

FOR LEASE

8700 DURAND AVENUE, STURTEVANT, WISCONSIN



DURAND AVENUE
+/- 18,000 VPD

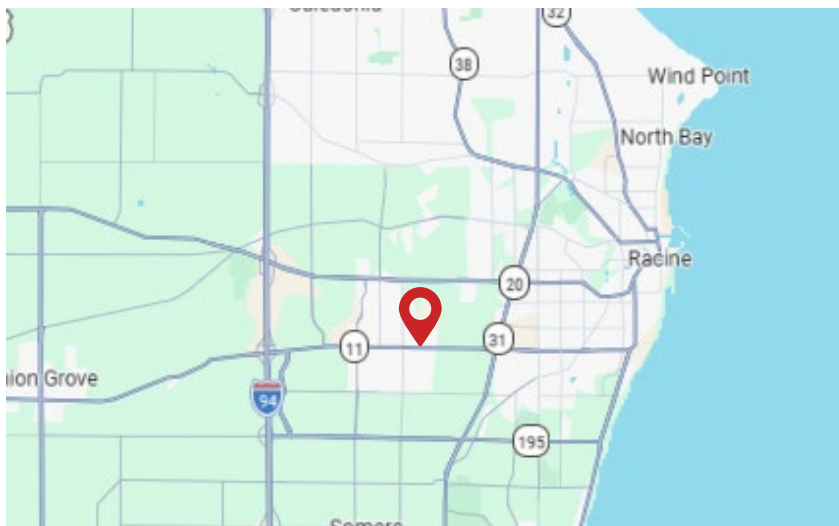
PROPERTY OVERVIEW

Overview

8700 Durand Ave sits at the highly visible corner of WI-11 and 87th Street. The property offers flexible space options ranging from 1,300 SF to 6,500 SF, suitable for a wide range of uses. Located just six minutes from I-41/I-94, the site provides strong regional connectivity and easy customer access.

Property Summary

Available SF:	1,300 SF - 6,500 SF
Lease Rate:	Negotiable
Lease Type:	NNN
Lot Size:	1.48 Acres
Parking:	50 Spots Shared
County:	Racine



8700 Durand Avenue, Sturtevant



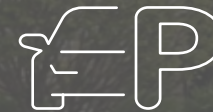
High Traffic Count

+/- 18,000 VPD



Corner Lot

Durand Ave & 87th Street



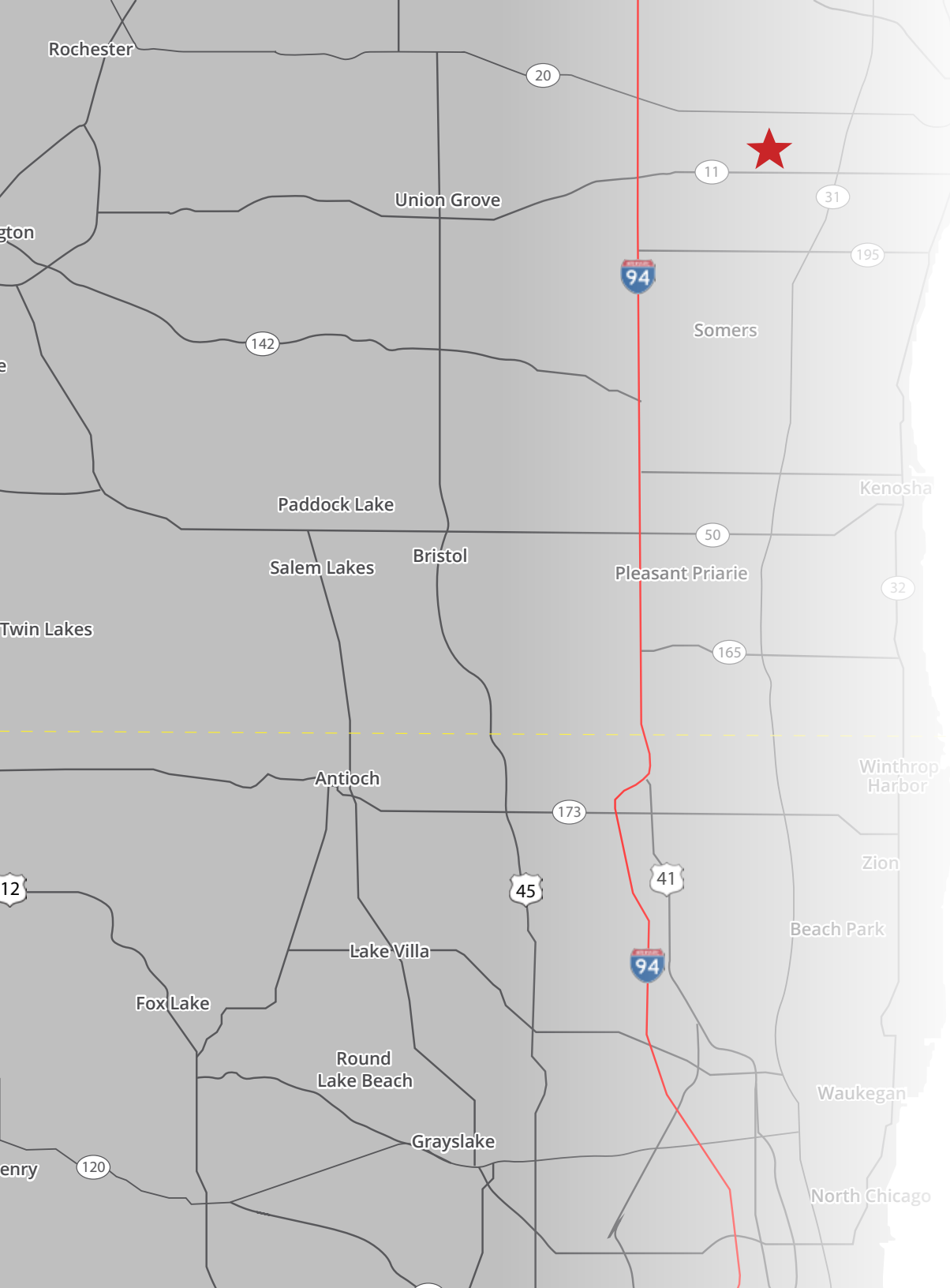
Ample Parking

50+ Parking Spaces



Monument Signage

High Visibility



DEMOGRAPHICS

Population

Sturtevant, WI

6,787

TOTAL POPULATION

36.50

MEDIAN AGE

Households & Income

Sturtevant, WI

1,851

TOTAL HOUSEHOLDS

2.70

OF PERSONS PER HH

\$84,479

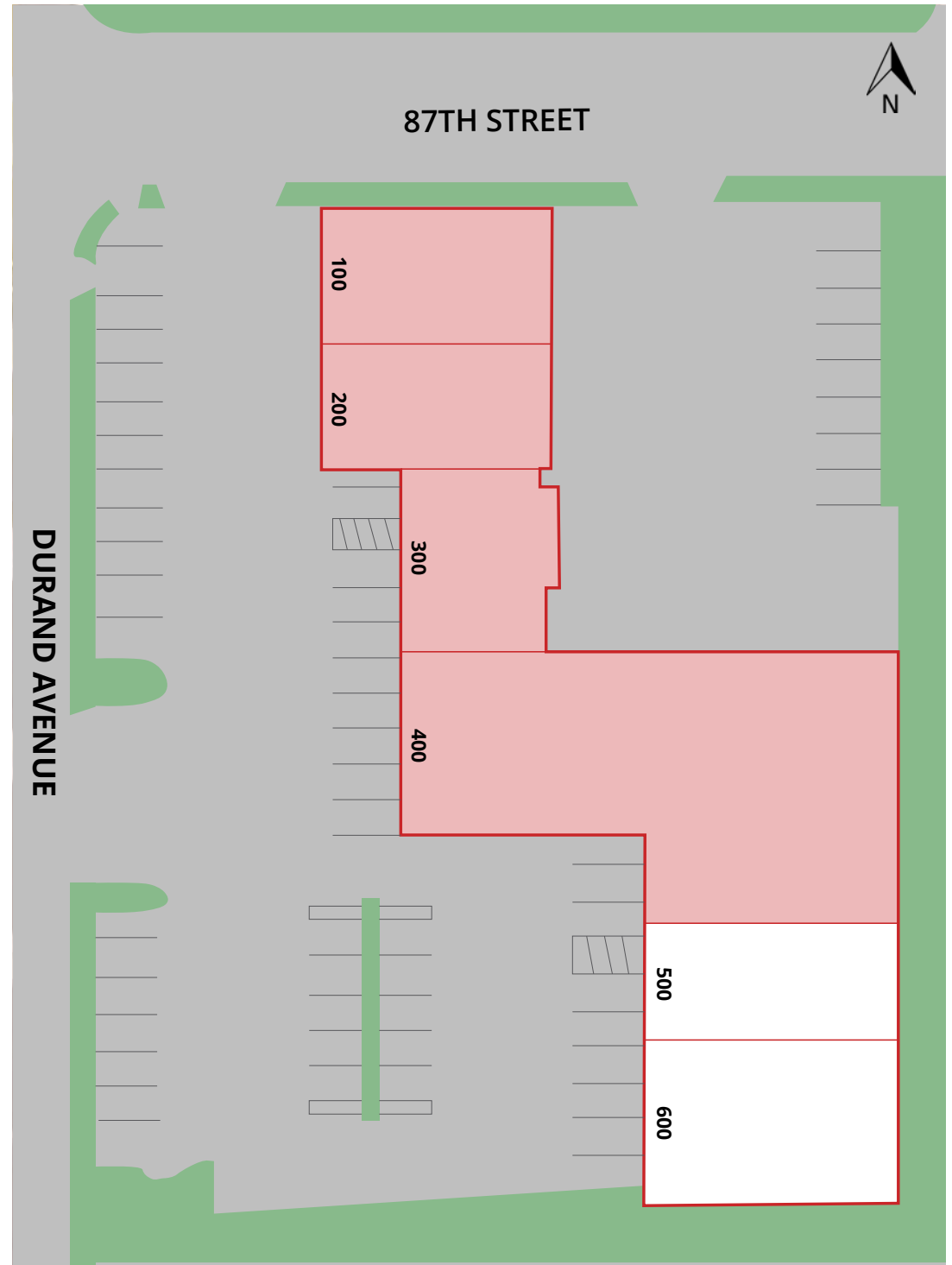
MEDIAN HH INCOME

\$231,000

MEDIAN HOUSE VALUE

SITE PLAN

Unit	Tenant	SF
100	AVAILABLE	1,387
200	AVAILABLE	1,300
300	AVAILABLE	1,350
400	AVAILABLE	6,500
500	AAA Insurance	1,000
600	Psychiatric Services	3,200



RETAIL MAP



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8700 DURAND AVENUE, STURTEVANT, WI

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