



BROOKFIELD FASHION CENTER

JO-ANN

KIRKLAND'S

DAVID'S BRIDAL

ULTA BEAUTY

TOP FITNESS STORE

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
BRENTON SCHRADER
p 312.458.4392 | bschrader@hsacommercial.com

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 Price is subject to change and listing may be withdrawn without notice.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.



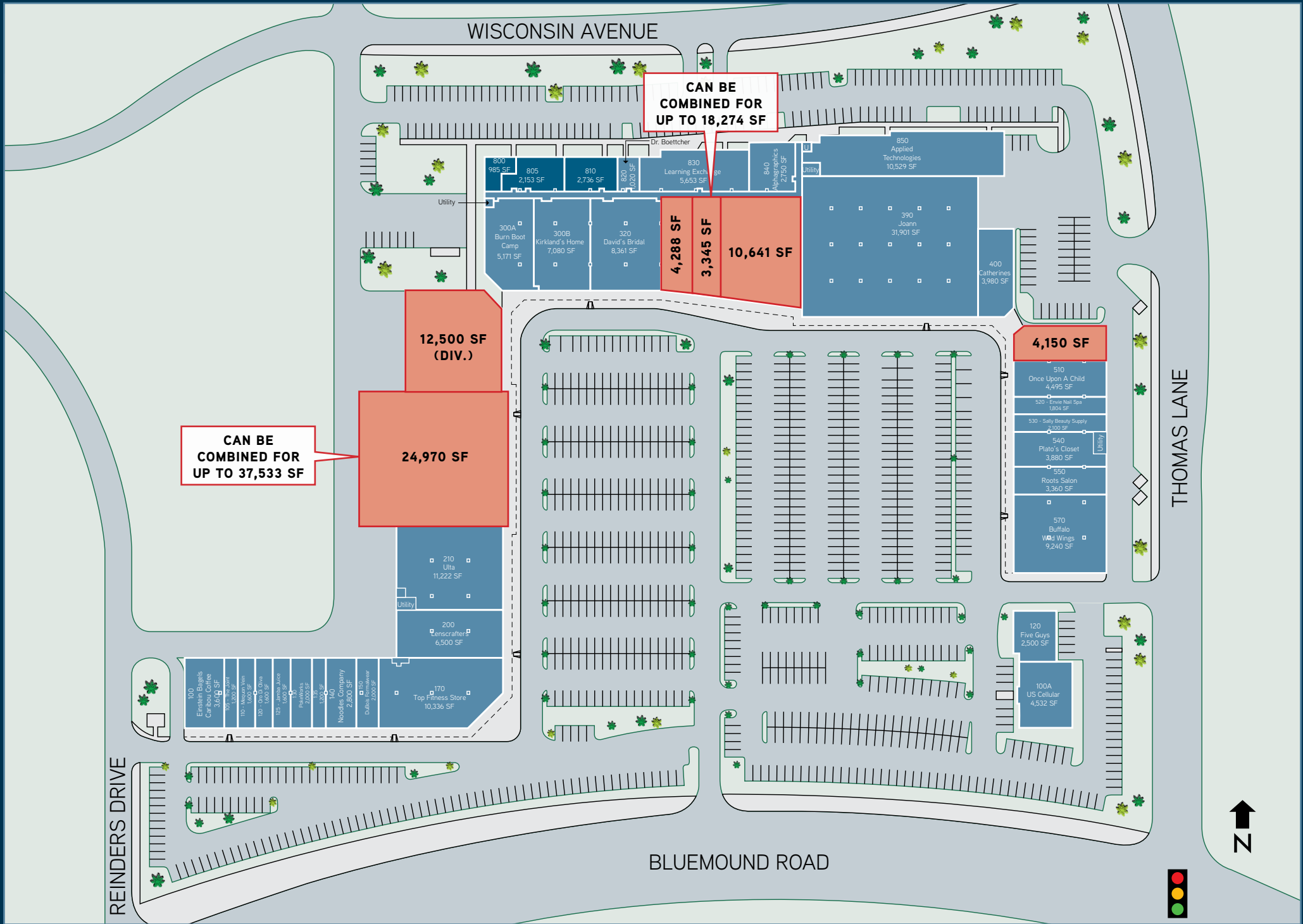


LEASING PLAN

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



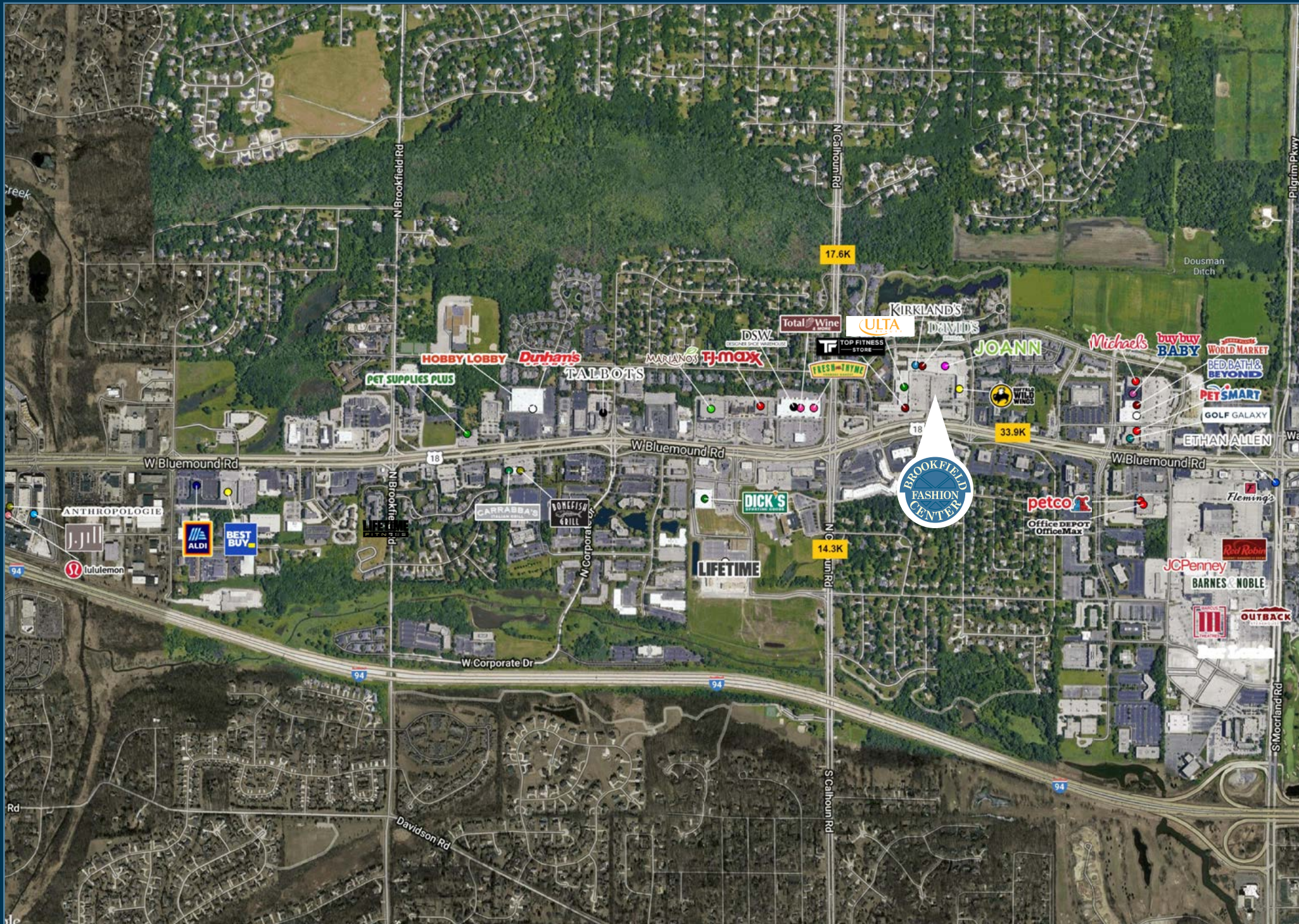


MARKET AERIAL

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





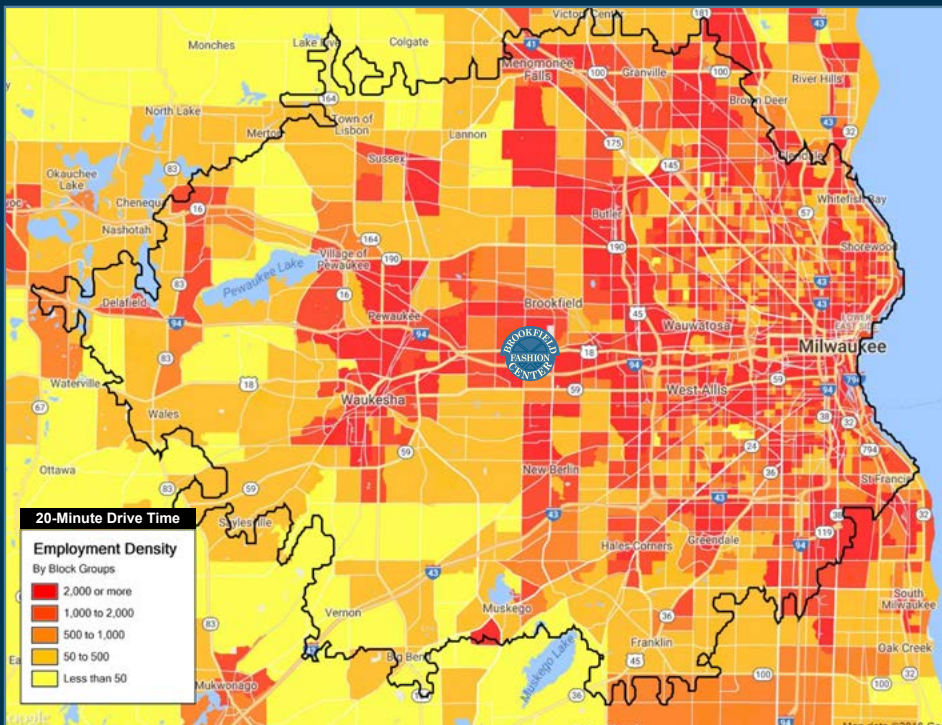
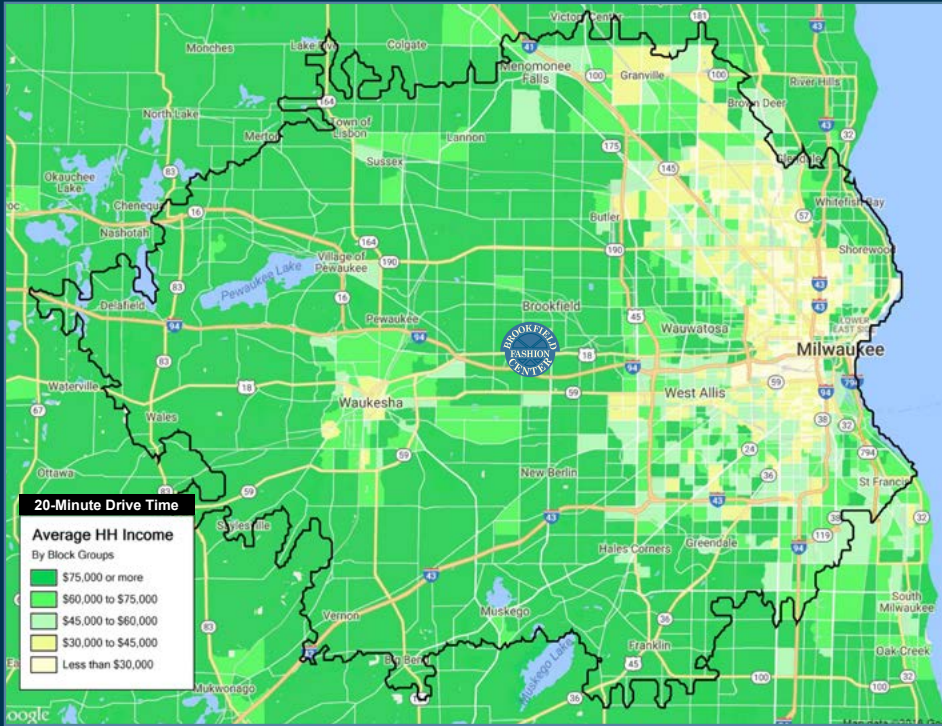
TRADE AREA

745,533 people in a 15-minute drive

\$100,000+ average household income

6.2 MILLION square feet of office in trade area

506,234 employees in a 15-minute drive



Demographics	1-mile	3-mile	5-mile
2020 Estimated Population	2,767	42,104	121,010
2025 Projected Population	2,845	43,145	122,555
2010 Census Population	2,545	40,693	116,765
Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.3%
2020 Median Age	51.2	47.9	45.0
2020 Estimated Households	1,193	17,787	52,696
2025 Projected Households	1,228	18,236	53,492
2010 Census Households	1,034	16,661	48,976
2000 Census Households	902	16,142	47,247
Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.3%
2020 Estimated White	86.1%	87.1%	85.5%
2020 Estimated Black or African American	1.7%	1.6%	3.7%
2020 Estimated Asian or Pacific Islander	10.2%	8.6%	7.3%
2020 Estimated Hispanic	3.3%	3.3%	5.0%
2020 Estimated Average Household Income	\$191,325	\$146,945	\$115,412
2020 Estimated Median Household Income	\$121,109	\$100,921	\$87,065
2020 Estimated High School Graduate	11.5%	16.6%	20.2%
2020 Estimated Some College	10.1%	13.9%	17.2%
2020 Estimated Associates Degree Only	7.2%	7.6%	8.7%
2020 Estimated Bachelors Degree Only	36.4%	34.0%	29.9%
2020 Estimated Graduate Degree	32.7%	24.6%	20.0%
2020 Estimated Total Businesses	795	3,472	10,453
2020 Estimated Total Employees	11,821	46,444	139,213
2020 Estimated Employee Population per Business	14.9	13.4	13.3
2020 Estimated Residential Population per Business	3.5	12.1	11.6



LEASING SERVICES BY

HSA
COMMERCIAL REAL ESTATE

BRENTON SCHRADER

p 312.458.4392 | bschrader@hsacommercial.com

OWNED IN PARTNERSHIP WITH

ICA Innovative Capital Advisors

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.



JOANN

DAVID'S
BRIDAL

KIRKLAND'S



ULTA

LENSCRAFTERS

TOP FITNESS
STORE

NOODLES
COMPANY

