

THE SHOPS AT MAYFAIR CORNER

2275 N Mayfair Rd / Wauwatosa, WI 53226

Premier Signalized Hard Corner | Dense and Affluent Trade Area | Premier Retail and Healthcare Hub
Multi-Tenant Income with Staggered Expirations | Proven Anchor Performance | Value-Add Upside

\$ | Price: **\$6,700,000**

% | Cap Rate: **7.25%**

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase The Shops at Mayfair Corner, a 34,999-square-foot multi-tenant shopping center located at 2275 N Mayfair Road in Wauwatosa, Wisconsin. Situated on 2.69 acres, the Property occupies the signalized hard corner of N Mayfair Road and W North Avenue, which accommodate more than 65,500 combined vehicles per day. The prominent corner position provides exceptional access, visibility, and exposure along two of the area's primary commercial corridors, creating long-term utility for a broad range of retail, medical, service, and convenience-oriented uses.

The Property is located within one of the Milwaukee metropolitan area's strongest demographic, healthcare, and retail nodes. The surrounding three-mile trade area includes more than 95,000 residents and an average household income of \$125,165, which is projected to exceed \$141,000 by 2030. The site is positioned immediately adjacent to Froedtert Hospital and the Milwaukee Regional Medical Center, while also benefiting from proximity to Mayfair Mall and a deep concentration of national retailers, restaurants, medical users, and major regional employers. This combination of population density, household purchasing power, institutional employment, and regional retail activity supports sustained customer traffic and reinforces the Property's long-term commercial relevance.



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OFFERED EXCLUSIVELY BY



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