

FOR LEASE



FORMERLY C-PAP 2 GO | 1,170 SF AVAILABLE



NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES

**2320 E MORELAND BLVD
WAUKESHA WI 53186**

HIGHLIGHTS

- Trophy Location in Highly Trafficked Retail Corridor of Waukesha Superb Visibility and Access to the Center
- I-94 (VPD - 102,000) & Moreland Blvd (VPD - 40,000)
- Strong Co-Tenants
- Adjacent to Porsche & Mercedes Benz of Waukesha, Target, Blain's Farm & Fleet, and across street from Starbucks
- Robust Amounts of Residential Nearby



Location:	2320 E Moreland Blvd, Waukesha , WI 53186
Traffic Count:	~40,000 VPD
Square Feet:	1,170
Annual Rent PSF:	Call for Pricing
Lease Type:	NNN



122,687
POPULATION



\$105,593
AVG HH INCOME



50,998
HOUSEHOLDS



NYLA GROUP, LLC
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TED THOMSEN, Managing Broker
M: 941.281.7474
E: ted@nylagroup.com

TOMMY THOMSEN, VP of Sales and Leasing
M: 941.281.7373
E: thomas@nylagroup.com

PROPERTY FEATURES

2320 E MORELAND BLVD
WAUKESHA WI 53186



122,687
POPULATION



A
BUILDING CLASS



7,046
GLA (SF)



A+
LOCATION CLASS



2006
YEAR RENOVATED



1
OF BUILDINGS



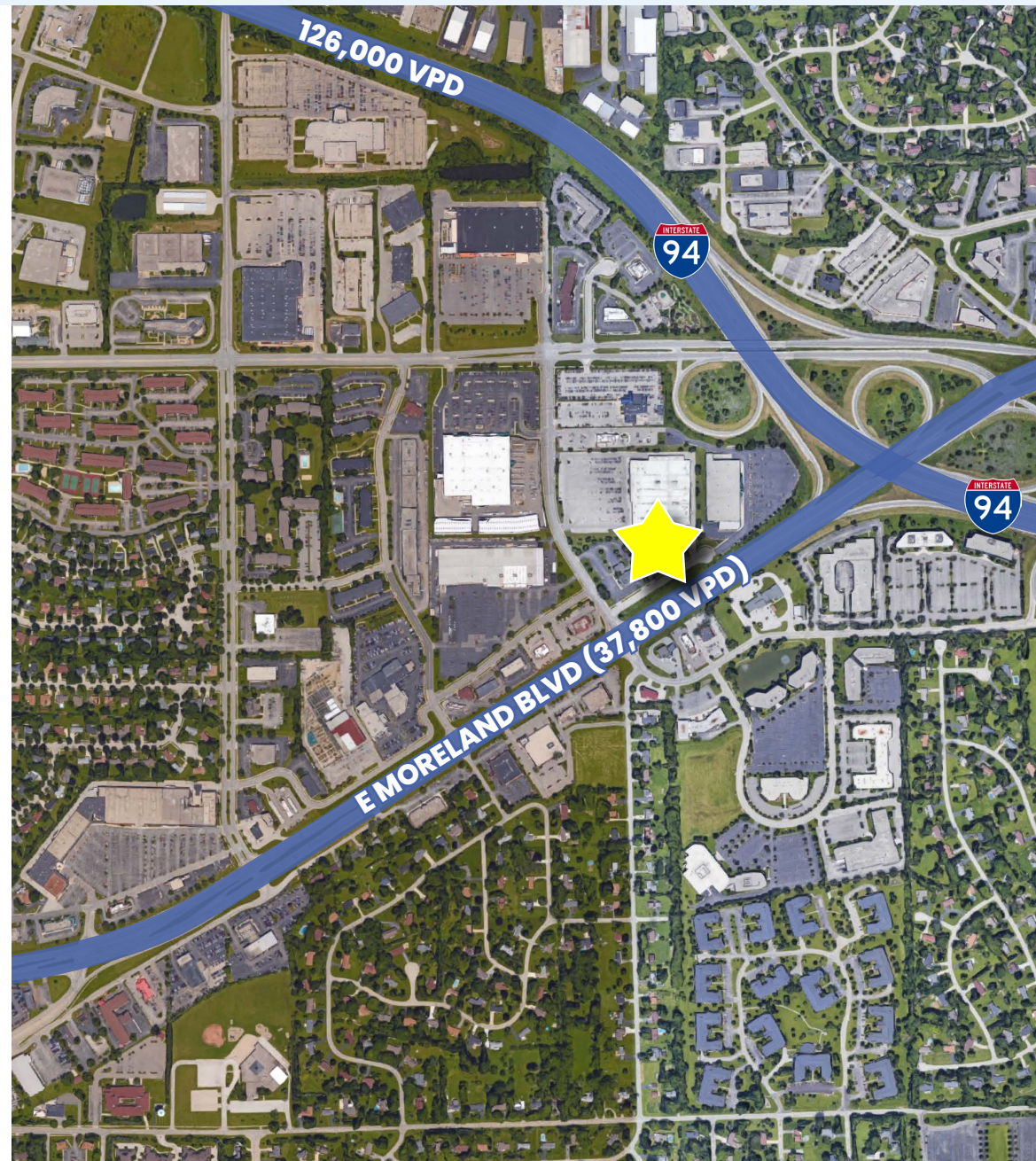
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I-94 & E Moreland Blvd

- 1,170 SF Available - Ideally situated in the affluent suburb of Waukesha, WI's prime retail corridor. Positioned off I-94 that frequently sees 126,000 vehicles per day, and E Moreland Blvd nearing 37,800. The center is adjacent to multitudes of retailers and medical users such as Porsche, Mercedes Benz, Target, Starbucks, Home Depot, Menard's, Elite Sport & Spine, Immucor, and others.
- Waukesha County is conveniently located 15 miles west of the city of Milwaukee, 60 miles east of the city of Madison, and 100 miles north-west of Chicago. Its location and proximity to I-94 and I-43 provide quick access to the outlying areas, business and retail opportunities, and numerous recreational opportunities. The 2010 US Census identified 389,891 residents in Waukesha County. One of Wisconsin's fastest growing counties, the population of Waukesha County increased by nearly 30,000 residents in the last decade.



AERIAL MAP

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FLOOR PLAN

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PROPERTY PHOTOS

2320 E MORELAND BLVD
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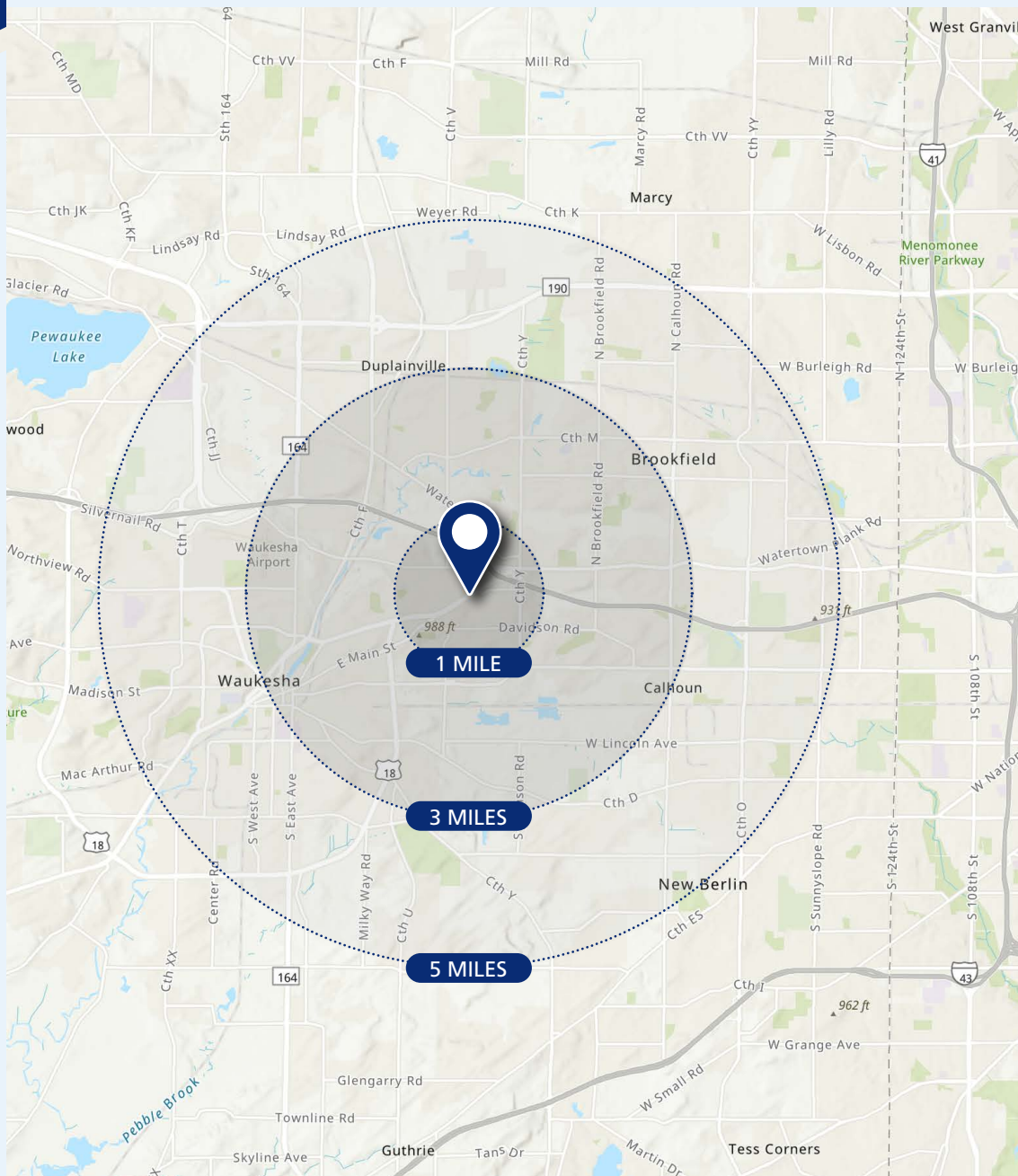
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DEMOGRAPHICS

**2320 E MORELAND BLVD
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2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,706	44,559	122,592
Households	3,109	18,282	50,962
Families	1,764	11,108	32,037
Avg Household Size	2.14	2.33	2.34
Median Age	42.3	42.1	41.4
Median Household Income	\$66,765	\$73,427	\$75,013
Avg Household Income	\$96,518	\$108,764	\$105,555



7,064
TOTAL BUSINESSES



117,652
TOTAL EMPLOYEES



\$75,013
MEDIAN
HH INCOME



\$43,810
PER CAPITA
INCOME



\$155,841
MEDIAN
NET WORTH



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS. You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- a. The duty to provide brokerage services to you fairly and honestly.
- b. The duty to exercise reasonable skill and care in providing brokerage services to you.
- c. The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- d. The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information prohibited by law.
- e. The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information of other parties.
- f. The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g. The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. The disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS. The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing services to you.

The following information is required to be disclosed by the law:

1. Material Adverse Facts, as defined in Wis. Stat. 452.01 (5g)
2. Any facts known by the Firm or its Agents that contradict any information included in the written inspection report on the property or real estate that is the subject of the transaction

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____ (insert information you authorized to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Facts" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY. You may obtain the information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://www.doc.wi.gov> or by telephone 608-240-5830.



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AspenDental

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Managing Broker

M: 941.281.7474
E: ted@nylagroup.com

Tommy Thomsen
VP of Sales and Leasing

O: 920.212.7000
M: 941.281.7373
E: thomas@nylagroup.com



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