



Stein Mart

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KIRKLAND'S

Pier 1 imports

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ULTA[™]
BEAUTY

16700 - 17000 W BLUEMOUND RD
BROOKFIELD, WISCONSIN

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

HSA
COMMERCIAL REAL ESTATE

FOR LEASING INFORMATION, PLEASE CONTACT
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All information contained herein 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 Price is subject to change and listing may be withdrawn without notice. Listing agent is one of the members and / or officers of the ownership entity and is a licensed real estate Broker.





LEASING PLAN

217,346 square foot shopping center with 1,015 parking spaces

Tenant sales approximately **15%** above national averages

Weighted average occupancy term of over **18 YEARS**



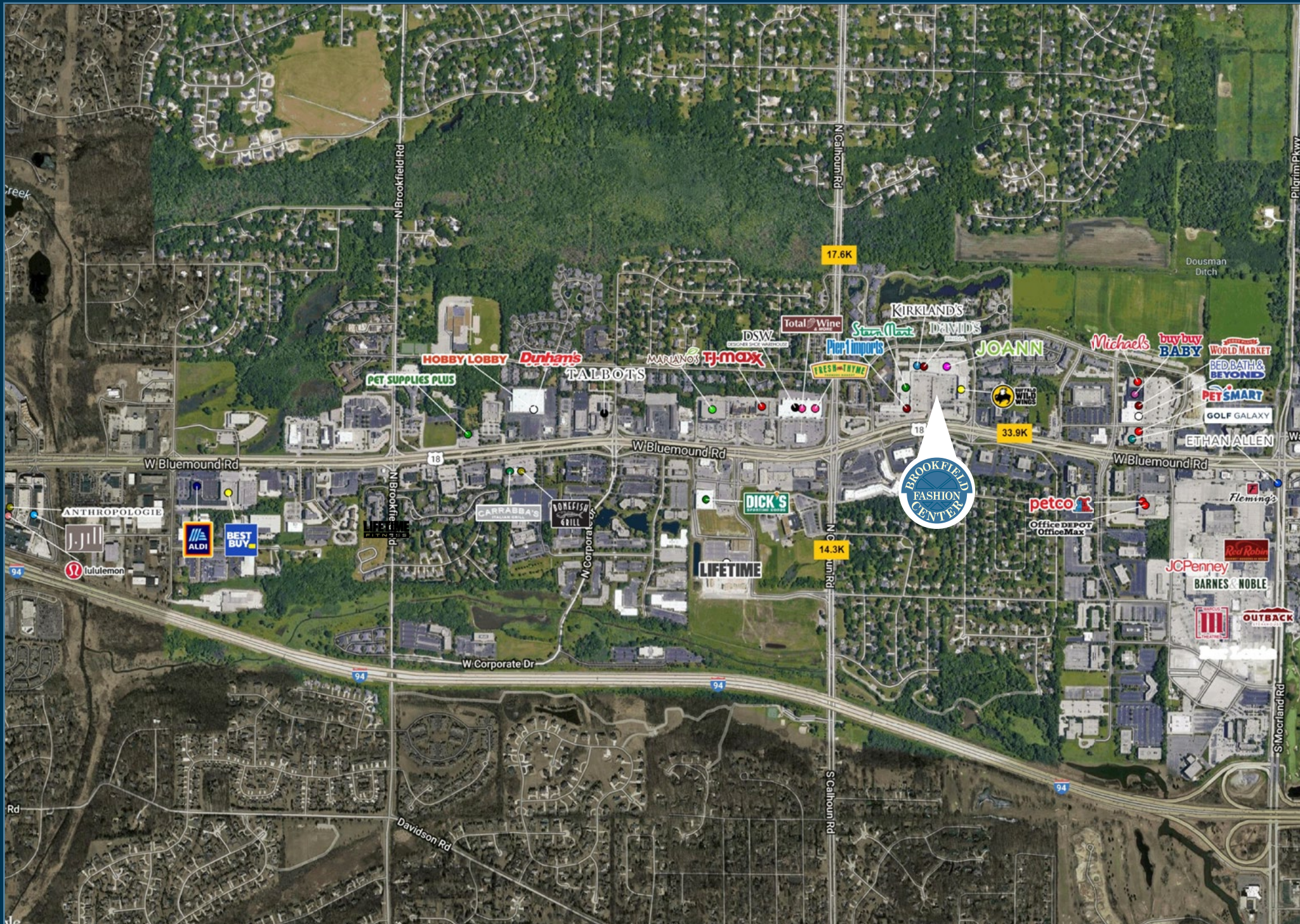


MARKET AERIAL

4 MILLION square feet of retail
in the Blumound Road Corridor

Less than one mile from the 1.2 MSF
BROOKFIELD SQUARE MALL

34,000 vehicles per
day on Blumound Road





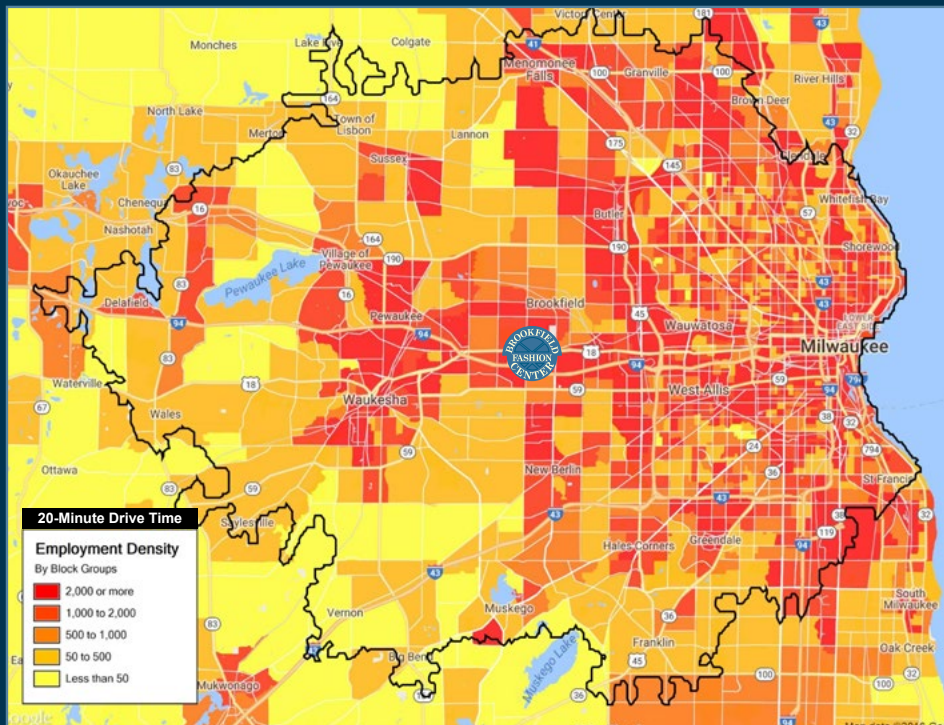
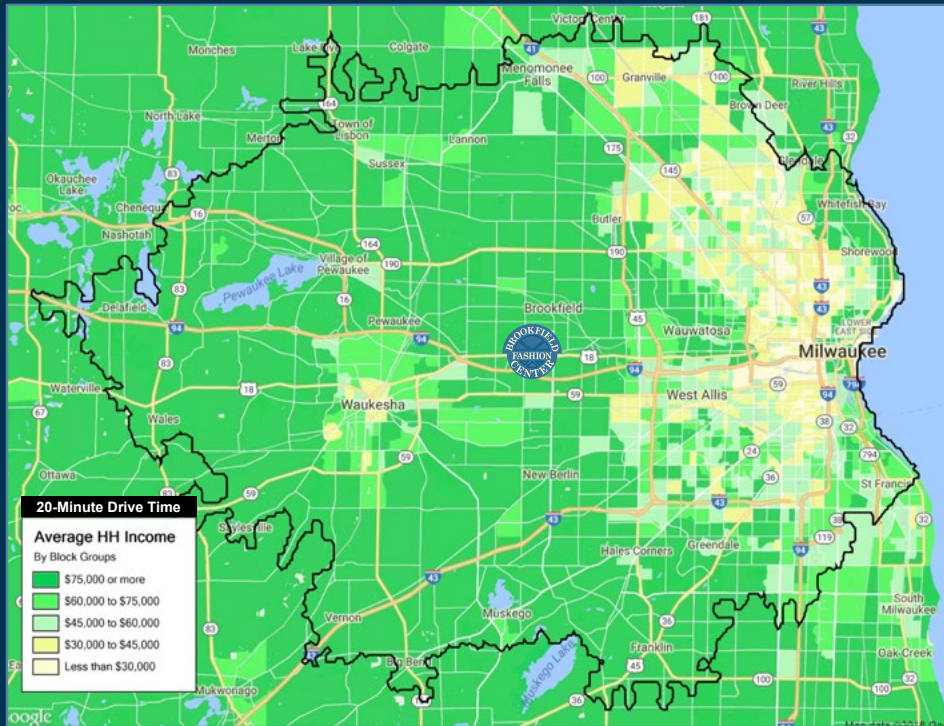
TRADE AREA

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
2016 Estimated Population	246,882	745,533	1,162,985
2021 Projected Population	247,008	750,796	1,170,563
2010 Census Population	242,197	731,222	1,146,674
2000 Census Population	242,888	725,455	1,127,246
Projected Annual Growth 2016 to 2021	-	0.1%	0.1%
2016 Median Age	40.5	36	36.4
2016 Estimated Households	107,867	305,346	478,352
2021 Projected Households	111,255	314,691	492,505
2010 Census Households	103,381	292,444	460,721
2000 Census Households	100,678	285,176	446,460
Projected Annual Growth 2016 to 2021	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2016	0.4%	0.4%	0.4%
2016 Estimated White	86.8%	64.3%	65.2%
2016 Estimated Black or African American	3.6%	22.0%	22.3%
2016 Estimated Hispanic	7.3%	13.9%	12.4%
2016 Estimated Average Household Income	\$85,169	\$69,562	\$70,778
2016 Estimated Median Household Income	\$69,820	\$56,565	\$57,721
2016 Estimated High School Graduate	23.7%	27.2%	27.0%
2016 Estimated Some College	20.0%	20.7%	20.9%
2016 Estimated Associates Degree Only	8.9%	8.2%	8.2%
2016 Estimated Bachelors Degree Only	27.9%	21.7%	21.8%
2016 Estimated Graduate Degree	13.9%	10.7%	11.1%
2016 Estimated Total Businesses	16,965	35,175	49,274
2016 Estimated Total Employees	231,444	506,234	714,792
2016 Estimated Employee Population per Business	13.6	14.4	14.5
2016 Estimated Residential Population per Business	14.6	21.2	23.6



LEASING SERVICES BY

HSA
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