

OFFERING MEMORANDUM

2315 10TH AVENUE, SOUTH MILWAUKEE



Marcus & Millichap

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate
Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

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

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____

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

No representation is made as to the legal
validity of any provision or the adequacy
of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad

Marcus & Millichap Real Estate Services
13890 Bishop's Drive Suite 300
Brookfield, WI 53005

Todd Lindblom
Phone: (262) 364-1900 | Fax: (262) 364-1910

41 _____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

42 DEFINITION OF MATERIAL ADVERSE FACTS

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

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

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

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RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

2315 10TH AVENUE, SOUTH MILWAUKEE

**EXCLUSIVELY
LISTED BY**

MARK S. PELTIN

Senior Director Investments
Milwaukee
Direct: 262.364.1929
Mark.Peltin@marcusmillichap.com
WI #46437-90

BLAKE HANLON

Director Investments
Milwaukee
Direct: 262.364.1918
Blake.Hanlon@marcusmillichap.com
WI #89942-94


Marcus & Millichap

BROKER OF RECORD

Todd Lindblom
Wisconsin Broker
262-364-1964
Todd.Lindblom@MarcusMillichap.Com
Real Estate Broker No. 56163-90

2315 10TH AVENUE, SOUTH MILWAUKEE

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EXECUTIVE SUMMARY

Offering Summary

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OFFERING SUMMARY

2315 10TH AVE



List Price
\$3,850,000



Commercial Tenants
8



Condo Rental Units
11

FINANCIAL

List Price	\$3,850,000
Down Payment (30%)	\$1,155,000
Net Operating Income (Current/Year 1)	\$282,790/\$285,026
Cap Rate (Current/Year 1)	7.35%/7.40%
Cash-on-Cash Return (Current/Year 1)	6.70%/6.89%
Total Return (Current/Year 1)	10.97%/11.42%

PROPERTY SUMMARY

Lot Size	0.57 Acres
Year Built	2008
Rentable Area	22,804 Square Feet
Commercial Tenants	8
Condominium Rental Units	11



SECTION 2

02

PROPERTY INFORMATION

Property Description

Unit 201: Living Room and Dinette

Unit 201: Kitchen and Bedroom

Unit 201: In-Unit Laundry

Unit 205: Living room and Kitchen

Underground Parking Garage

Area Map

Local Map

Local Map (Close-Up)

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2315 10TH AVENUE, SOUTH MILWAUKEE

PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present Marquette Square located at 2315 10th Avenue in the City of South Milwaukee, Milwaukee County, Wisconsin. The property comprises a 0.57-acre corner parcel improved with a 3-story, mixed-use, commercial/condominium rental building. It was constructed in 2008. The first floor comprises six commercial suites with eight tenants, while the second and third floors contain 14 residential condominium rental units (three units are privately owned).

The building has a brick and decorative concrete block exterior with stone and stucco-like accenting. It has a flat roof with 60 millimeter rubber membrane covering and 40 year warranty (per owner). The windows are vinyl-clad, double hung combination units. Each commercial suite has its own gas-fired furnace and central air conditioner. Each condominium is heated and cooled with an individual NCP (Magic-Pak type) unit and also has its own electric water heater.

An Otis elevator serves the condominium units. The residential condominium breakdown comprises (3) 1-bedroom/1-bath units, (4) 2-bedroom/2-bath units, and (4) 2-bedroom plus den/2-bath units. A refrigerator, stove, microwave, dishwasher, washer and dryer are provided to each unit. Some units features fireplaces and/or balconies. Residential tenants pay \$26 per month for trash reimbursement.

There is a sprinklered underground parking garage which provides 20 striped spaces. Each 1-bedroom unit is entitled to one space, while each 2-bedroom and 3-bedroom unit receives two spaces. The additional space is leased at \$75 per month.

With the exception of Unit 103, all commercial tenants pay their own utilities (including water and sewer) along with a monthly reimbursement fee (for all triple net charges). Each residential tenant pays their own electric, gas (heat), and water/sewer expense.

PROPERTY HIGHLIGHTS

- Long-Term Commercial Tenants
- Low Maintenance Exterior
- High Quality Construction
- Underground Parking for Residential Tenants
- Located in an Opportunity Zone



2315 10TH AVENUE, SOUTH MILWAUKEE

UNIT 201: LIVING ROOM AND DINETTE



2315 10TH AVENUE, SOUTH MILWAUKEE

UNIT 201: KITCHEN AND BEDROOM



2315 10TH AVENUE, SOUTH MILWAUKEE

UNIT 201: IN-UNIT LAUNDRY



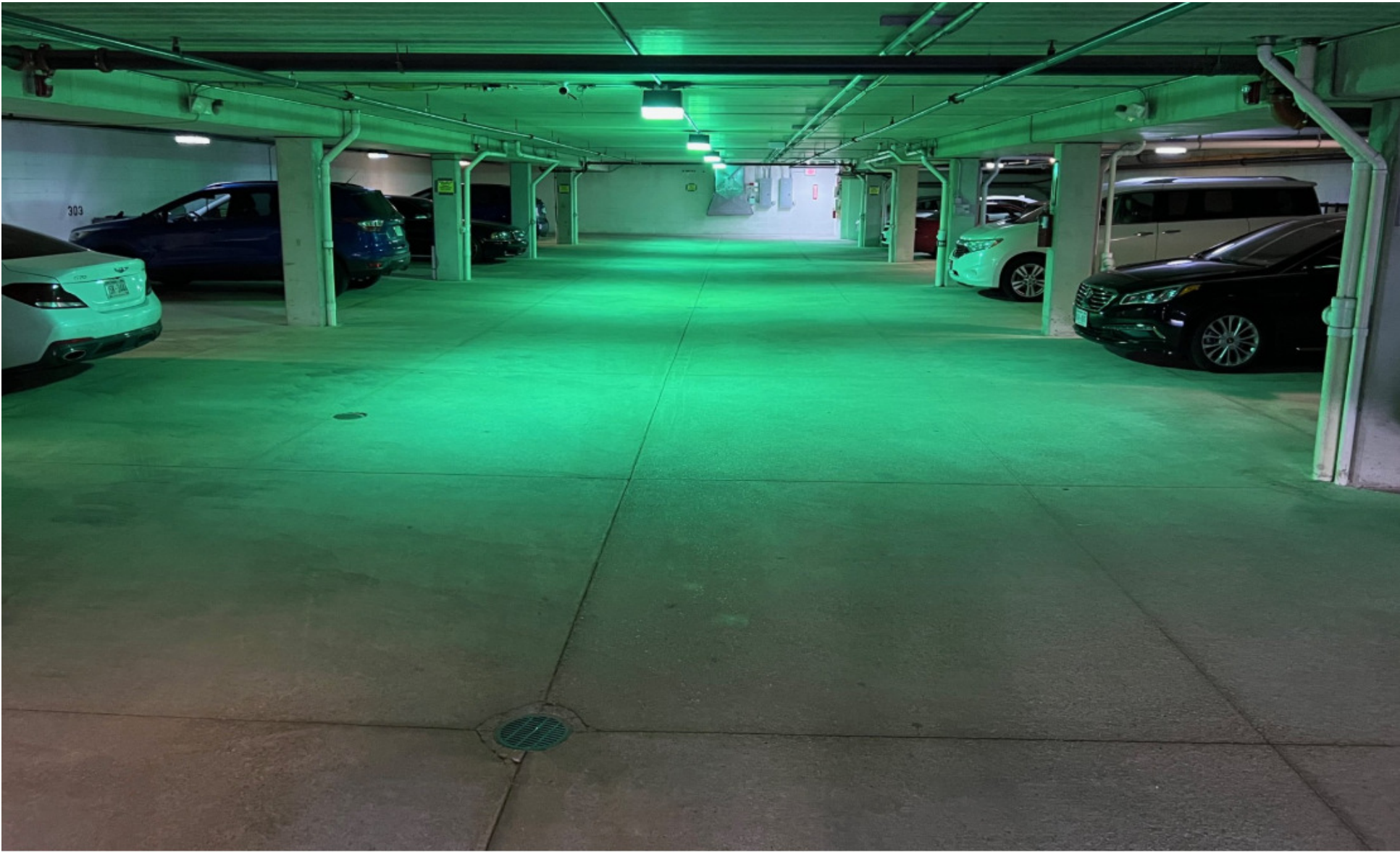
2315 10TH AVENUE, SOUTH MILWAUKEE

UNIT 205: LIVING ROOM AND KITCHEN



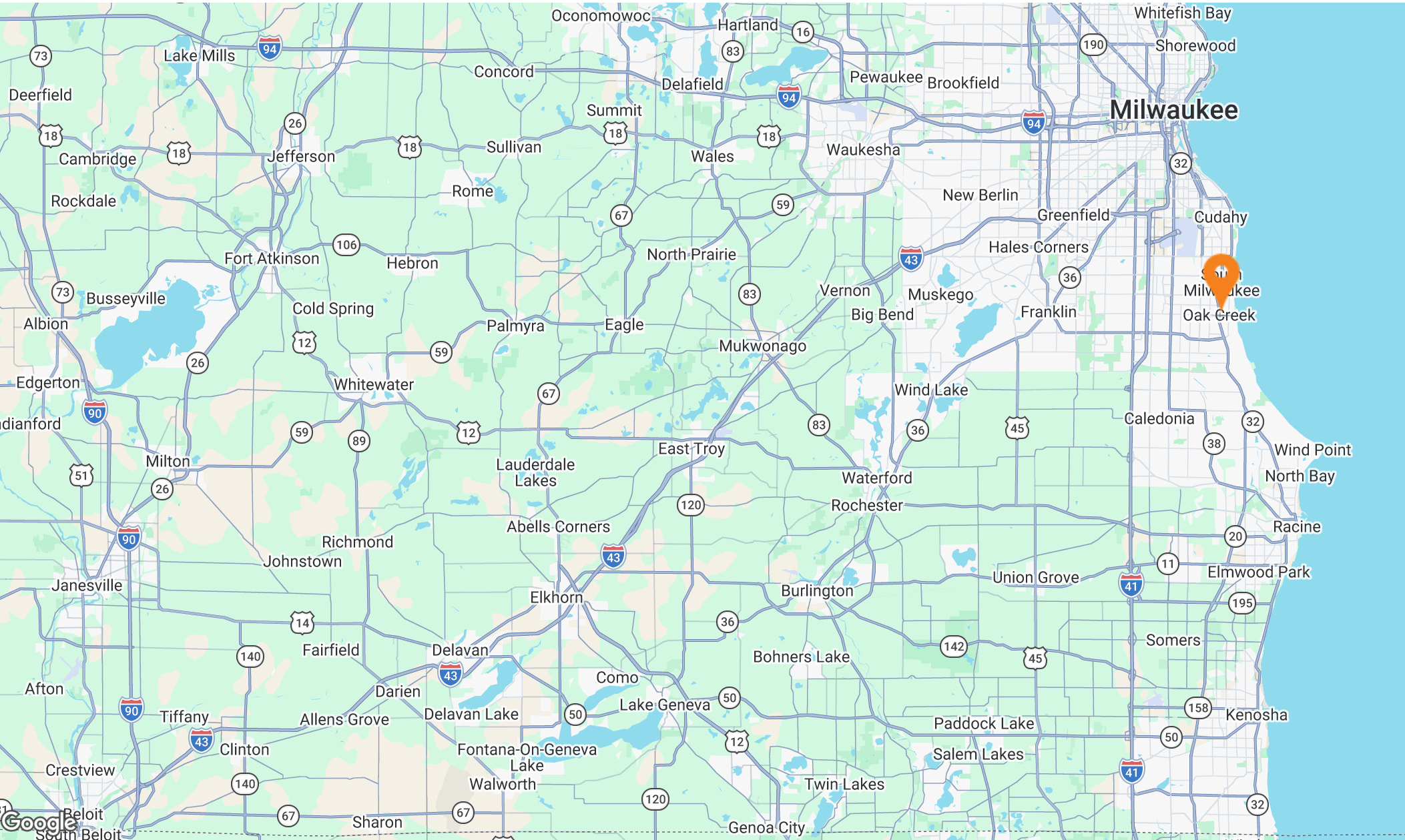
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UNDERGROUND PARKING GARAGE



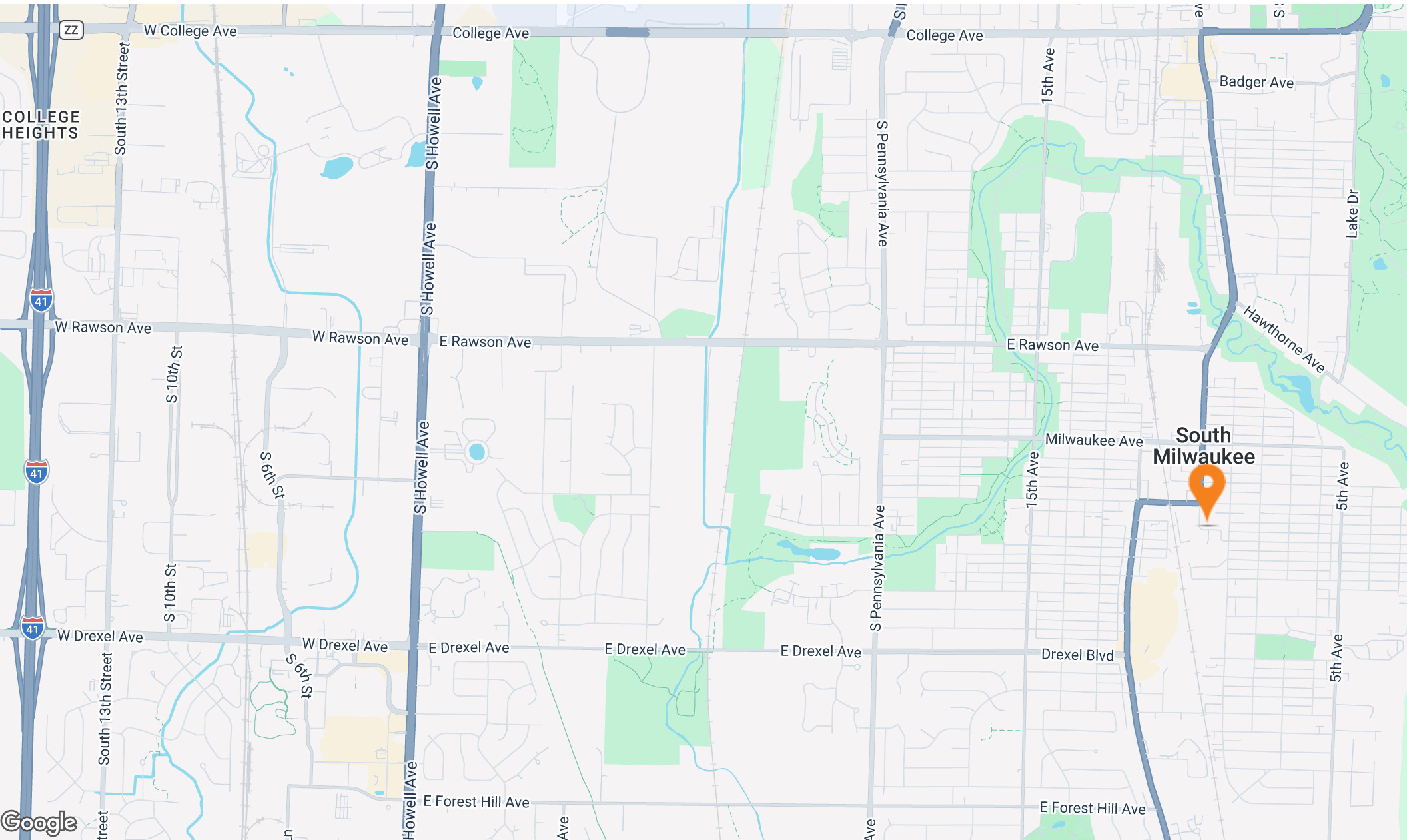
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AREA MAP



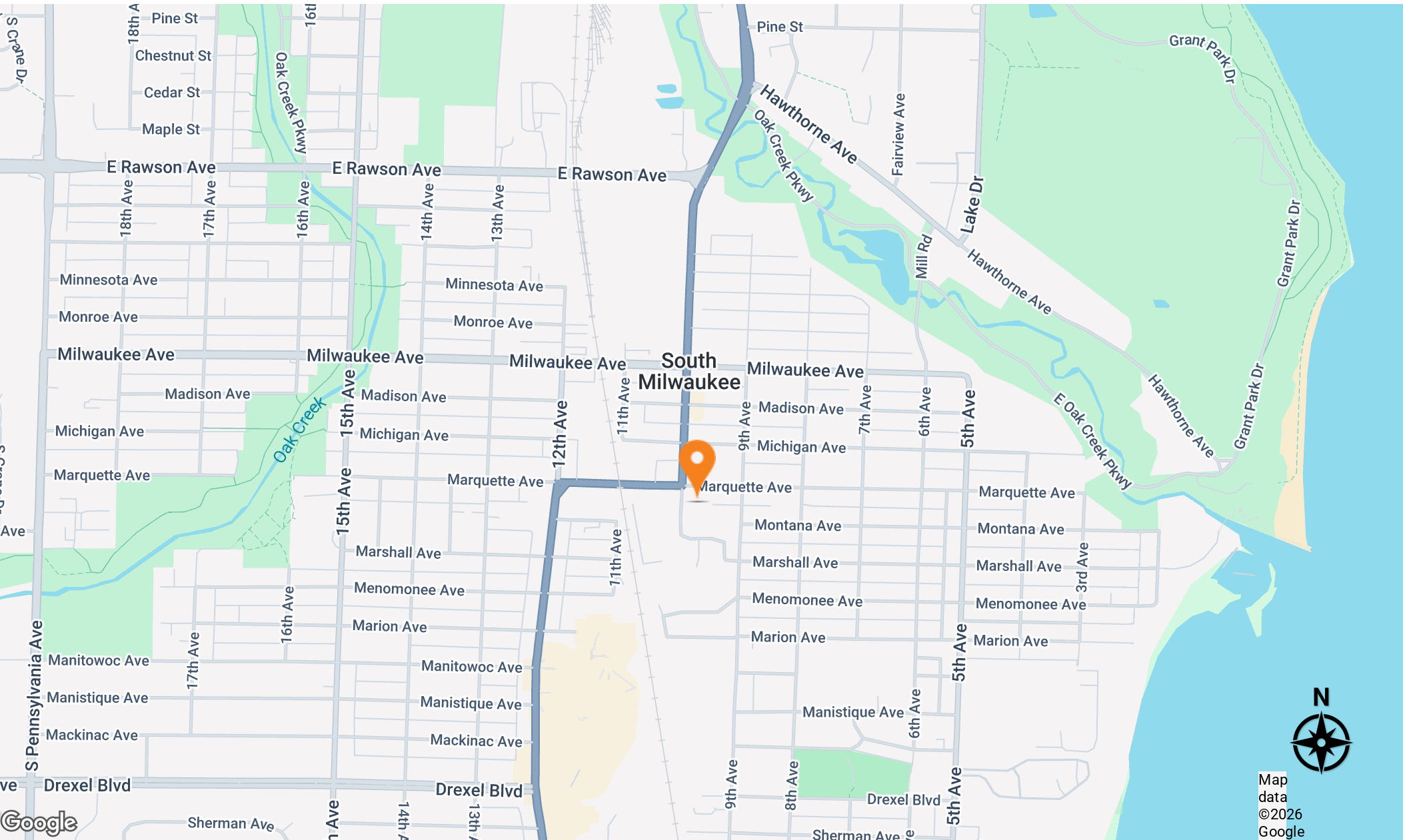
2315 10TH AVENUE, SOUTH MILWAUKEE

LOCAL MAP



2315 10TH AVENUE, SOUTH MILWAUKEE

LOCAL MAP (CLOSE-UP)



2315 10TH AVENUE, SOUTH MILWAUKEE

AERIAL MAP



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SECTION 3

03

FINANCIAL ANALYSIS

Commercial Rent Roll Summary
Condominium Rent Roll Detail
Condominium Rent Roll Summary
Operating Statement
Notes to Operating Statement
Pricing Details

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2315 10TH AVENUE, SOUTH MILWAUKEE

COMMERCIAL RENT ROLL SUMMARY

As of April, 2026

COMMERCIAL TENANT NAME	SUITE	SQUARE FEET	BLDG SHARE	LEASE DATES		RENT PER SQ. FT.	TOTAL RENT PER YEAR	TOTAL RENT PER MONTH	EXPENSE REIMBURSEMENTS
				COMMENCE	EXPIRE				
State Farm	101	1,411	6.19%	6/1/2008	5/31/2026	\$14.14	\$19,956	\$1,663	\$370 Per Month (NNN)
Edward Jones	102	1,235	5.42%	4/26/2018	8/31/2028	\$17.14	\$21,168	\$1,764	\$275 Per Month (NNN)
Brother & Sister Subs	103-A&H/C&E/D	655	2.87%	6/1/2023	5/31/2026	\$27.02	\$17,700	\$1,475	None
Encompass INC	103-B	120	0.53%	2/5/2019	M-to-M	\$29.50	\$3,540	\$295	None
Hoogland-Bishop	103-F/G	260	1.14%	5/1/2022	M-to-M	\$32.08	\$8,340	\$695	None
Hearing Life	104	1,030	4.52%	6/6/2011	9/5/2026	\$14.41	\$14,844	\$1,237	\$310 Per Month (NNN)
Procter	105	1,793	7.86%	4/1/2008	5/31/2029	\$15.06	\$27,000	\$2,250	\$471 Per Month (NNN)
HDC Contractors	106	1,750	7.67%	2/1/2022	Owner	\$22.00	\$38,496	\$3,208	\$450 Per Month (NNN)
Total		8,254					\$151,044	\$12,587	
Occupancy	100.00%								

2315 10TH AVENUE, SOUTH MILWAUKEE

CONDOMINIUM RENT ROLL DETAIL

As of April, 2026

UNIT	UNIT TYPE	Square Feet	CURRENT RENT/MONTH	CURRENT RENT/S.F./MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/S.F./MONTH
201	2-Bedroom/2-Bath	1,300	\$1,595	\$1.23	\$1,595	\$1.23
203	1-Bedroom/1-Bath	850	\$1,195	\$1.41	\$1,295	\$1.52
204	2-Bedroom + Den/2-Bath	1,600	\$1,995	\$1.25	\$1,995	\$1.25
205	1-Bedroom/1-Bath	850	\$1,295	\$1.52	\$1,295	\$1.52
206	2-Bedroom + Den/2-Bath	1,650	\$1,895	\$1.15	\$1,995	\$1.21
207	1-Bedroom/1-Bath	850	\$1,295	\$1.52	\$1,295	\$1.52
302	2-Bedroom/2-Bath	1,400	\$1,695	\$1.21	\$1,695	\$1.21
303	2-Bedroom/2-Bath	1,400	\$1,595	\$1.14	\$1,695	\$1.21
304	2-Bedroom + Den/2-Bath	1,600	\$1,995	\$1.25	\$1,995	\$1.25
305	2-Bedroom/2-Bath	1,400	\$1,695	\$1.21	\$1,695	\$1.21
306	2-Bedroom + Den/2-Bath	1,650	\$1,995	\$1.21	\$1,995	\$1.21
Total		14,550	\$18,245	\$1.25	\$18,545	\$1.27

2315 10TH AVENUE, SOUTH MILWAUKEE

CONDOMINIUM RENT ROLL SUMMARY

As of April, 2026

MULTIFAMILY				SCHEDULED			POTENTIAL		
Unit Type	# of Units	Avg Square Feet	Rental Range	Average Rent	Average Rent/S.F.	Monthly Income	Average Rent	Average Rent/S.F.	Monthly Income
1-Bedroom/1-Bath	3	850	\$1,195 - \$1,295	\$1,262	\$1.48	\$3,785	\$1,295	\$1.52	\$3,885
2-Bedroom/2-Bath	4	1,375	\$1,595 - \$1,695	\$1,645	\$1.20	\$6,580	\$1,670	\$1.21	\$6,680
2-Bedroom + Den/2-Bath	4	1,625	\$1,895 - \$1,995	\$1,970	\$1.21	\$7,880	\$1,995	\$1.23	\$7,980
Totals/Weighted Averages	11	1,323		\$1,659	\$1.25	\$18,245	\$1,686	\$1.27	\$18,545
Gross Annualized Rents				\$218,940			\$222,540		

2315 10TH AVENUE, SOUTH MILWAUKEE

OPERATING STATEMENT

INCOME	Current		Year 1	NOTES	
Multifamily					
Gross Potential Rent	222,540		222,540		
Loss to Lease	(3,600)	1.6%	0	0.0%	[1]
Gross Scheduled Rent	218,940		222,540		
Other Income					
Parking	900		900		[2]
HOA Dues for 3 Privately-Owned Condo Units	7,740		7,740		[3]
Expense Reimbursement (for Trash)	3,432		3,432		[4]
Total Multifamily Income	8,640		8,640		
Vacancy (3.0%)	(6,568)	3.0%	(6,676)	3.0%	[5]
Effective Gross Income	\$221,012		\$224,504		
Office					
Gross Scheduled Rent	151,044		151,044		
Other Income					
Expense Reimbursements	22,512		22,512		[6]
Total Office Income	173,556		173,556		
Vacancy (5.0%)	(7,552)	5.0%	(7,552)	5.0%	[7]
Effective Gross Income	\$166,004		\$166,004		
Combined Effective Gross Income	\$387,016		\$390,508		
EXPENSES	Current	% of CEGI	Year 1	% of CEGI	
Real Estate Taxes	51,926	13.4%	52,903	13.5%	[8]
Insurance	6,927	1.8%	6,927	1.8%	[9]
Utilities for Suite 103 and Common Areas	5,715	1.5%	5,715	1.5%	[10]
Trash	Incl. w/Utilities	0.0%	Incl. w/Utilities	0.0%	[11]
Repairs & Maintenance	12,281	3.2%	12,350	3.2%	[12]
Landscaping, Snowplowing and Salting	Incl. w/R & M	0.0%	Incl. w/R & M	0.0%	[13]
Misc. (Fire Inspection, Storm Water Utility, Trash/Recycle, Prof.)	1,406	0.4%	1,406	0.4%	[14]
Operating Reserves	2,750	0.7%	2,750	0.7%	[15]
Management Fee	23,221	6.0%	23,430	6.0%	[16]
Total Expenses	\$104,225	26.93%	\$105,481	27.01%	
Net Operating Income	\$282,790		\$285,026		

Notes and assumptions to the above analysis are on the following page.

2315 10TH AVENUE, SOUTH MILWAUKEE

NOTES TO OPERATING STATEMENT

- [1] **Loss to Lease is nominal/Projection is set at zero**
- [2] **One additional underground parking space is rented at \$75 per month**
- [3] **Each owner of the individually-owned condo units pays \$215 per month for dues**
- [4] **Each tenant in the leased condo units pays an additional \$26 per month for trash**
- [5] **The Vacancy and Collection Loss Rate for the condo units is 3.0%**
- [6] **Each commercial tenant (except for Suite 103) reimburses for all expenses (triple net leases)**
- [7] **The Vacancy and Collection Loss Rate for the commercial suites is 5.0%**
- [8] **Real Estate Taxes are projected at 70% of the List Price multiplied by the 2025 tax rate**
- [9] **Year 1 reflects the actual premium for 2025**
- [10] **Based on the owner's Income and Expense Statement**
- [11] **Included with the Utilities expense**
- [12] **Based on the owner's Income and Expense Statement**
- [13] **Expense included with the Repairs and Maintenance expense**
- [14] **Based on the 2025 real estate tax bills and owner's Income and Expense Statement**
- [15] **Operating Reserves reflect \$250 per residential unit (per year)**
- [16] **Management Fee reflects 6.0% of Combined Effective Gross Income (CEGI)**

2315 10TH AVENUE, SOUTH MILWAUKEE

PRICING DETAILS

SUMMARY

Price	\$3,850,000	
Down Payment	\$1,155,000	30%
# of Apartment Units	11	
# of Commercial Suites	8	
Price Per SqFt	\$168.83	
Lot Size	0.57 Acres	
Rentable SqFt	22,804	
Year Built	2008	

RETURNS

	Current	Year 1
CAP Rate	7.35%	7.40%
Cash-on-Cash	6.70%	6.89%
Debt Coverage Ratio	1.38	1.39

PROPOSED FINANCING

Financing	1st Loan
Loan Amount	\$2,695,000
Loan Type	New Loan
Interest Rate	5.85%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF SUITES	TYPE	GLA	CURRENT RENT	PRO FORMA RENT
8	Office	8,254	\$12,587	\$12,587

# OF UNITS	UNIT TYPE	SQFT/UNIT	CURRENT RENTS	MARKET RENTS
3	1-Bedroom/1-Bath	850	\$1,262	\$1,295
4	2-Bedroom/2-Bath	1375	\$1,645	\$1,670
4	2 Bedroom + Den/2-Bath	1625	\$1,970	\$1,995

SECTION 4

04

LEASE COMPARABLES

Rent Comps Map
Rent Comps

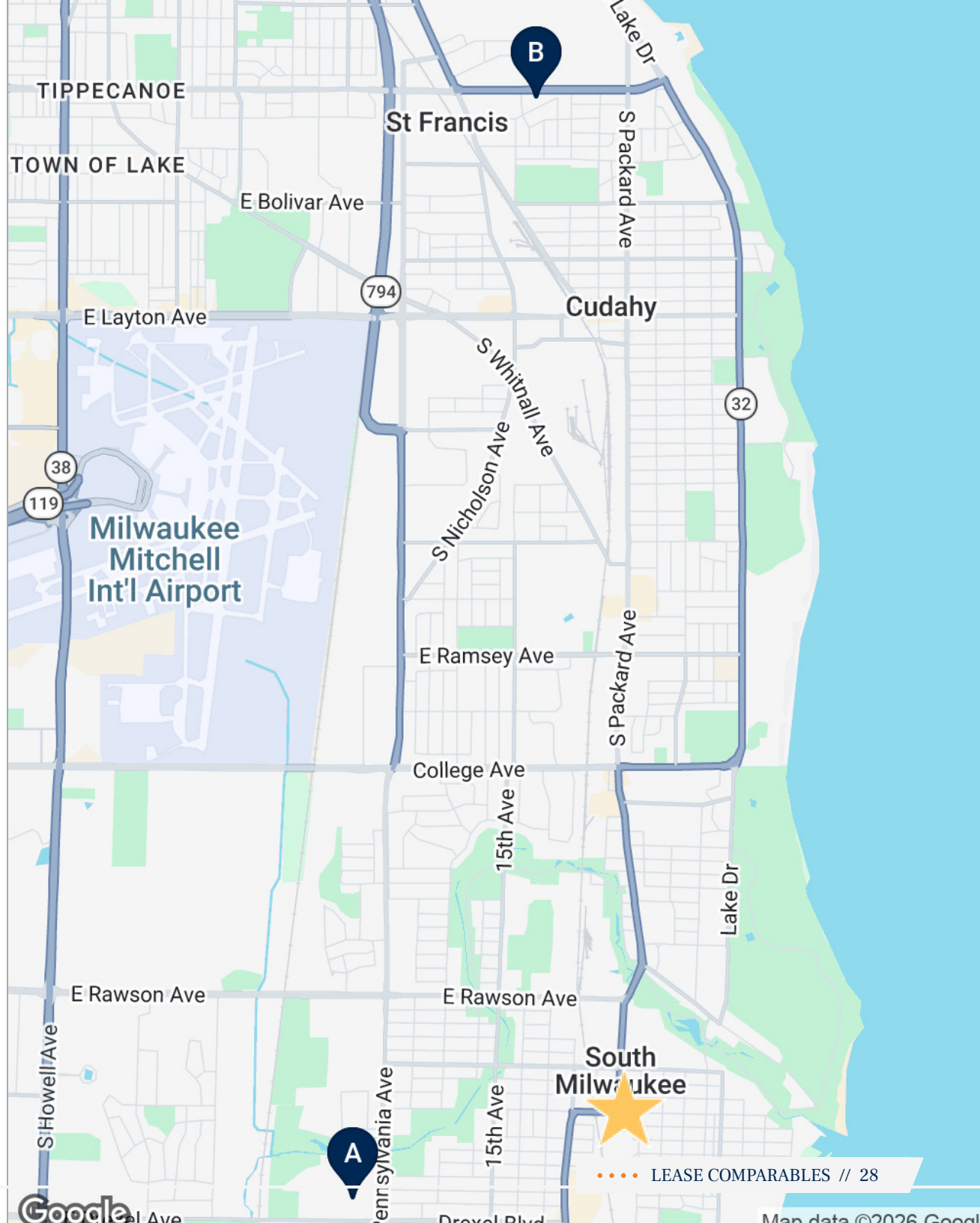
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RENT COMPS MAP

★ 2315 10th Avenue, South Milwaukee

A Drexel Ridge

B 3231 E Howard Ave



● LEASE COMPARABLES // 28

2315 10TH AVENUE, SOUTH MILWAUKEE

RENT COMPS

★ **2315 10th Avenue, South Milwaukee**
2315 10th Ave, South Milwaukee, WI 53172

🏠 11 Units | 🏢 8 Suites | 🕒 Year Built 2008



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1-BR/1-Bath	3	27.3	850	\$1,261	\$1.48
2-BR + Den/2-Bath	4	36.4	1,625	\$1,970	\$1.21
2-BR/2-Bath	4	36.4	1,375	\$1,645	\$1.20
TOTAL/AVG	11	100%	1,322	\$1,658	\$1.25

📍 **Drexel Ridge**
7798 S Drexel Ridge Way, Oak Creek, WI 53154

🏠 285 Units | 🕒 Year Built 2017



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom/1 Bath	201	76.1	839	\$1,693	\$2.02
2 Bedroom/2 Bath	49	18.6	1,204	\$2,049	\$1.70
3 Bedroom/2 Bath	14	5.3	1,688	\$2,700	\$1.60
TOTAL/AVG	264	100%	951	\$1,812	\$1.90

2315 10TH AVENUE, SOUTH MILWAUKEE

RENT COMPS

B 3231 E Howard Ave
Saint Francis, WI 53235

 50 Units |  Year Built 2005



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bedroom/2 Bath	50	100	1,500	\$2,150	\$1.43
TOTAL/AVG	50	100%	1,500	\$2,150	\$1.43

SECTION 5

05

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap

2315 10TH AVENUE, SOUTH MILWAUKEE

MARKET OVERVIEW

MILWAUKEE

Once known primarily for its breweries and as the home of Harley-Davidson, the metro is diversifying from its manufacturing roots as the health care, business services and technology sectors expand. The transformation is especially evident in downtown Milwaukee, where major projects — including high-rise apartments, Northwestern Mutual’s headquarters and the BMO Tower — have changed the skyline. Fiserv Forum, the new home of the Milwaukee Bucks, and the surrounding Deer District have also been a boon for hotel and multifamily development. The Greater Milwaukee Area is situated along the shore of Lake Michigan in the southeastern portion of Wisconsin, encompassing Milwaukee, Ozaukee, Washington and Waukesha counties. The market is home to nearly 1.5 million residents, with roughly 561,000 living within the city limits of Milwaukee. Milwaukee businesses also benefit from its proximity to Chicago, about a 2-hour trip by car via Interstate 94 or by Amtrak.

METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

The region supports a growing number of health care and technology firms. Its comparatively low cost of doing business relative to neighboring metros is driving relocations.



OUTDOOR APPEAL

Milwaukee’s position on the shores of Lake Michigan assists industry via the Port of Milwaukee and allows for recreational boating and fishing opportunities for families.



BEVERAGE INDUSTRY ICON

While Milwaukee’s legacy brewing industry remains a significant employer, the city is well positioned to join other cities with thriving craft beer brewing scenes as the market continues to grow.

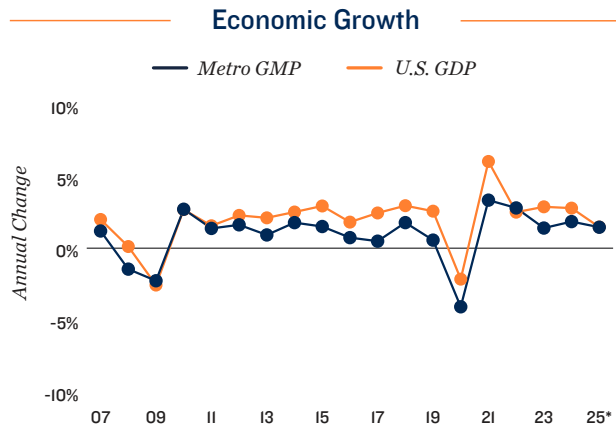


2315 10TH AVENUE, SOUTH MILWAUKEE

MARKET OVERVIEW

ECONOMY

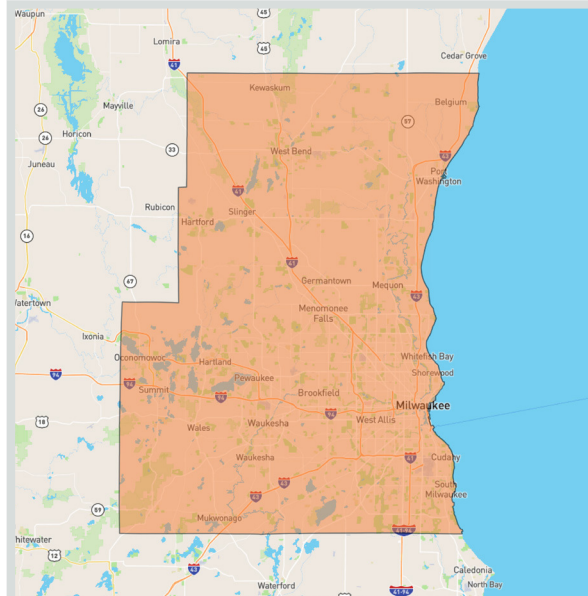
- Milwaukee companies on the Fortune 500 list represent sectors from manufacturing to insurance and retail, including Northwestern Mutual, ManpowerGroup, Kohl's, Fiserv, WEC Energy Group and Rockwell Automation.
- Growth in health services and the biotech sector has supported local health care providers such as Ascension Wisconsin and Froedtert Health.
- Owing to Milwaukee's heritage as a hub for Wisconsin's agricultural output, many food companies have facilities in the metro.



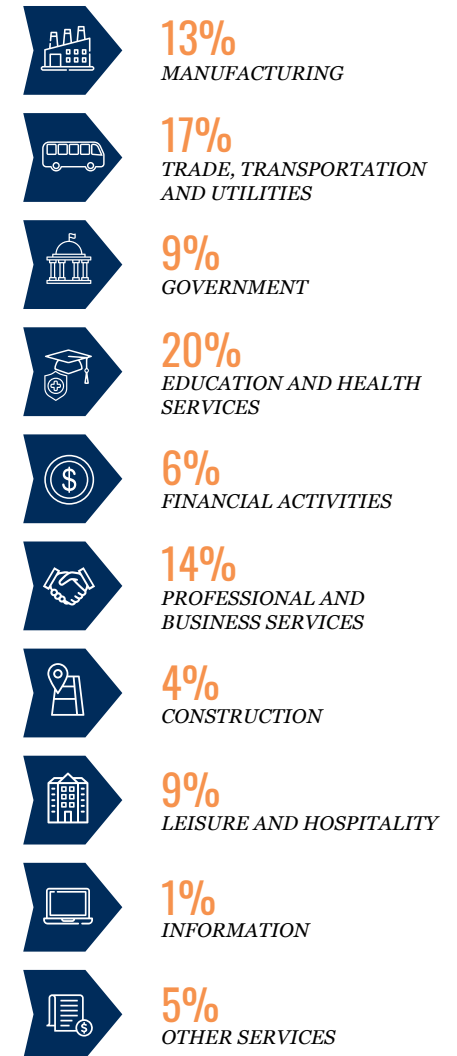
* Forecast

MAJOR AREA EMPLOYERS

- The Kroger Co.
- Quad/Graphics, Inc.
- ProHealth Care
- Ascension Wisconsin
- GE HealthCare
- WEC Energy Group
- Kohl's Corp.
- Northwestern Mutual
- Froedtert Health



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

2315 10TH AVENUE, SOUTH MILWAUKEE

MARKET OVERVIEW

DEMOGRAPHICS

- The metro's population is expected to decline by about 3,000 heads through 2029, though over 2,000 households will be added.
- The homeownership rate of just above 59 percent is below the national rate of 65 percent.
- About 38 percent of all residents ages 25 and older have a bachelor's degree, while roughly 14 percent have attained a graduate degree.

QUALITY OF LIFE

Milwaukee has a history steeped in middle-class values and ethnic diversity. The region's favorable quality of life is underpinned by its access to cultural, entertainment and outdoor recreational activities, as well as its location along the shores of Lake Michigan. Milwaukee's tourism and cultural infrastructure includes the Milwaukee Brewers (MLB), Milwaukee Bucks (NBA), River Walk, American Family Field, Fiserv Forum and the Wisconsin Center. Visitors and locals alike enjoy the Milwaukee Public Museum, Milwaukee Art Museum and Discovery World at Pier Wisconsin. Opportunities for advanced education are available at numerous colleges, universities and technical schools, such as Marquette University and the University of Wisconsin-Milwaukee.

SPORTS

Baseball | **MLB** | Milwaukee Brewers
Basketball | **NBA** | Milwaukee Bucks
Hockey | **AHL** | Milwaukee Admirals



EDUCATION

- Marquette University
- Milwaukee School of Engineering
- Mount Mary University
- University of Wisconsin-Milwaukee



ARTS & ENTERTAINMENT

- Milwaukee County Zoo
- Milwaukee Public Museum
- Milwaukee Art Museum
- Discovery World at Pier Wisconsin



QUICK FACTS



POPULATION
1.5M

Growth 2025-2029*
-0.2%



HOUSEHOLDS
654K

Growth 2025-2029*
0.4%



MEDIAN AGE
39

U.S. Median:
39



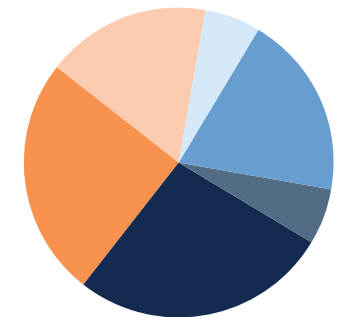
MEDIAN HOUSEHOLD INCOME
\$82,000

U.S. Median:
\$76,000

*Forecast

2025 Population by Age

6%	0-4 years
19%	5-19 years
6%	20-24 years
27%	25-44 years
25%	45-64 years
17%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

2315 10TH AVENUE, SOUTH MILWAUKEE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	13,314	42,680	99,365
2025 Estimate			
Total Population	13,372	43,281	100,448
2020 Census			
Total Population	13,790	45,238	104,177
2010 Census			
Total Population	13,837	44,873	102,298
Daytime Population			
2025 Estimate	8,618	34,059	94,875
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,964	18,958	44,316
2025 Estimate			
Total Households	5,961	19,112	44,556
Average (Mean) Household Size	2.2	2.3	2.3
2020 Census			
Total Households	5,958	19,425	45,039
2010 Census			
Total Households	5,897	18,893	43,593
Growth 2025-2030	0.1%	-0.8%	-0.5%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	6,389	19,925	46,503
2025 Estimate	6,386	20,086	46,752
Owner Occupied	3,428	11,671	26,675
Renter Occupied	2,516	7,423	17,735
Vacant	425	974	2,196
Persons in Units			
2025 Estimate Total Occupied Units	5,961	19,112	44,556
1 Person Units	37.6%	34.9%	35.9%
2 Person Units	32.0%	33.1%	32.7%
3 Person Units	14.1%	14.6%	13.9%
4 Person Units	10.3%	11.4%	11.2%
5 Person Units	3.4%	3.7%	3.8%
6+ Person Units	2.6%	2.3%	2.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	3.9%	5.9%	5.9%
\$150,000-\$199,999	6.0%	7.1%	7.4%
\$100,000-\$149,999	15.4%	18.9%	18.7%
\$75,000-\$99,999	19.2%	17.1%	16.5%
\$50,000-\$74,999	19.9%	19.6%	18.9%
\$35,000-\$49,999	11.0%	10.3%	11.3%
\$25,000-\$34,999	7.5%	7.1%	6.7%
\$15,000-\$24,999	7.6%	6.3%	6.5%
Under \$15,000	9.5%	7.7%	8.1%
Average Household Income	\$80,734	\$91,723	\$92,511
Median Household Income	\$68,055	\$76,682	\$76,807
Per Capita Income	\$35,940	\$39,899	\$39,817
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	13,372	43,281	100,448
Under 20	23.6%	22.7%	22.7%
20 to 34 Years	18.6%	18.1%	19.1%
35 to 39 Years	7.0%	6.8%	7.2%
40 to 49 Years	12.5%	12.6%	13.0%
50 to 64 Years	19.9%	20.5%	19.7%
Age 65+	18.5%	19.4%	18.3%
Median Age	41.0	41.0	41.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	9,574	31,410	72,774
Elementary (0-8)	2.1%	2.3%	2.5%
Some High School (9-11)	5.8%	4.6%	4.5%
High School Graduate (12)	36.2%	33.3%	31.2%
Some College (13-15)	20.7%	20.9%	20.5%
Associate Degree Only	9.3%	10.7%	10.2%
Bachelor's Degree Only	18.1%	19.6%	21.6%
Graduate Degree	7.9%	8.6%	9.5%
Population by Gender			
2025 Estimate Total Population	13,372	43,281	100,448
Male Population	49.5%	49.3%	49.5%
Female Population	50.5%	50.7%	50.5%

2315 10TH AVENUE, SOUTH MILWAUKEE

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 100,448. The population has changed by -1.81 percent since 2010. It is estimated that the population in your area will be 99,365 five years from now, which represents a change of -1.1 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,276 people per square mile.



HOUSEHOLDS

There are currently 44,556 households in your selected geography. The number of households has changed by 2.21 percent since 2010. It is estimated that the number of households in your area will be 44,316 five years from now, which represents a change of -0.5 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2025, the median household income for your selected geography is \$76,807, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 45.05 percent since 2010. It is estimated that the median household income in your area will be \$87,009 five years from now, which represents a change of 13.3 percent from the current year.

The current year per capita income in your area is \$39,817, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$92,511, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 54,129 people in your selected area were employed. The 2010 Census revealed that 60.9 of employees are in white-collar occupations in this geography, and 24.8 are in blue-collar occupations. In 2025, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$243,200 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 26,977.00 owner-occupied housing units and 16,617.00 renter-occupied housing units in your area.



EDUCATION

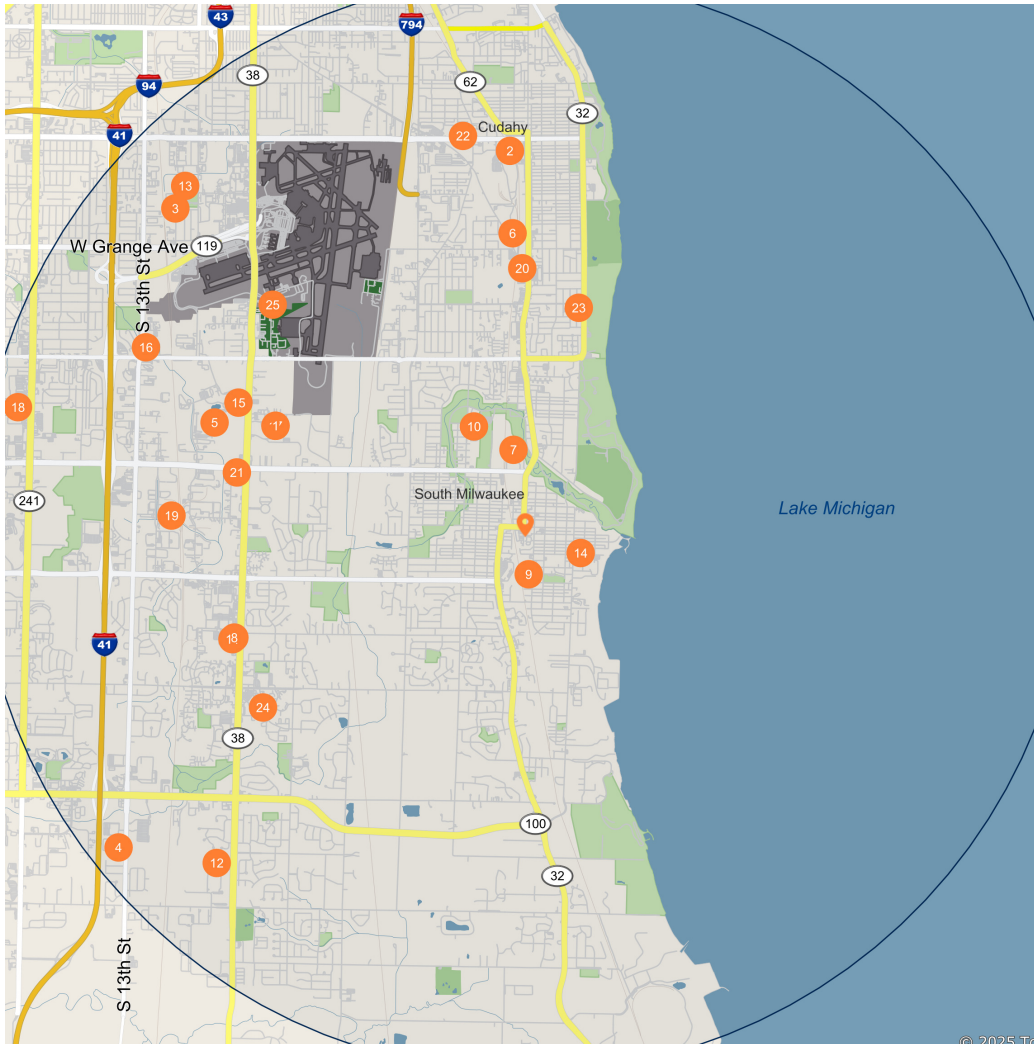
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 30.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.2 percent in the selected area compared with the 19.6 percent in the U.S.

2315 10TH AVENUE, SOUTH MILWAUKEE

DEMOGRAPHICS



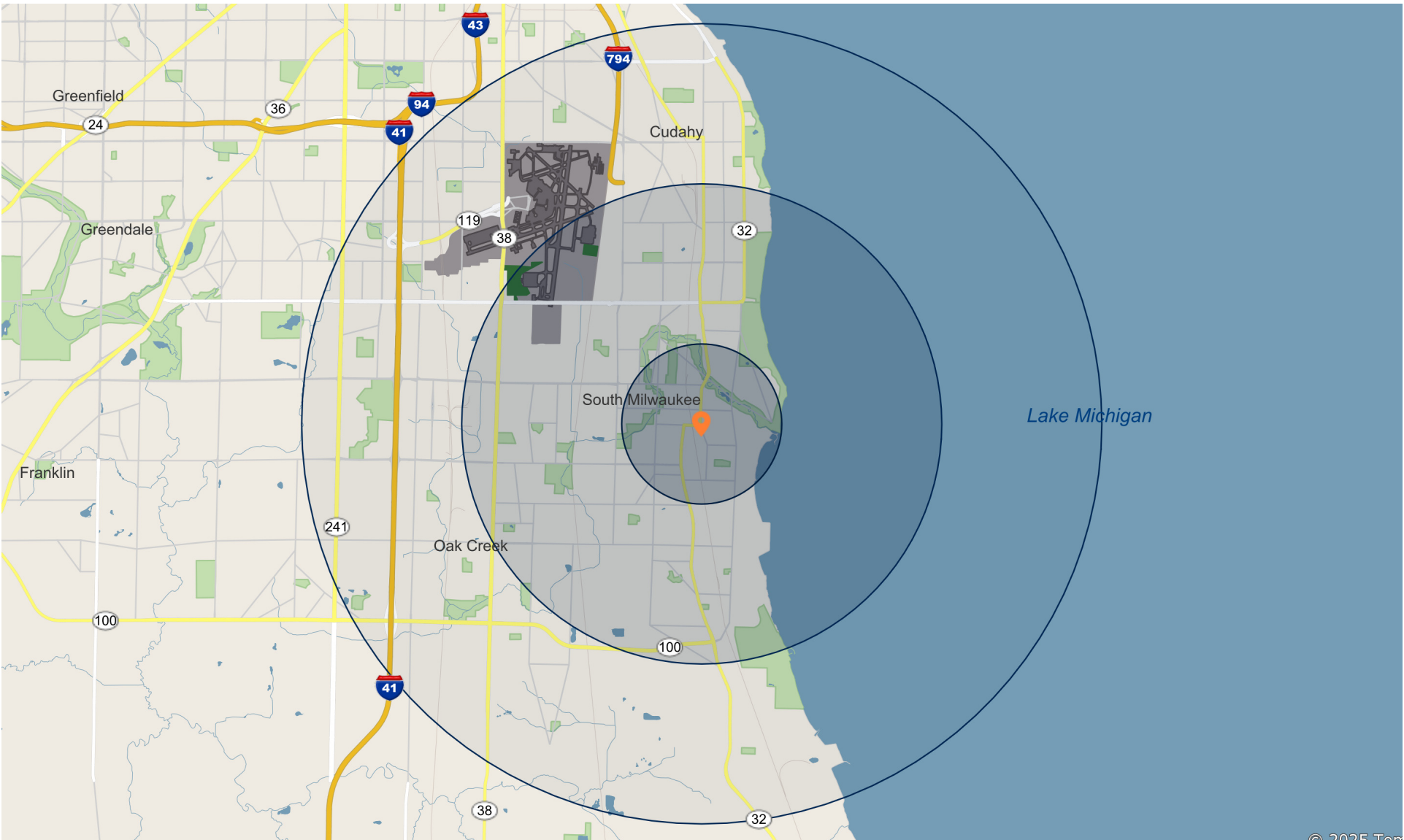
Major Employers

Employees

1	Midwest Air Group Inc-	3,442
2	Patrick Cudahy LLC-	1,900
3	Omnicare Inc-Omnicare	1,255
4	Crothall Services Group-	1,090
5	United Parcel Service Inc-UPS	1,014
6	ATI Ladish LLC-ATI Ladish Forging	850
7	Caterpillar Global Mining LLC-Caterpillar	813
8	Astronautics Corp America-	500
9	Cooper Power Systems LLC-Eatons Cooper Power System	500
10	School District S Milwaukee-	450
11	Sentry Safe Inc-Sentry Group	400
12	Komatsu Mining Corp-	362
13	R & L Transfer Inc-R & L Transfer	353
14	Cousins Submarines Inc-Cousins Subs	315
15	Milwaukee Area Technical-Milwaukee Area Tech Clg-South	299
16	Carlson Hotels Ltd Partnership-	283
17	Master Lock Company LLC-Master Lock	275
18	Walmart Inc-Walmart	270
19	United Parcel Service Inc-UPS	222
20	Copeland Industrial LP-Vilter Manufacturing	220
21	Cousins Submarines Inc-Cousins Subs	215
22	Cousins Submarines Inc-Cousins Subs	214
23	Aurora Health Care Metro Inc-Aurora St Lukes South Shore	213
24	Children of America Inc-	210
25	Raymond Management Company Inc-Home2 Stes By Hlton Milwaukee Arp	208

2315 10TH AVENUE, SOUTH MILWAUKEE

DEMOGRAPHICS



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MARK S. PELTIN

Senior Director Investments
Milwaukee
Direct: 262.364.1929
Mark.Peltin@marcusmillichap.com
WI #46437-90

BLAKE HANLON

Director Investments
Milwaukee
Direct: 262.364.1918
Blake.Hanlon@marcusmillichap.com
WI #89942-94

Marcus & Millichap