

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN



JOIN THESE
GREAT RETAILERS
AND BUSINESSES

WHOLE FOODS
MARKET

HomeGoods®

NORDSTROM
rack

J.CREW
FACTORY

DICK'S
SPORTING GOODS

carhartt

DSW
DESIGNER SHOE WAREHOUSE®

ULTA
BEAUTY

carter's®

EST. 1899
OSHKOSH
B'gosh

OLD NAVY

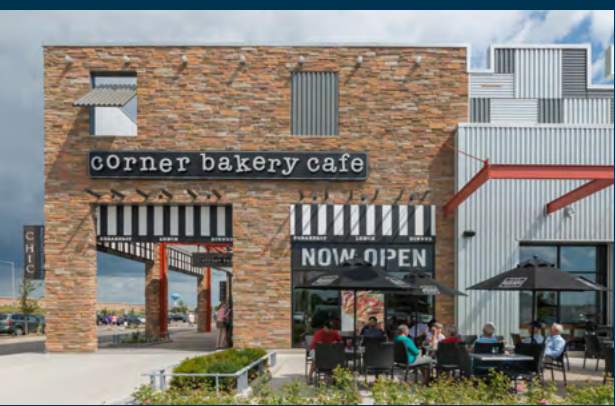
Plus: Over 1,000 Proposed
Luxury Apartments!

A DEVELOPMENT BY



CITADEL
PROPERTY ADVISORS

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



PHASE V
PROPOSED
CORPORATE OFFICE

PHASE II - COMPLETE
146-ROOM HOTEL

SYNERGY
APARTMENTS
269 UNITS
NOW OPEN!

PHASE IV
PROPOSED
220-UNIT
SENIOR TOWER

AVAILABLE
16,795 SF

PHASE I - COMPLETE
FASHION RETAIL

TJ-maxx
DSW
DESIGNER SHOE WAREHOUSE

OLD NAVY

NORDSTROM
rack

DICK'S
SPORTING GOODS

ULTA

J.CREW
FACTORY

corner
bakery



CRAFTY CRAB

HOMESWOOD
SUITES
Hilton



Golden West
Pancakes & Cafe

HomeGoods

WHOLE
FOODS
MARKET

at&t

sleep + number

verizon

PAUL MITCHELL
the school

THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

33,188 SF OF NEW RETAIL SPACE IN PHASE
TWO OF THE HIGHLY-SUCCESSFUL MAYFAIR
COLLECTION DEVELOPMENT

CENTRALITY

JUST NORTH OF MAYFAIR MALL WHERE NORDSTROM
RECENTLY OPENED

CO-TENANCY



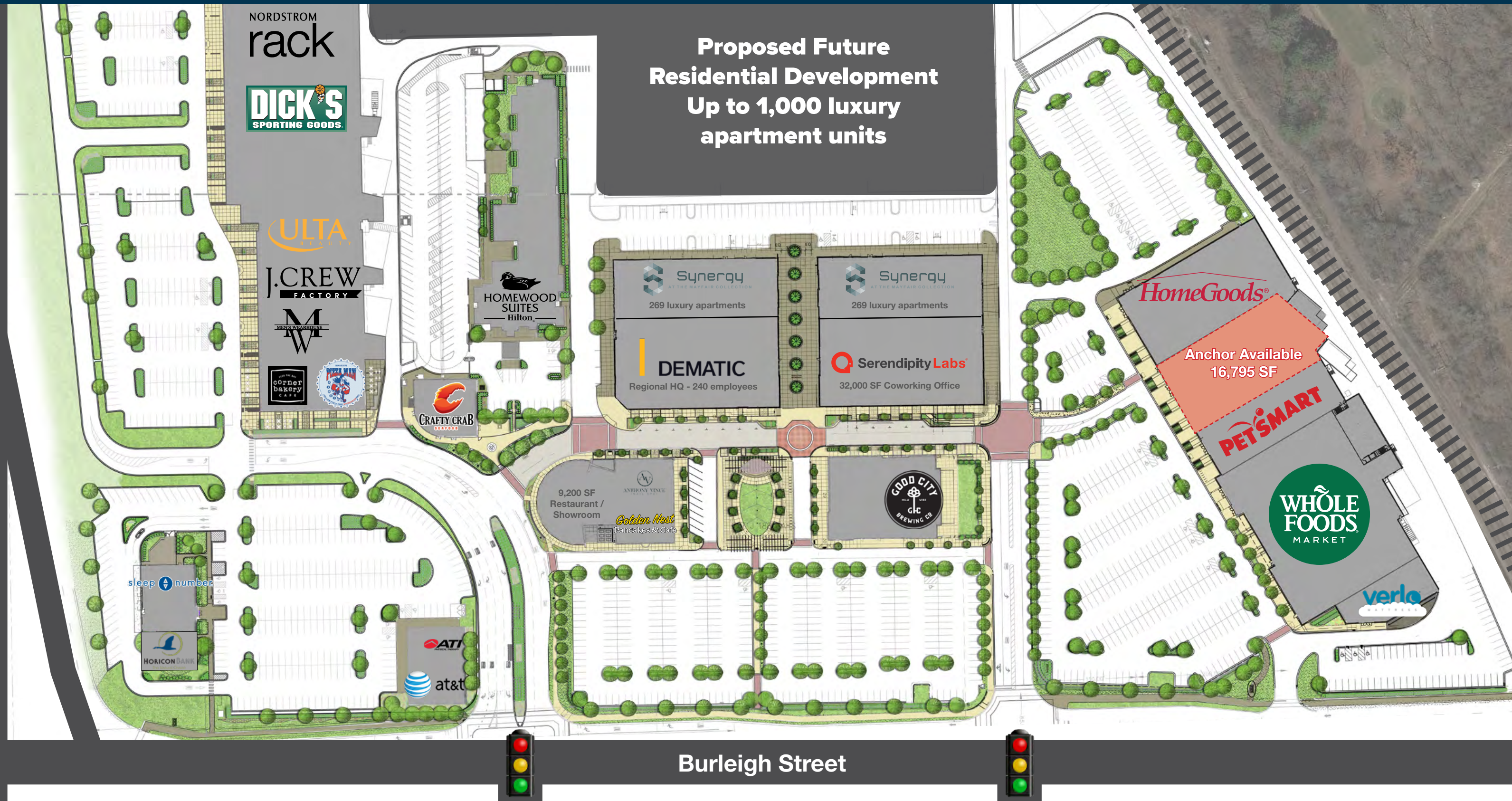
REGIONALITY

REACH ALL OF METRO MILWAUKEE'S AFFLUENT AREAS
FROM ONE STORE

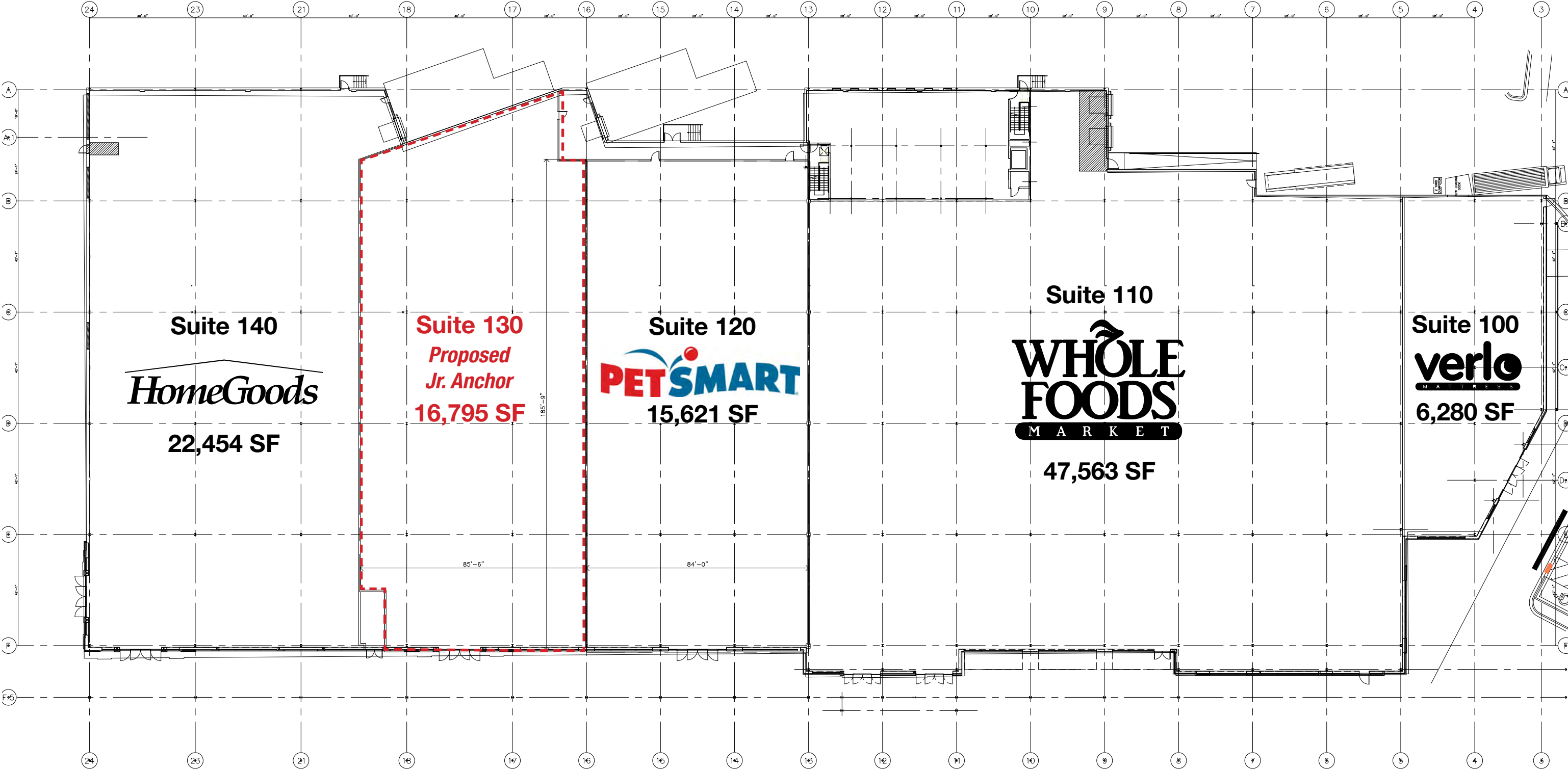
PROMINENCE

LARGE STOREFRONTS AND PYLON SIGNAGE

Highway 45 141,000 VPD



THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN



THE MAYFAIR COLLECTION

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Area Traffic Drivers

MAYFAIR TRADE AREA

Located at US Highway 45 and Burleigh Street, The Mayfair Collection 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 | |

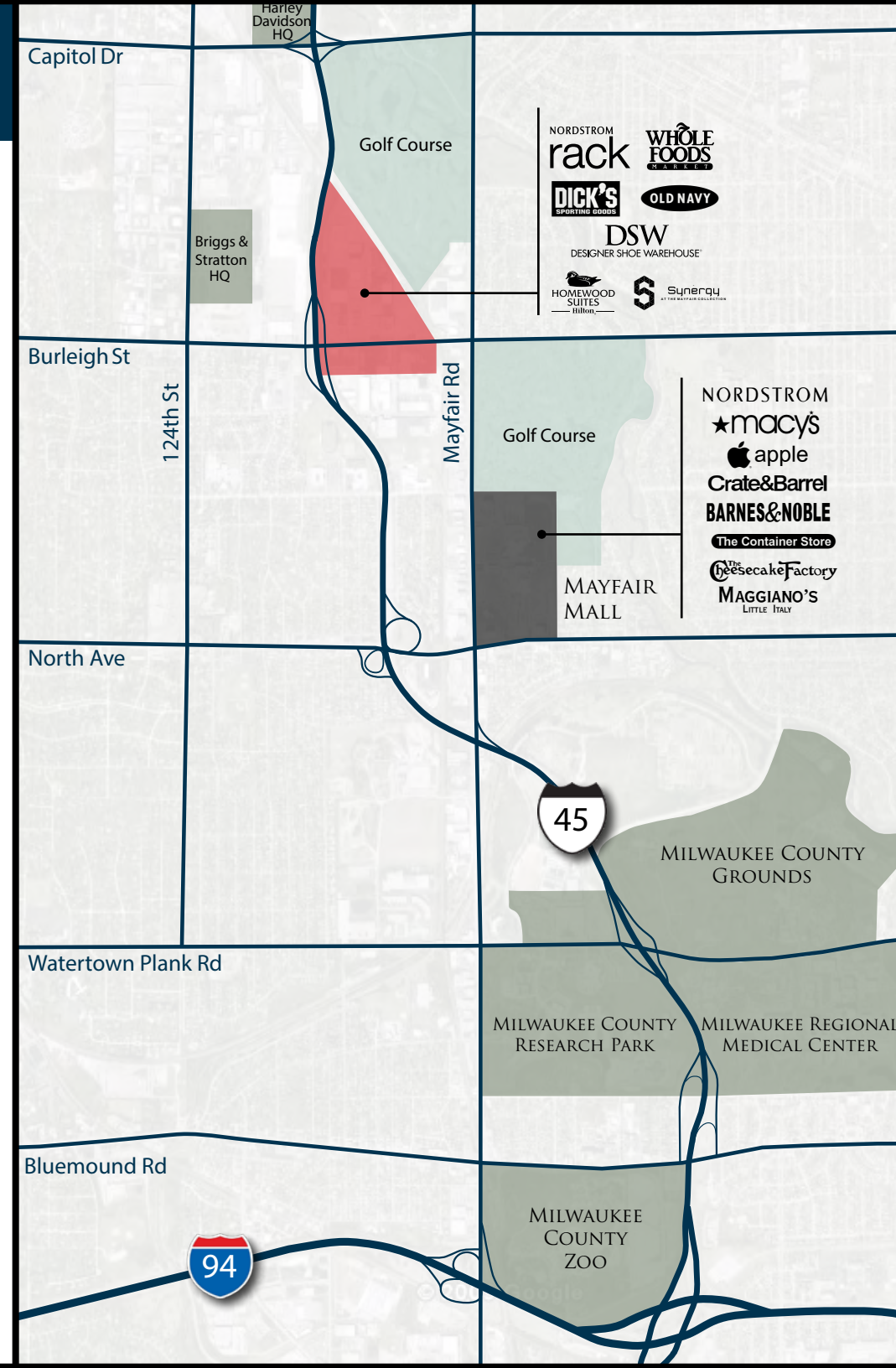
MILWAUKEE COUNTY RESEARCH PARK

- 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 | |



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



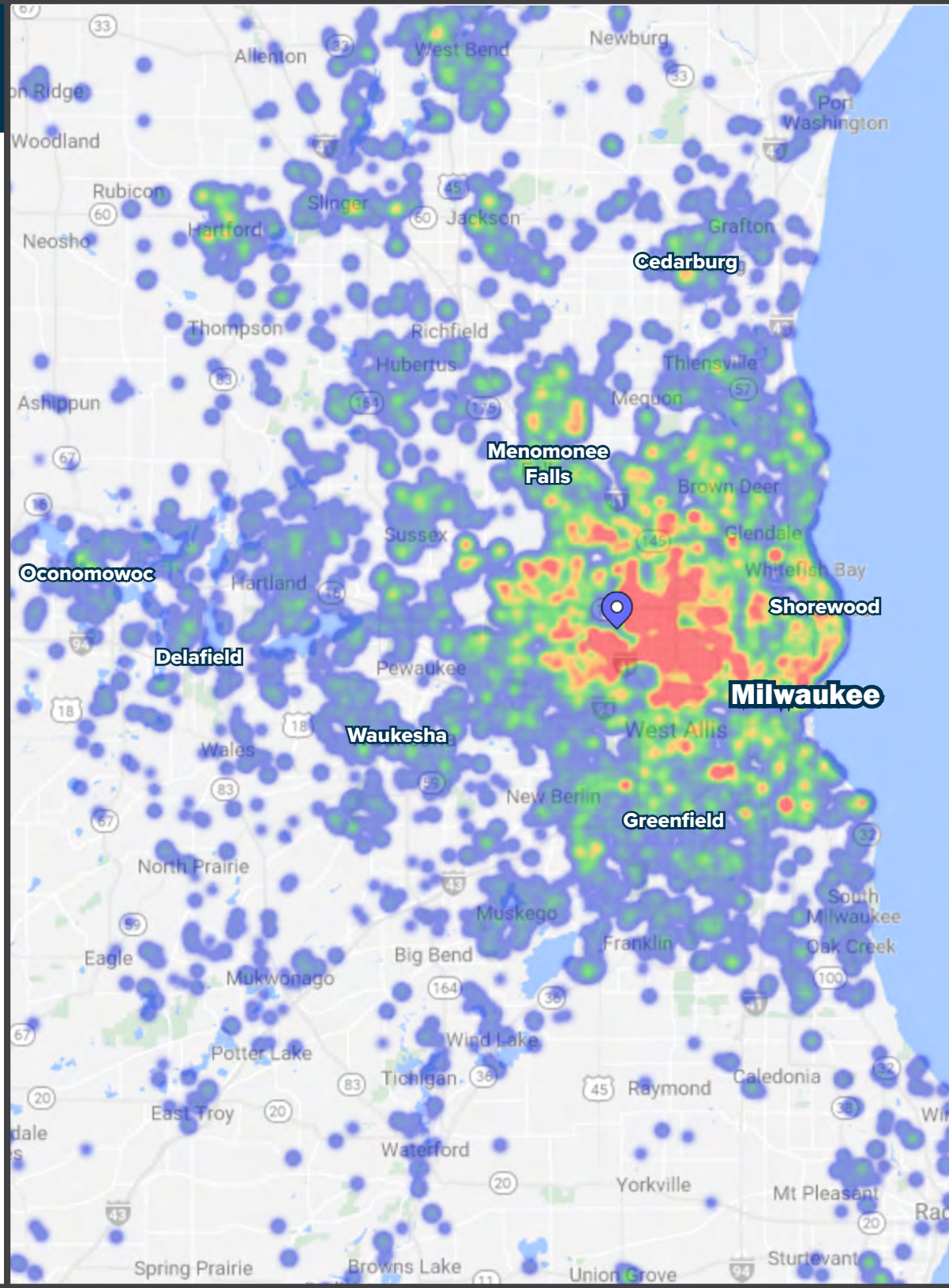
Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)



THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

RETAIL LEASING



BRENTON SCHRADER

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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.