

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

**6,246 SF Restaurant Building w/
Existing Kitchen and Huge Patio**



**JOIN THESE
GREAT RETAILERS
AND BUSINESSES**

**WHOLE
FOODS
MARKET**

NORDSTROM
rack

DICK'S
SPORTING GOODS

DSW
SHOE
WAREHOUSE

ULTA
BEAUTY

OLD NAVY

J.CREW
FACTORY

T.J.maxx

HomeGoods

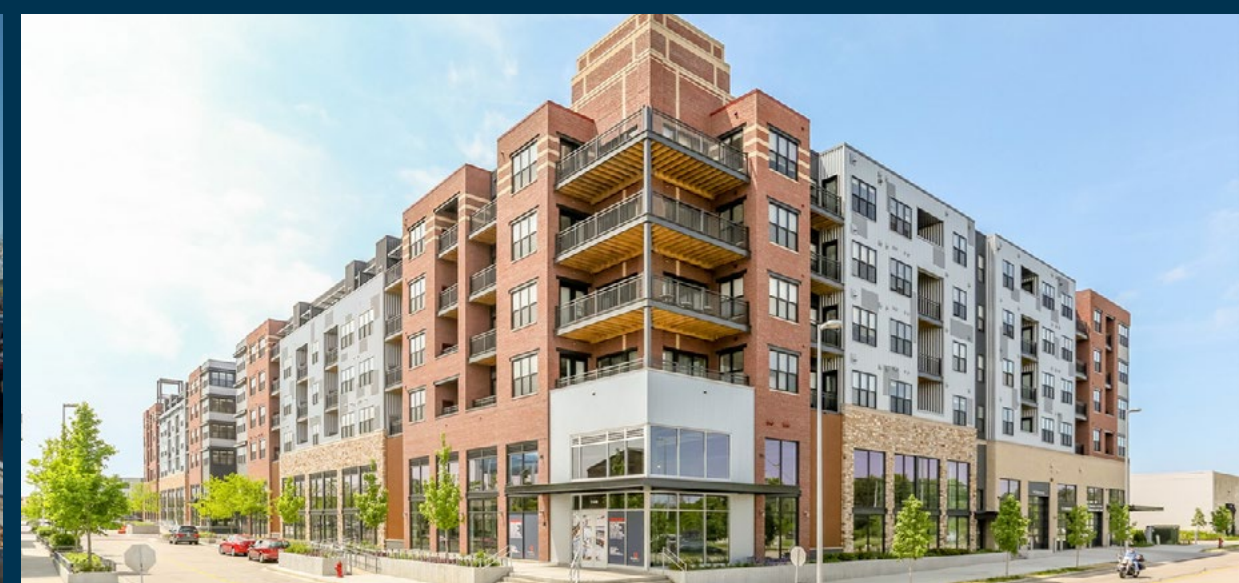
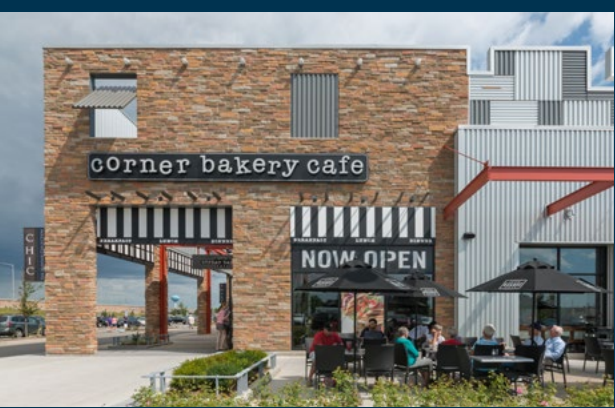
**corner
bakery**
CAFE

**HOMWOOD
SUITES**
Hilton

Plus: Over 600 Proposed
Luxury Apartments!

 **CITADEL**
PROPERTY ADVISORS

Citadel Property Advisors
100 South Wacker Drive, Suite 950 | Chicago, Illinois 60606
www.citadel-advisors.com



RESTAURANT OPPORTUNITY AT THE MAIN
ENTRANCE OF THE MAYFAIR COLLECTION



Highway 45 141,000 VPD



Burleigh Street

PIZZA
MAN

HOMewood
SUITES
Hilton
146-room hotel

DEMAC
Regional HQ
240 employees

Synergy
APARTMENTS
269 luxury
apartments

6,246 Restaurant Building w/ Patio

- Located at the main entrance to The Mayfair Collection mixed-use development
- In front of 146-room Hilton Homewood Suites and steps away from new Dematic corporate HQ (240 employees) and Synergy apartments (269 units)
- Huge outdoor patio with indoor / outdoor bar set up
- Existing restaurant infrastructure and equipment including 3 walk-in coolers, outdoor smoker, and grill hoods
- Adjacent 330-car parking structure for customers
- Could be divided for multiple restaurant concepts or opened up for one larger user

Outdoor Patio & Bar

THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN



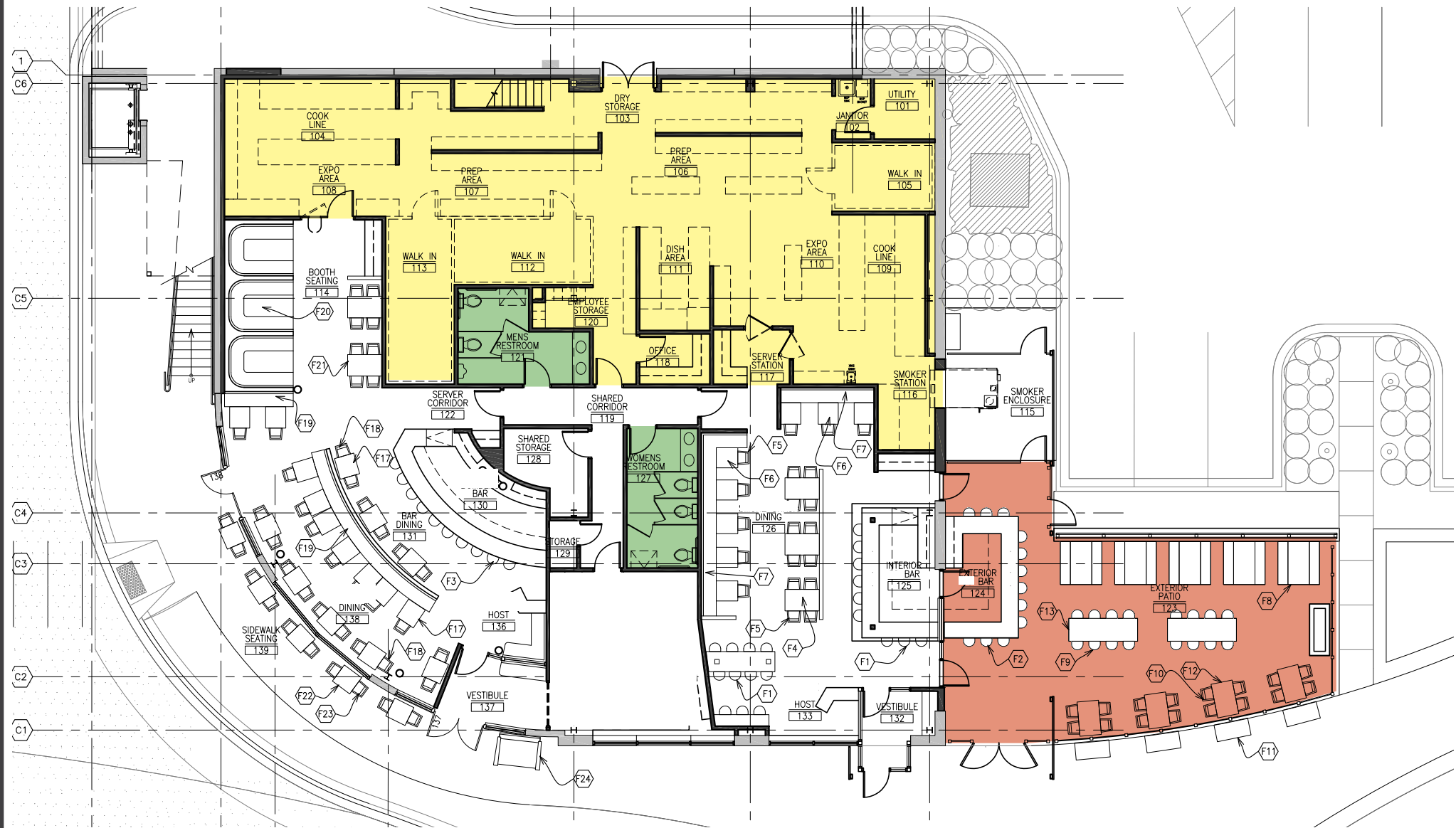
Patio with outdoor bar



Kitchen w/ 3 walk-in coolers



Restrooms



PHASE V
PROPOSED
CORPORATE OFFICE

PHASE II - COMPLETE
146-ROOM HOTEL

FOUNDRY
APARTMENTS
523 UNITS
GROUNDBREAKING
FALL '23

SYNERGY
APARTMENTS
269 UNITS
NOW OPEN!

PHASE II - COMPLETE
WHOLE FOODS

PHASE I - COMPLETE
FASHION RETAIL

SITE

TJ-maxx
DSW
DESIGNER SHOE WAREHOUSE

OLD NAVY

NORDSTROM
rack

DICK'S
SPORTING GOODS

ULTA
J.CREW
FACTORY

corner
bakery



HOMESWOOD
SUITES
Hilton

DEMAIC

EXPANSE

HomeGoods

BOB'S FURNITURE

PETSMART



Golden Rule
Paints & More

herstey
opticians

ATI



sleep + number
LENSCRAFTERS



verizon

PAUL MITCHELL
the school

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

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



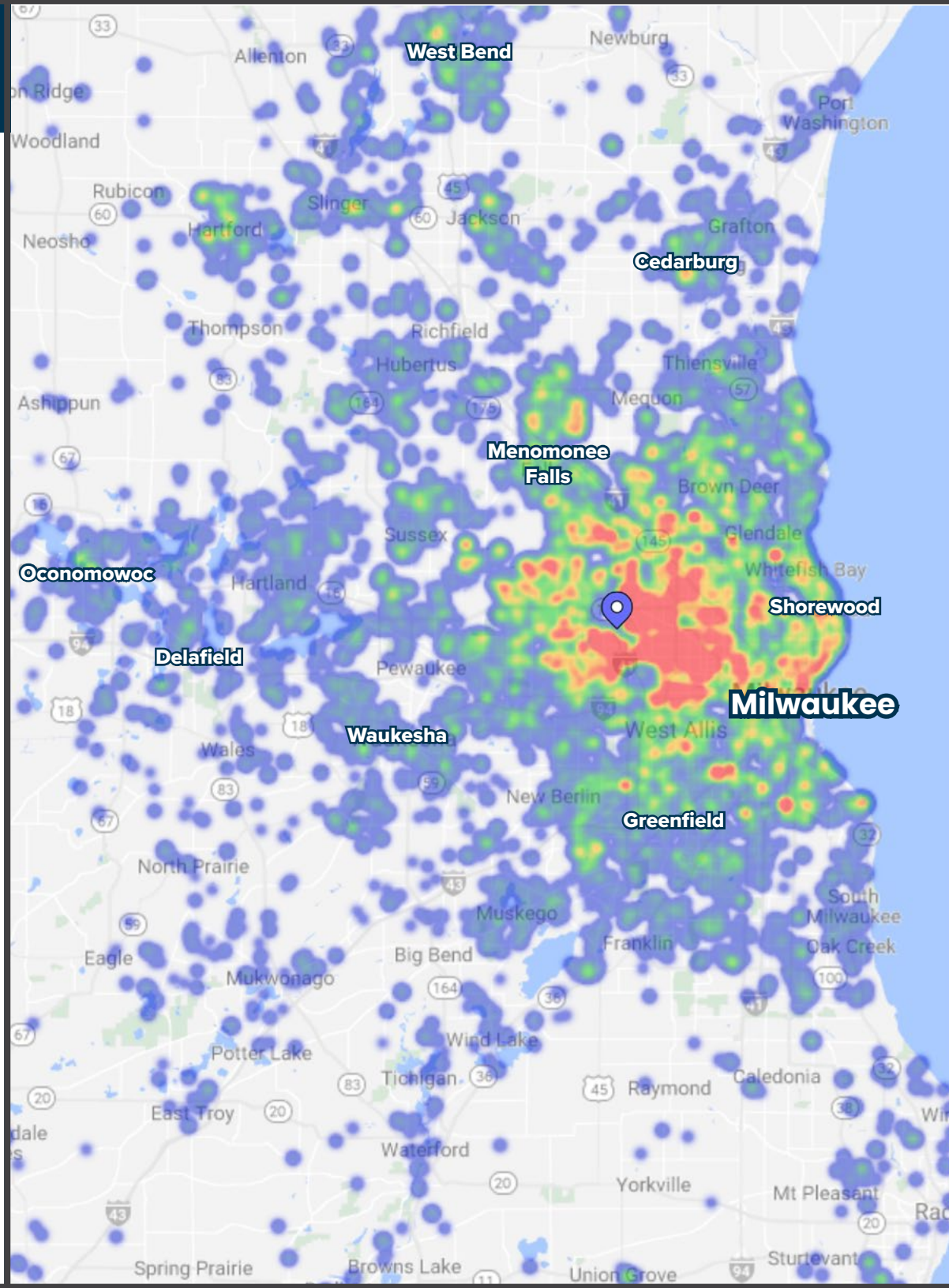
Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

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Above information 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.