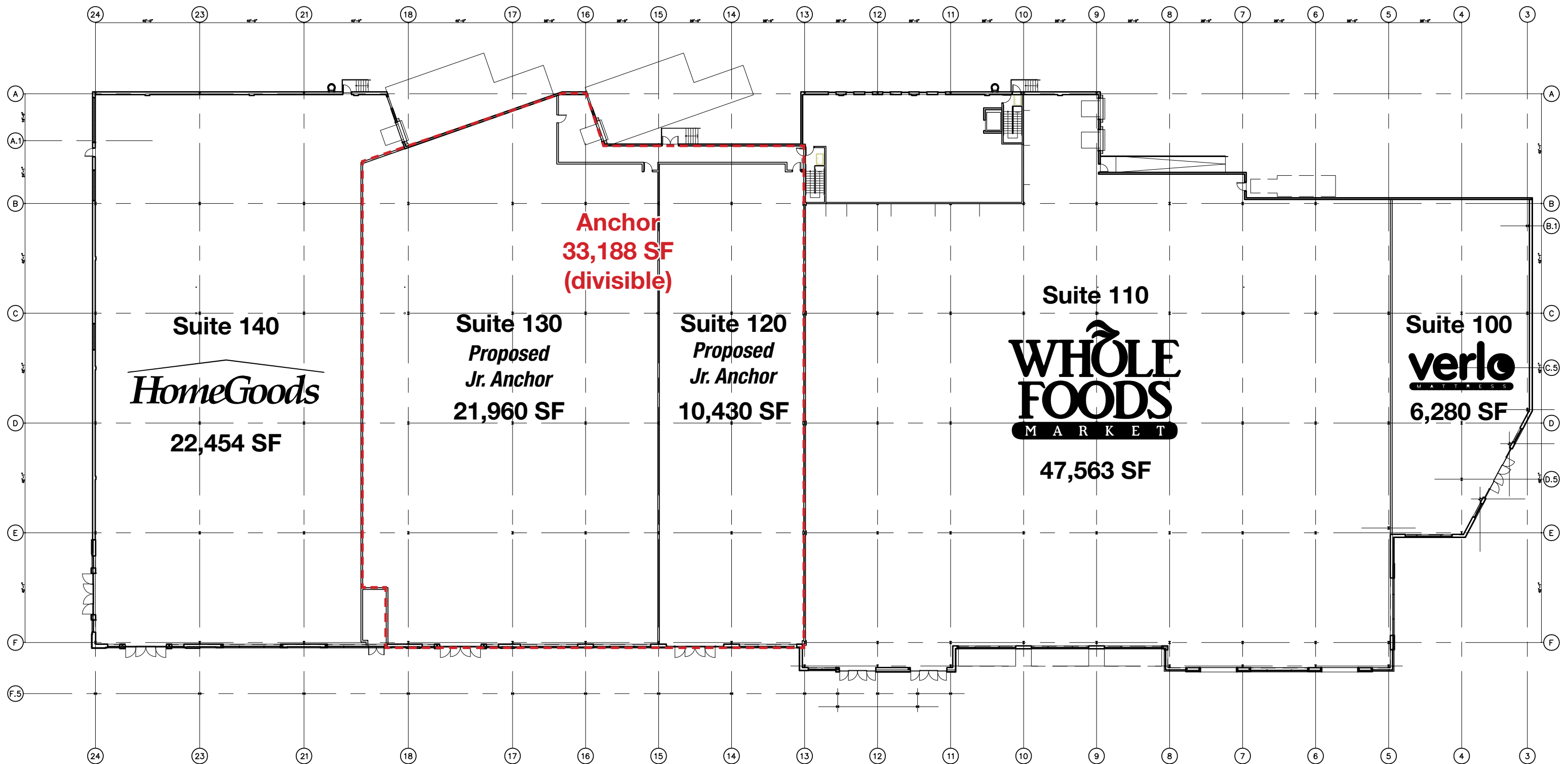
33,188 SF  
(Divisible to +/- 10,000 SF)

Burleigh Street



# THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN





# THE MAYFAIR COLLECTION

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## 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

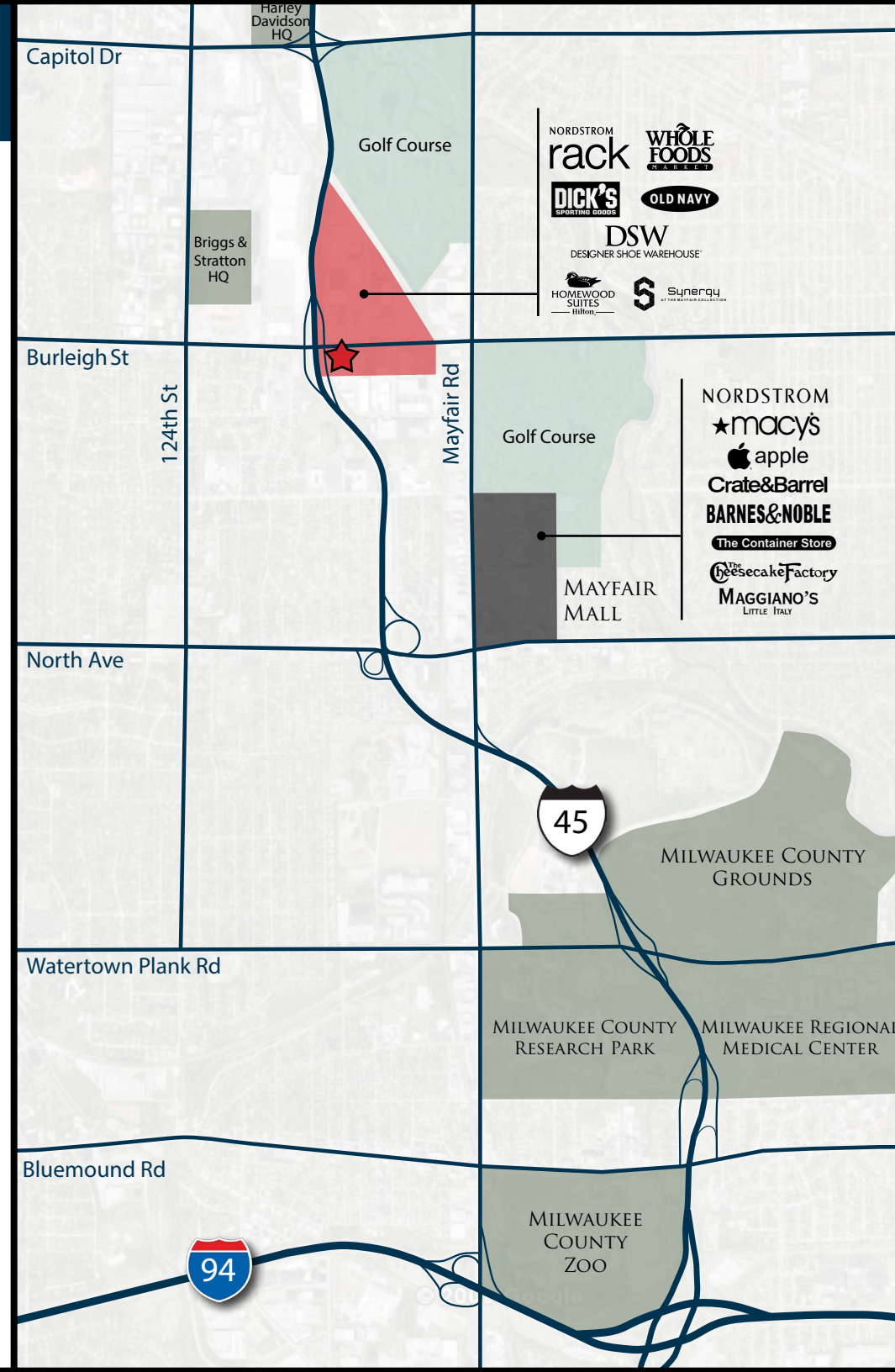
### MILWAUKEE COUNTY RESEARCH PARK

- 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





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WAUWATOSA, WISCONSIN

## Regionality

### 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



**1,183,279**

2016 Population



**489,390**

2016 Households



**166,063**

2016 Households Earning \$75k+



**\$72,189**

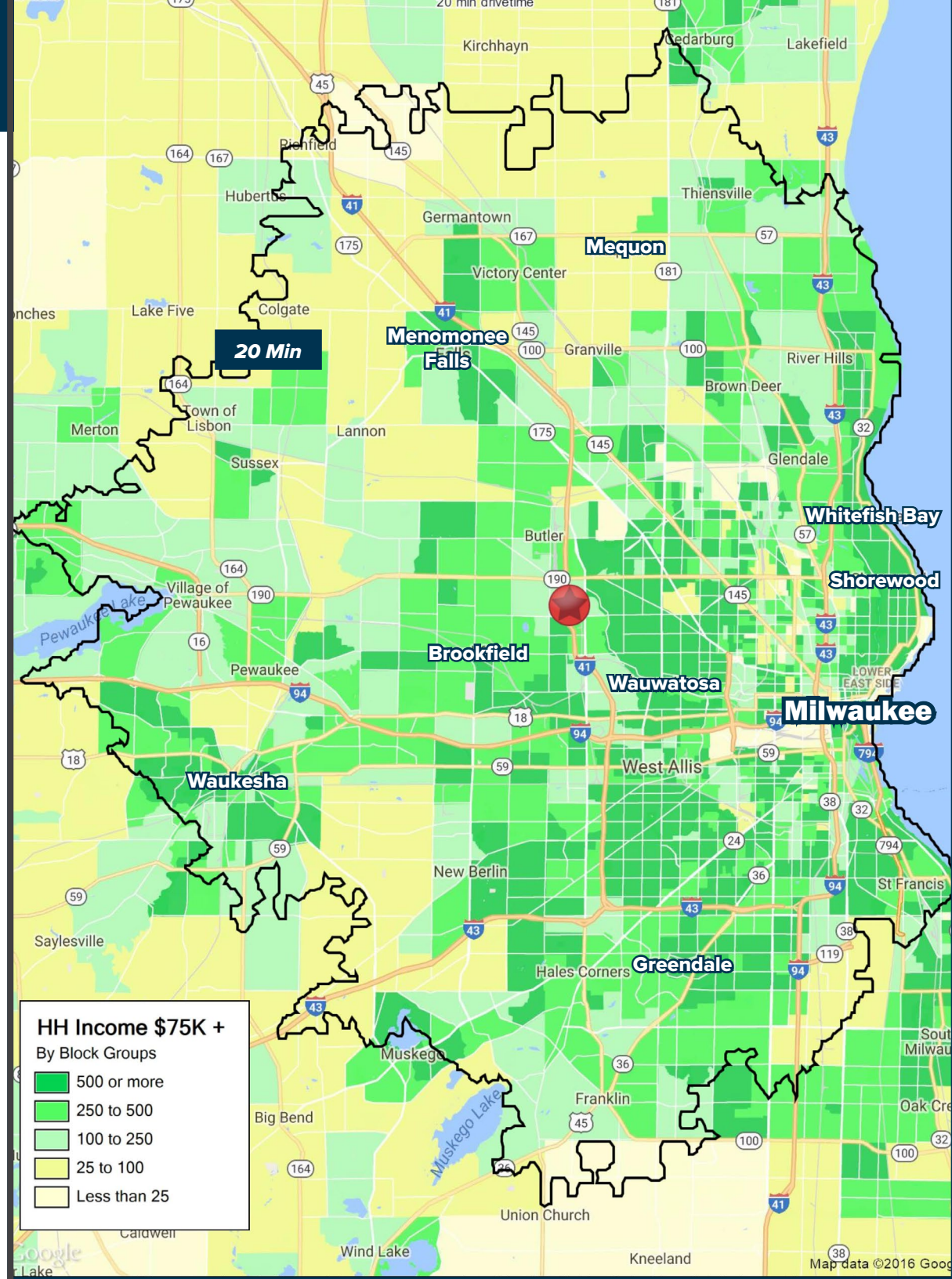
Average Household Income



**751,811**

Total # of Employees

Source: Regis Sites USA





# THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

OWNED / DEVELOPED BY

**HSA**  
COMMERCIAL REAL ESTATE

RESIDENTIAL DEVELOPMENT BY

 **Fiduciary**  
REAL ESTATE DEVELOPMENT, INC

ARCHITECTURE

**TOA**  
ARCHITECTURE

**CHRIS THOMAS**

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