



midwest orthopedic
SPECIALTY HOSPITAL

& Carbon Health
COMING SOON!

STAMP FACTORY

AT THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

New Retail / Office Development Across the Street from:

WHOLE FOODS
MARKET

NORDSTROM
rack

DICK'S
SPORTING GOODS

Synergy
AT THE MAYFAIR COLLECTION



OWNED / DEVELOPED BY

ICA Innovative Capital Advisors

LEASING SERVICES BY

CITADEL
PROPERTY ADVISORS

BRENTON SCHRADER
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STAMP FACTORY

AT THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

JOIN THESE
GREAT RETAILERS

WHOLE
FOODS
MARKET

DICK'S
SPORTING GOODS

DSW
SHOE
WAREHOUSE

ULTA
BEAUTY

NORDSTROM

rack

meijer

OLD NAVY

corner
bakery
CAFE

Like the highly-successful Mayfair Collection development across the street, Stamp Factory at The Mayfair Collection is an adaptive reuse of an obsolete warehouse building that was fully-renovated to create attractive retail / office storefronts

Feature Benefits include:

- Across from the main entrance to The Mayfair Collection which includes: Whole Foods, Nordstrom Rack, DSW, Ulta, J. Crew Factory, and more
- Direct visibility and frontage on Burleigh Street
- Access from signalized intersection at Burleigh Street
- Visibility and access to full interchange for Highway 45 (141,000 VPD)
- Near Mayfair Mall, anchored by the only Nordstrom department store in the state of Wisconsin

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THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Burleigh Street

Pylon Sign

Water
Tower

8,249 SF
End Cap

midwest orthopedic
SPECIALTY HOSPITAL

PAUL MITCHELL
the school

+/- 4,129 SF

Carbon Health

verizon

114th Street

ExtraSpace
Storage

Loading
Area

Habitat
for Humanity
ReStore

45

141,000 VPD

Multi-Phase Redevelopment Plan



View from Burleigh St.



New Pylon Sign

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WAUWATOSA, WISCONSIN

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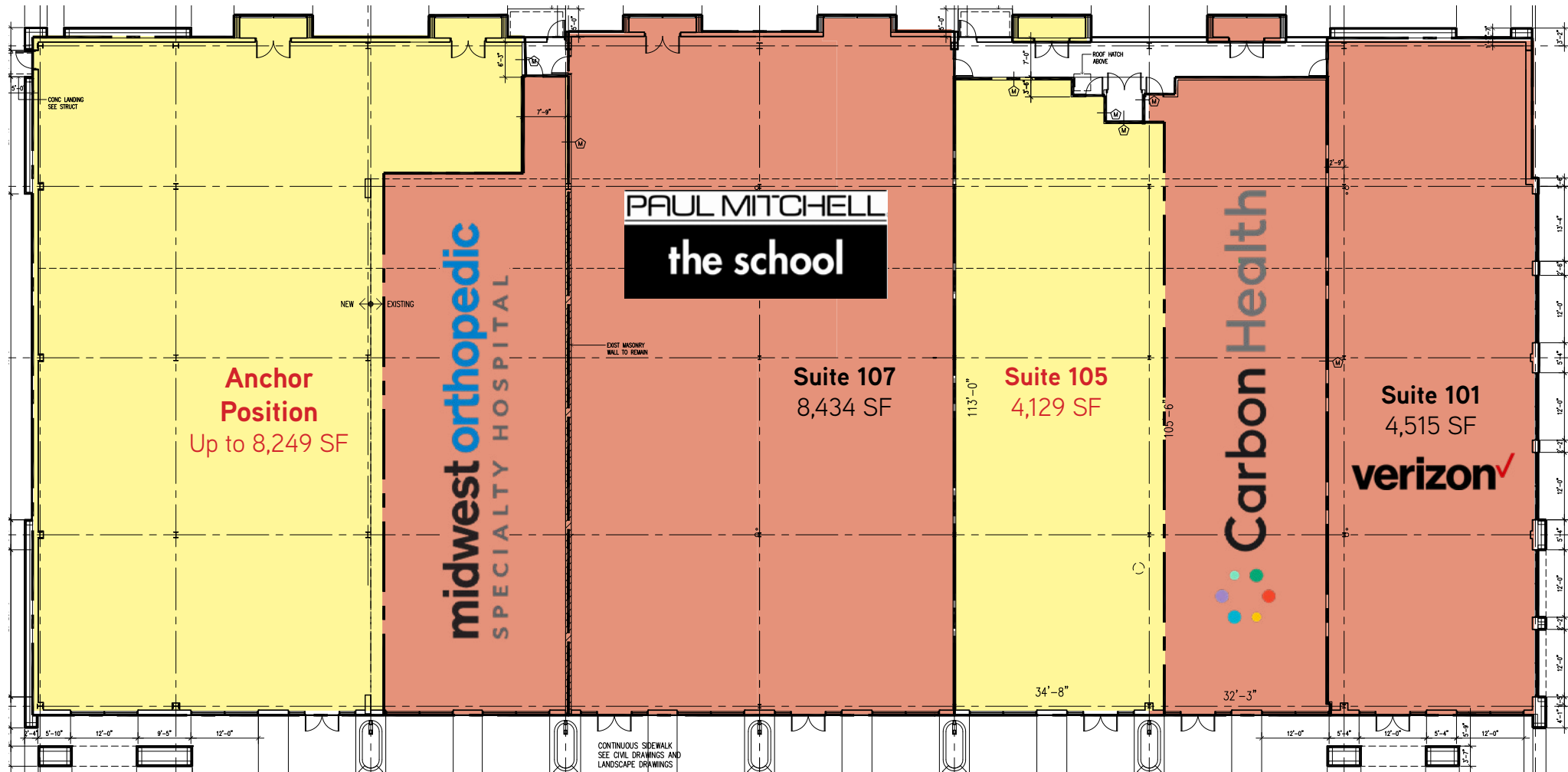
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Area Traffic Drivers

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

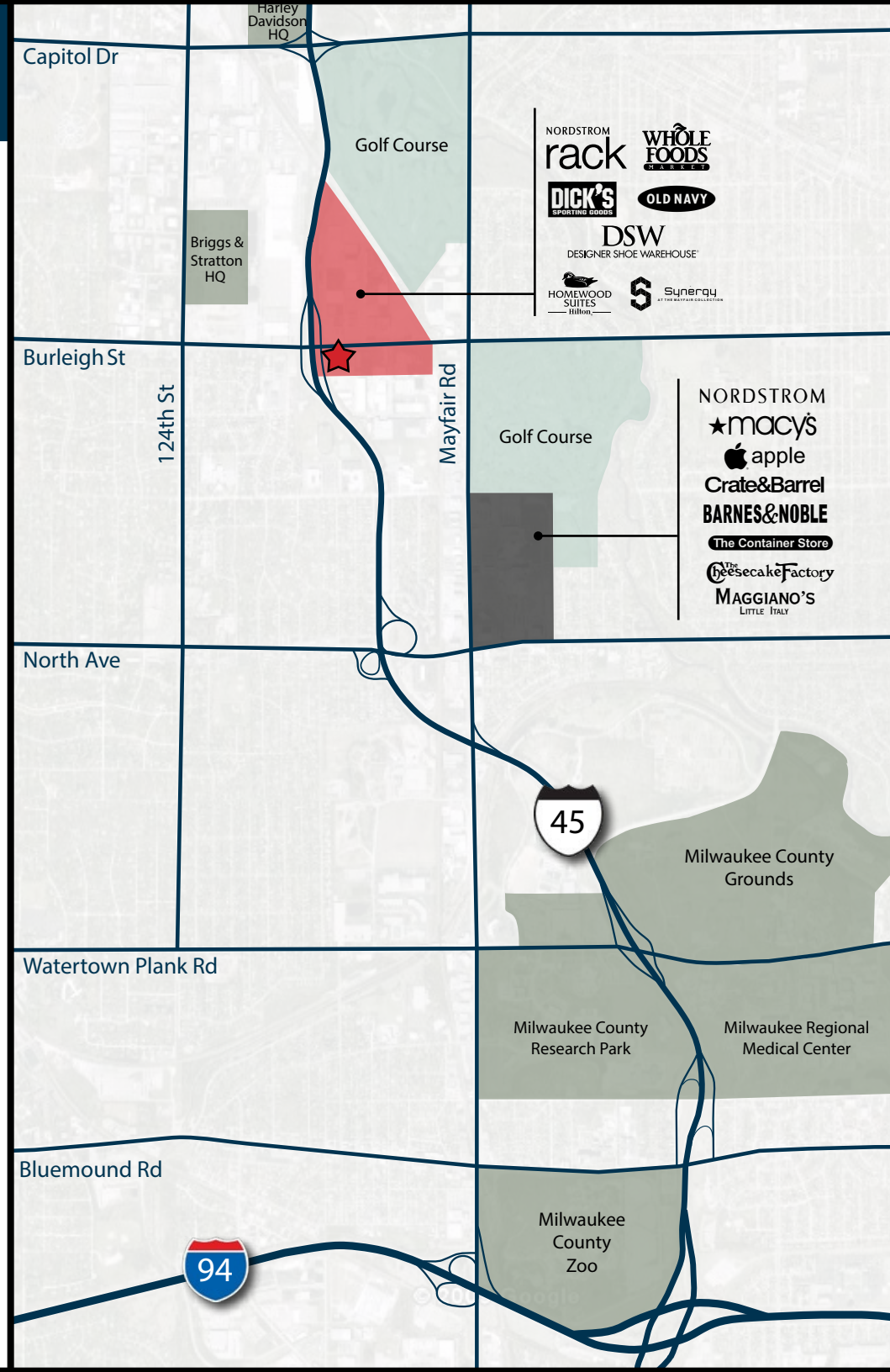
MILWAUKEE COUNTY RESEARCH PARK

- 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 | • Curative Care Network |
| • Froedtert Hospital | • Milwaukee County Behavioral Health Division |
| • Medical College of Wisconsin | |
| • BloodCenter of Wisconsin's Blood Research Institute | |



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



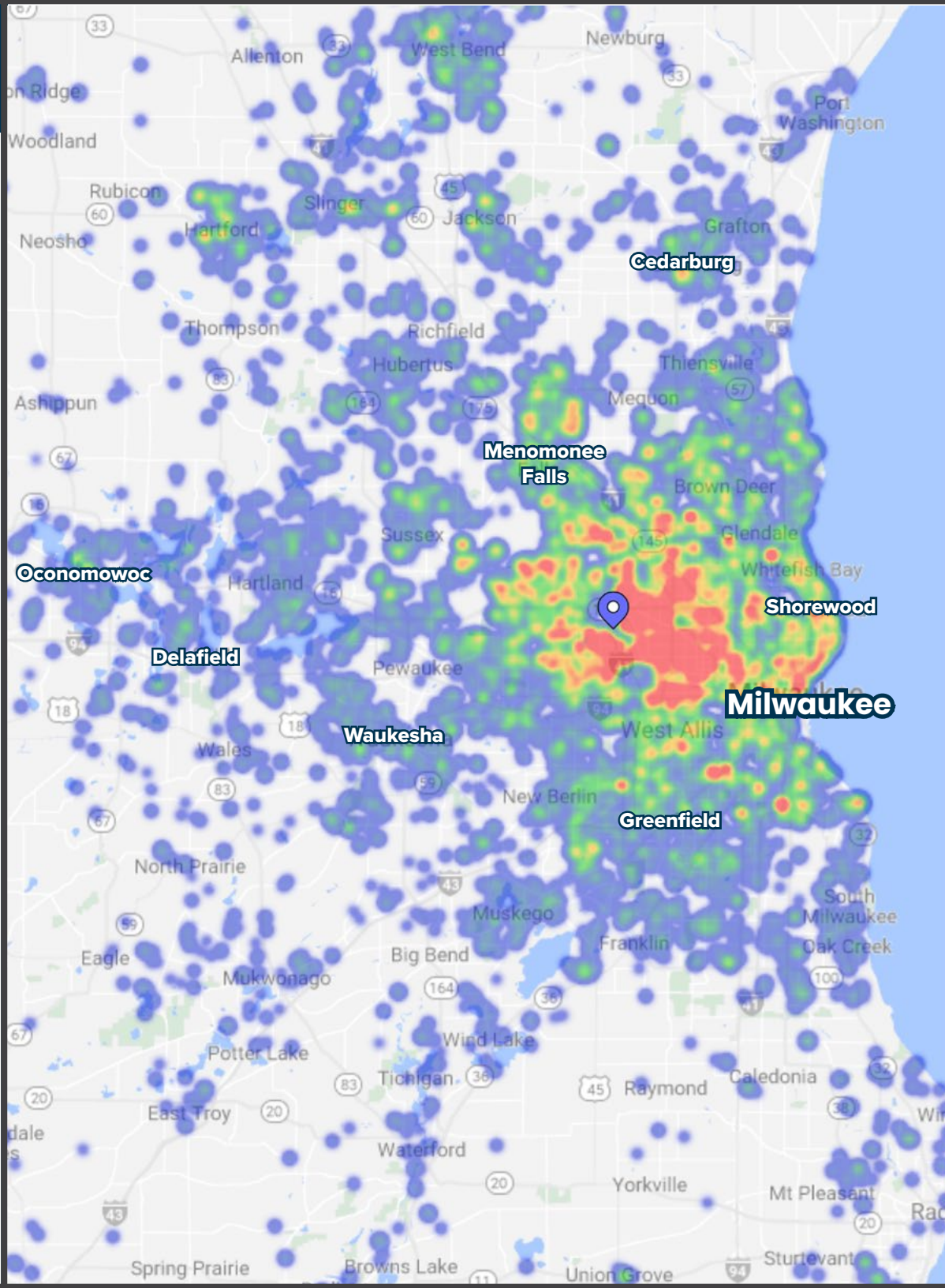
Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)





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