

OFFERING MEMORANDUM

# Former Wendy's

580 West Layton Avenue · Milwaukee, WI 53207

Freestanding Fast-Food · Drive-Through · VACANT

VACANT



✈ Airport

< 1 Mile to MKE

🗺 Highways

US 41 · I-43 · Hwy 38

🎓 Schools

St. Anthony HS Adjacent

**\$1,980,000**

List Price

**3,115 SF**

Building

**0.65  
Acres**

Lot Size

**2005**

Built



## Financial Summary

List Price	\$1,980,000
Price/SF	\$635.64
Building SF	3,115 SF
Lot Size	0.65 Acres
Year Built	2005
Construction	Brick/Slab
Zoning	Special Mercantile
Drive-Through	Yes
Ownership	Fee Simple
APN	5950843000
Occupancy	VACANT

## Investment Highlights

- **Airport Gateway** Steps from Milwaukee Mitchell Int'l Airport — 6M+ annual passengers
- **Prime Intersection** W. Layton Ave (30,499 VPD) at S. 6th St (14,815 VPD) — signalized corner
- **Highway Access** Direct access to US Hwy 41 (Gateway to MKE), I-43 & Hwy 38 (Howell Ave)
- **Dense Daytime Market** 46,293 daytime employees & 5,315 businesses within 3 miles
- **Education Anchor** St. Anthony High School directly adjacent to the site
- **Proven QSR Pad** Purpose-built drive-through restaurant — former Wendy's
- **Immediate Availability** Vacant and available for immediate occupancy or re-tenanting
- **Strong Income Base** \$88,055 average household income within 3 miles (2025 est.)
- **Owner/User or Invest** Ideal for QSR operator, franchisee, or net-leased NNN investor

### Location & Opportunity



Freestanding 3,115 SF brick former Wendy's on 0.65 acres with drive-through lane, ample surface parking, and excellent corner visibility at the signalized intersection of W. Layton Avenue and S. 6th Street. The property offers immediate availability for an owner-operator, franchisee, or NNN investor seeking a proven restaurant pad in a high-traffic, infill Milwaukee market.

### Airport Gateway — Built-In Demand



Immediately adjacent to Milwaukee Mitchell International Airport (MKE), V commercial airport serving 6M+ passengers annually. The airport hotel corridor — Holiday Inn & Suites, Hyatt Place, Clarion Pointe, Sleep Inn & Suites, and Courtyard by Marriott — is all within walking distance, generating extraordinary all-daypart demand year-round for any QSR concept.

### Transportation & Traffic Counts



Situated at the convergence of US Highway 41 ("Gateway to Milwaukee"), I-43, and Highway 38 (Howell Avenue), providing outstanding regional access from the entire Milwaukee MSA. West Layton Avenue carries 30,499 VPD while S. 6th Street sees 14,815 VPD — ensuring maximum brand exposure and effortless drive-through ingress and egress from all directions.

### Neighborhood Demand Drivers



St. Anthony High School is directly adjacent, providing consistent daily foot traffic. Major national co-tenants nearby: Culver's, McDonald's, Dunkin', Domino's Pizza, Starbucks, Qdoba Mexican Grill, Concentra Urgent Care, General Mills, and The Packing House entertainment district. 46,293 daytime employees and 5,315 businesses within 3 miles.

\$1,980,000

3,115 SF

0.65 Acres

Built 2005

Fee Simple

VACANT

# Milwaukee Mitchell International Airport



Under 1 Mile from Subject Property - MKE - 6+ Million Passengers Annually

## 6M+

Annual Passengers

## 50+

Nonstop Destinations

## 5,000+

Airport Employees

### A Built-In Customer Base

Milwaukee Mitchell serves 6M+ passengers annually via Southwest, Delta, American & United — creating consistent all-daypart demand. The airport is the lifeblood of the Layton Avenue commercial corridor, generating foot traffic 365 days a year across every daypart from early morning departures to late-night arrivals.

### Hotel Corridor Drives Demand

Holiday Inn & Suites, Hyatt Place, Clarion Pointe, Sleep Inn & Suites, and Courtyard by Marriott are all within walking distance — delivering thousands of hotel guests per night who need convenient, fast-casual dining options around the clock. This hotel density creates an unrivaled, captive customer base for any QSR operator.

### \$4B+ Economic Impact

The airport campus directly employs 5,000+ workers and generates over \$4 billion in regional economic impact annually. The surrounding Layton Avenue corridor is one of Milwaukee's most economically active and stable commercial nodes — ensuring long-term viability and sustained demand for any food & beverage operator.

# Milwaukee, Wisconsin

Wisconsin's Largest City • Lake Michigan Shoreline • MSA 2M+



**594K+**

City Population

**6**

Fortune 500 HQs

**\$4.9B**

Tourism Revenue

**2M+**

MSA Population

## Diversifying Economy

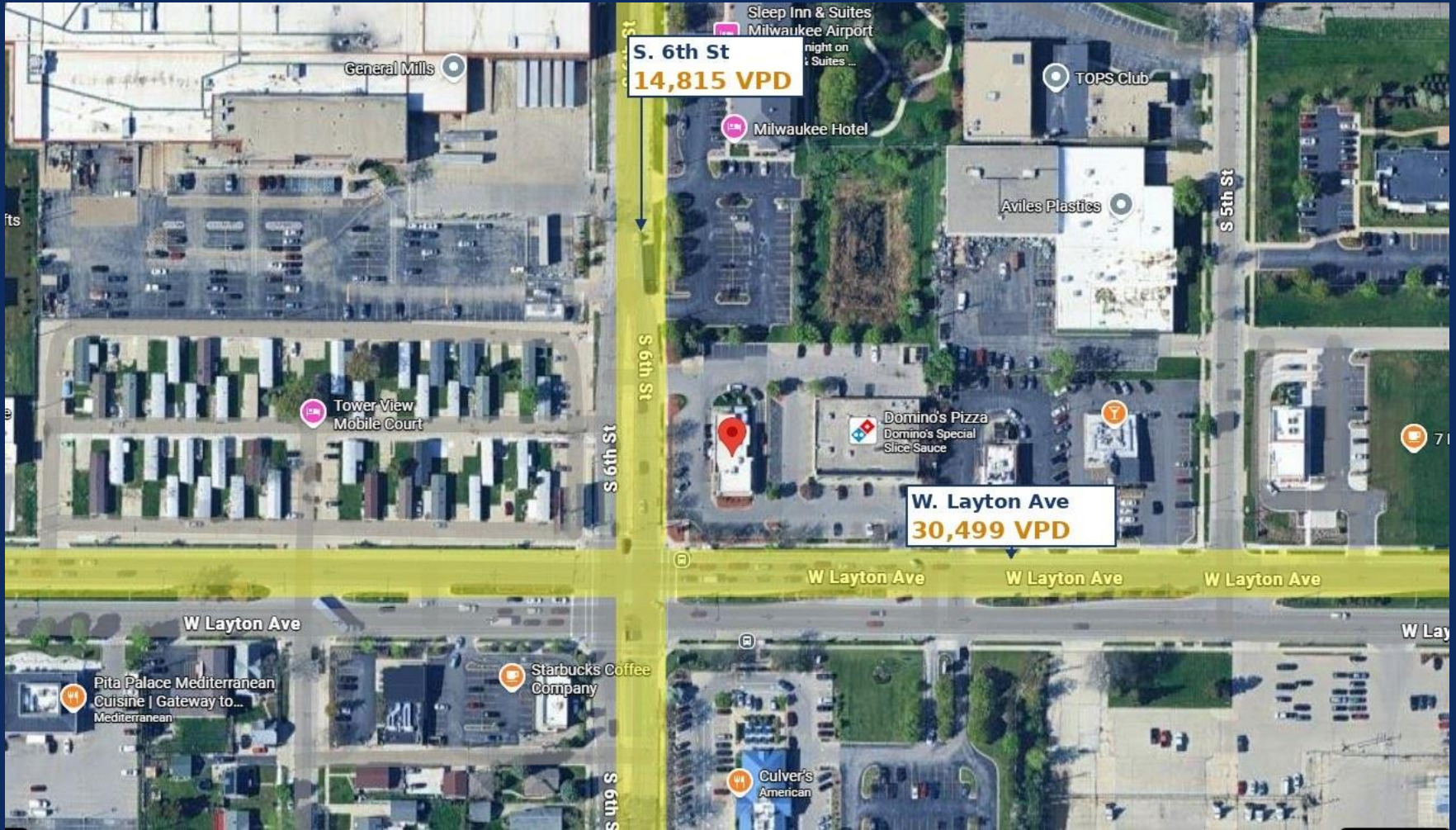
Milwaukee's economy spans manufacturing, healthcare, technology, and financial services. Home to six Fortune 500 companies including Northwestern Mutual, Kohl's, WEC Energy Group, and Fiserv. Major employers: Aurora Health Care, GE Healthcare, Rockwell Automation, and Harley-Davidson. Regional GMP growth projected at 2.8%+ annually.

## Cultural Capital & Tourism

Milwaukee Brewers, Milwaukee Bucks, Summerfest (world's largest outdoor music festival), the Milwaukee Art Museum, and the celebrated RiverWalk attract nearly 5 million visitors annually, generating \$4.9B in tourism revenue — supporting robust food & beverage demand throughout the metro year-round.

## Education & Workforce

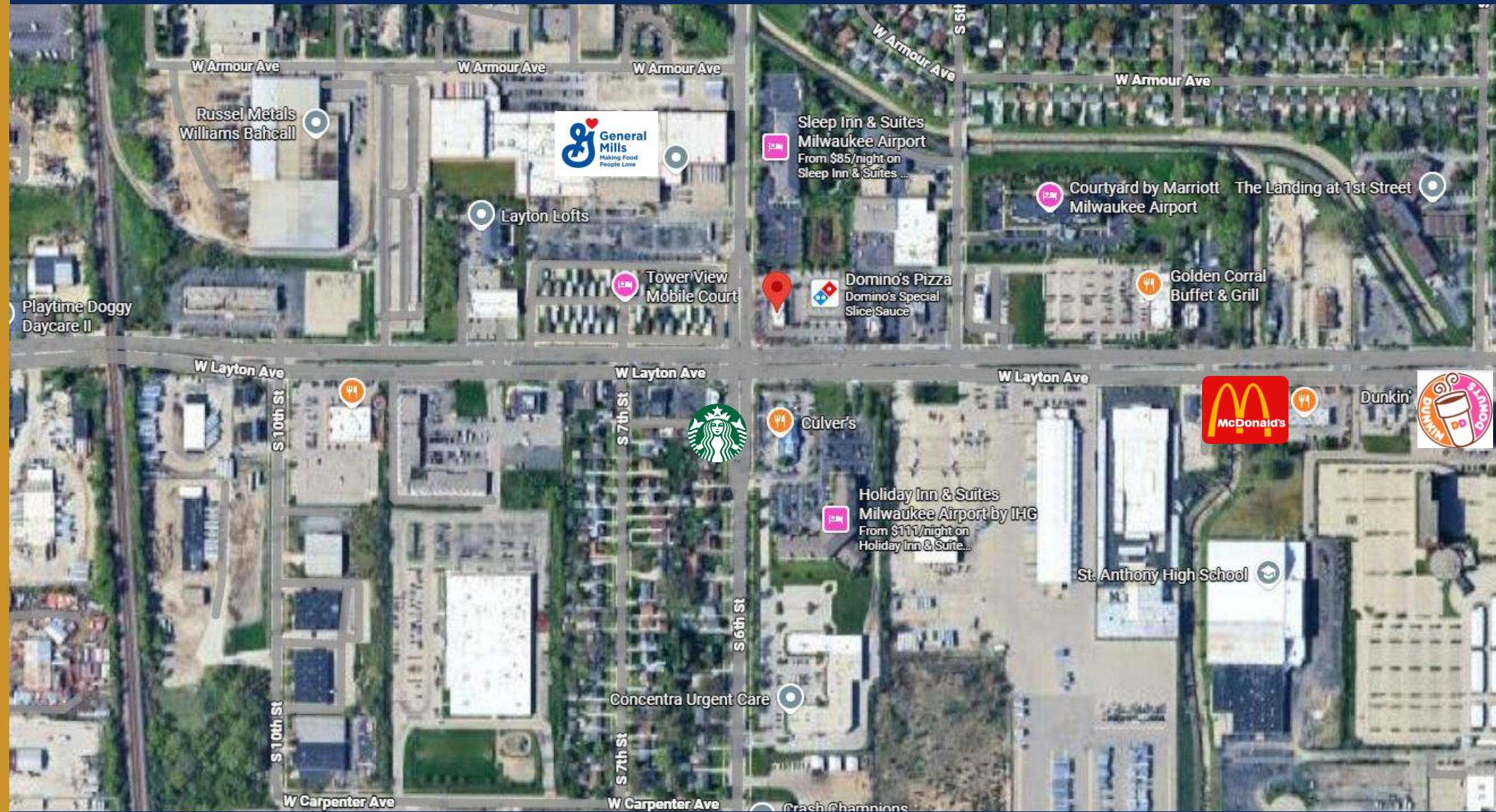
Over 13 universities including Marquette University and UW-Milwaukee produce a highly skilled consumer base. 62% of residents 25+ have some college education; 32%+ hold bachelor's degrees — driving year-round commercial spending across all Milwaukee corridors and supporting stable retail performance.



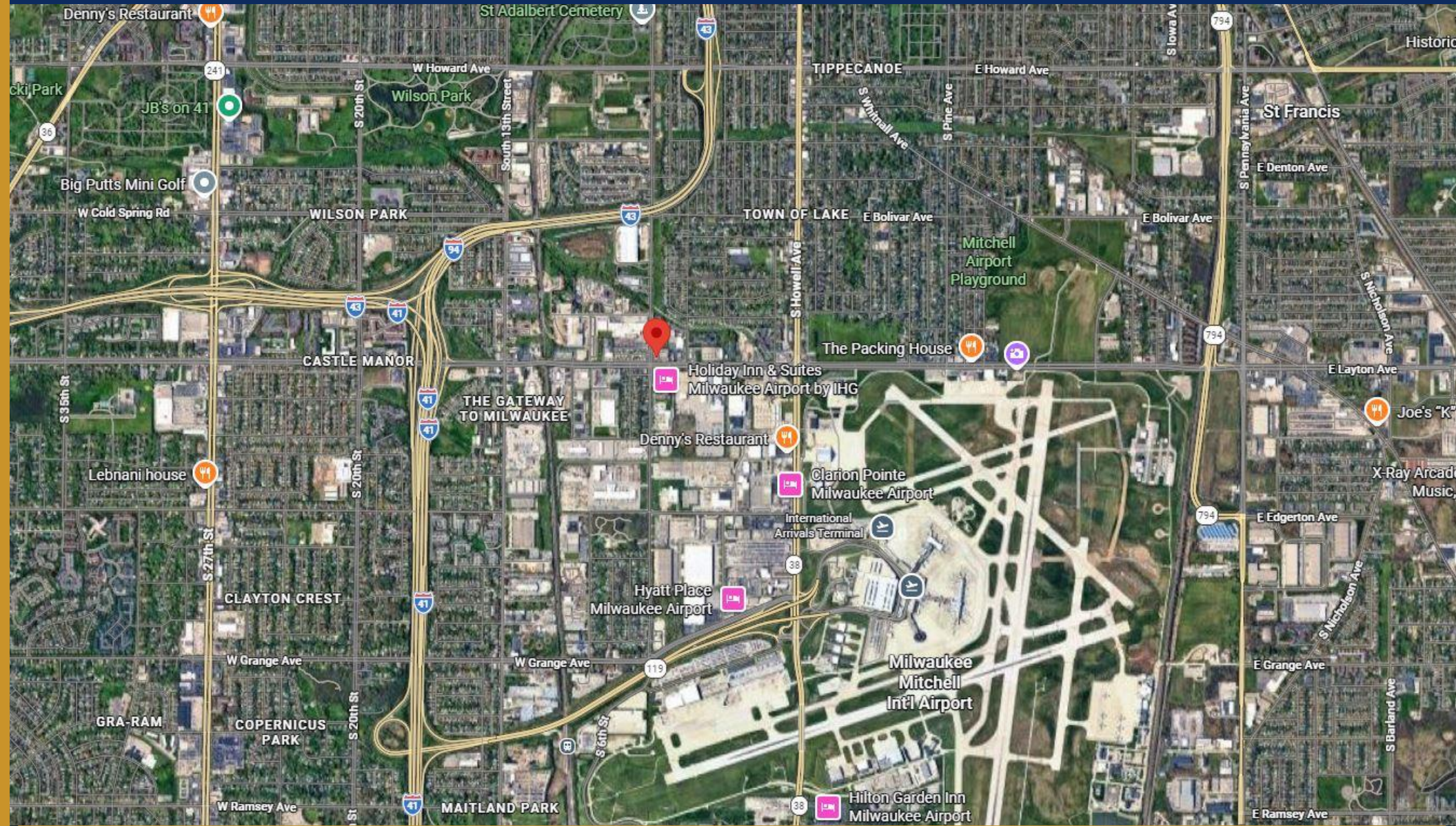
W. Layton Ave  
**30,499 VPD**

S. 6th Street  
**14,815 VPD**

Subject Property at S. 6th Street & W. Layton Avenue, Milwaukee, WI 53207

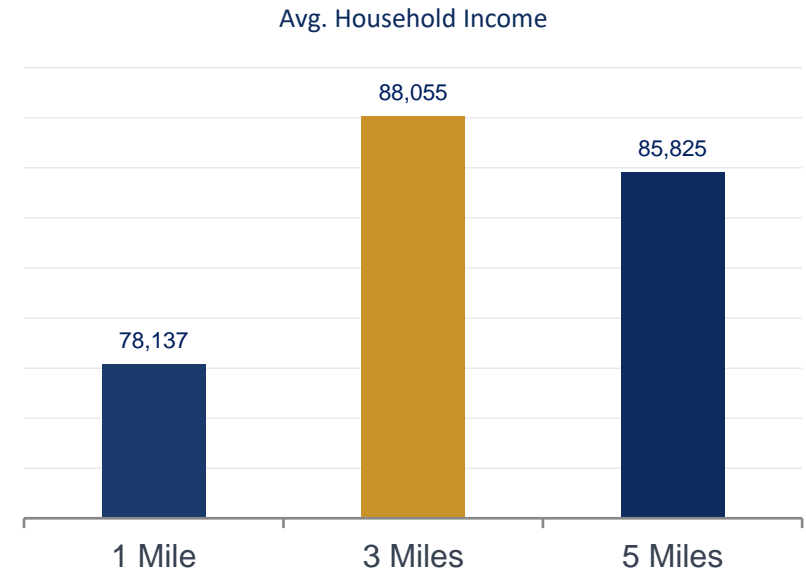


Subject Property at S. 6th Street & W. Layton Avenue, Milwaukee, WI 53207

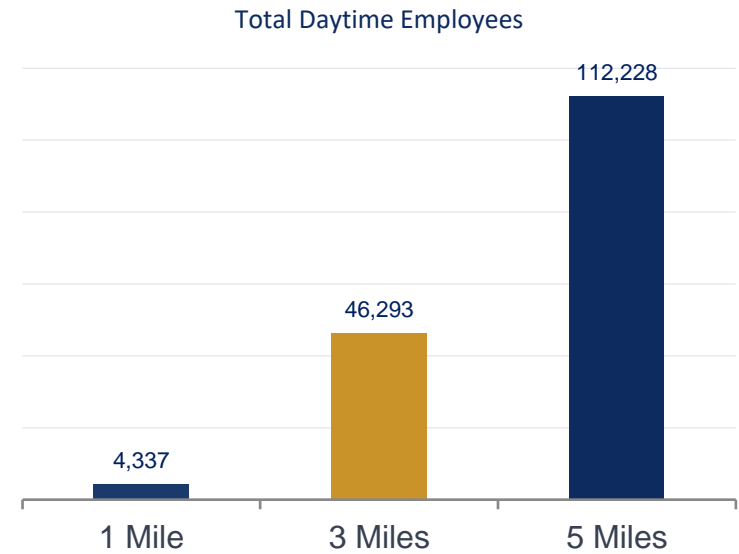
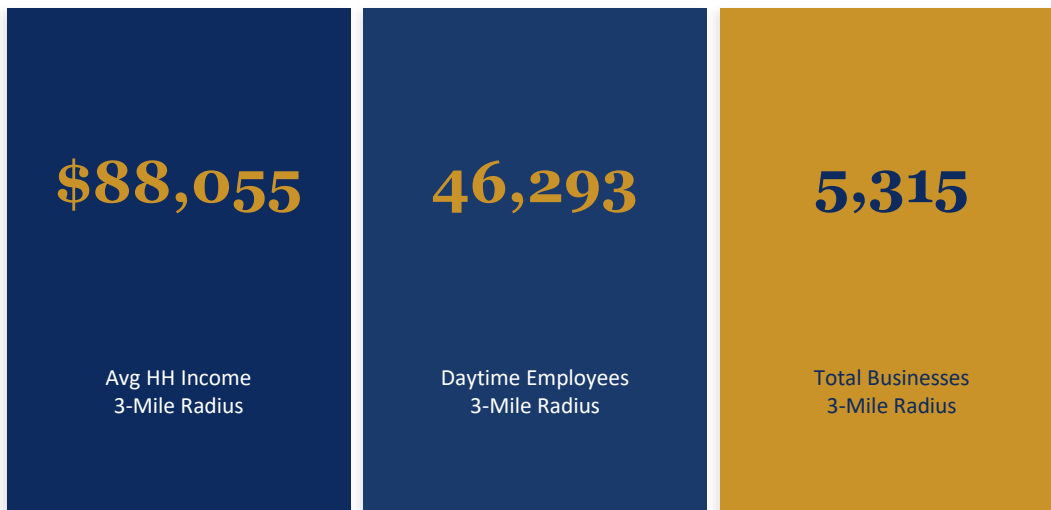


Highway Access: US Hwy 41 (Gateway to Milwaukee) · I-43 · Hwy 38 (Howell Ave) · 794 Nearby

	1 Mile	3 Miles	5 Miles
2025 Est. Population	10,541	109,090	283,523
2025 Est. Households	4,172	44,740	115,687
Avg. Household Income	\$78,137	\$88,055	\$85,825
Total Daytime Employees	4,337	46,293	112,228
Total Businesses	521	5,315	11,639



Sources: U.S. Census Bureau, Esri, CoStar Group — 2025 Estimates



# Former Wendy's

580 West Layton Avenue • Milwaukee, WI 53207

Freestanding QSR • 3,115 SF • VACANT • \$1,980,000

**Calvin Y. Lee**

Real Estate Advisor

CA Lic. 01210501

---

(213) 760-4007 • Calvin@calvinleerea.com

[www.calvinleerea.com](http://www.calvinleerea.com)

---