

# Capitol Plaza

6500—6524 West Capitol Drive

Milwaukee, WI 53216

**BERKSHIRE  
HATHAWAY**  
EPIC REAL ESTATE

## Capitol Plaza



### OFFERING SUMMARY

**SALE PRICE:** \$1,490,000

**PRICE PSF:** \$112.88

**2025 NOI:** \$112,357

**CAP RATE:** 7.5%

**OCCUPANCY:** 100%

**EXPENSES:** \$54,926

**REAL ESATE TAXES:** \$22,472

**TAX KEY:** 250-9972-110

**YEAR BUILT:** 1984

**LOT SIZE:** .92 Acres

Anthony J. DeBartolo, CCIM

President/Co-Owner

Office: 262-605-1504

Cell: 262-818-8669

Email: [tony@epicmidwest.com](mailto:tony@epicmidwest.com)

600 52ND Street, Ste 333

Kenosha, WI 53140

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The property located at 6400 West Capitol Drive in Milwaukee is a neighborhood commercial and office property situated along one of Milwaukee's primary east-west corridors, Capitol Drive. The site is positioned in a densely populated urban trade area with strong daily traffic counts and convenient access to surrounding residential neighborhoods and major thoroughfares.

The building itself is a multi-tenant commercial property that accommodates a mix of professional offices, community service organizations, retail users, and neighborhood-oriented businesses.

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**Annual Operating Income Statement**

<b>Revenue:</b>		<b>\$189,756</b>
<b>Less Vacancy 5%:</b>		<b>&lt;\$9,487&gt;</b>
<b>Expenses:</b>		
<b>Real Estate Taxes:</b>	<b>\$22,472</b>	
<b>Insurance:</b>	<b>\$5,776</b>	
<b>Management fee:</b>	<b>\$9,013</b>	
<b>Common Lighting:</b>	<b>\$3,600</b>	
<b>Snow Removal:</b>	<b>\$9,000</b>	
<b>Water:</b>	<b>\$8,000</b>	
<b>Maintenance:</b>	<b><u>\$6,600</u></b>	
<b>Total Expenses:</b>		<b>&lt;\$67,911&gt;</b>
<b>Net Income:</b>		<b>\$112,259</b>

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**EPIC REAL ESTATE**



**DEMOGRAPHICS / TRAFFIC COUNT**

	<u>1 Miles</u>	<u>3 Miles</u>
<b>Population:</b>	<b>19,244</b>	<b>193,857</b>
<b>Median HH Income:</b>	<b>\$53,568</b>	<b>\$53,102</b>
<b>Traffic count:</b>		
<b>West Capitol Dr (2025)</b>		<b>28,979</b>

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- **Strong visibility along Capitol Drive**
- **Consistent neighborhood traffic**
- **Public transportation accessibility**
- **Flexible commercial and office space configurations**

**Access to a large residential population base within Milwaukee's north side**

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# Capitol Plaza

6500-6524 West Capitol Drive

Milwaukee WI 53126

**BERKSHIRE  
HATHAWAY**  
EPIC REAL ESTATE



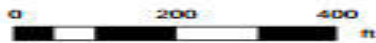
## Capitol Plaza



### Legend

- Parcels
- Tax Parcels
- Administrative
- Municipal Bo

### Notes



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MILWAUKEE COUNTY GIS AND LAND INFORMATION

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# Executive Summary

6500 W Capitol Dr, Milwaukee, Wisconsin, 53216



Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Population	1 mile	3 miles	5 miles
2010 Population	20,337	203,030	403,527
2020 Population	19,709	192,524	387,042
2025 Population	19,096	187,480	378,392
2030 Population	18,682	184,770	374,340
2010-2020 Annual Rate	-0.31%	-0.53%	-0.42%
2020-2025 Annual Rate	-0.60%	-0.50%	-0.43%
2025-2030 Annual Rate	-0.44%	-0.29%	-0.22%

Age	1 mile	3 miles	5 miles
2025 Median Age	37.4	35.1	34.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	11.6%	26.1%	33.2%
Black Alone	74.4%	61.0%	51.5%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	6.8%	4.8%	5.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.0%	2.0%	2.7%
Two or More Races	4.7%	5.7%	6.5%
Hispanic Origin	4.3%	5.1%	6.8%
Diversity Index	47.2	59.7	66.6

Households	1 mile	3 miles	5 miles
2010 Total Households	7,867	77,090	155,986
2020 Total Households	7,817	76,077	156,400
2025 Total Households	7,709	75,844	156,718
2030 Total Households	7,617	75,639	157,089
2010-2020 Annual Rate	-0.06%	-0.13%	0.03%
2020-2025 Annual Rate	-0.26%	-0.06%	0.04%
2025-2030 Annual Rate	-0.24%	-0.05%	0.05%
2025 Average Household Size	2.47	2.46	2.36
Wealth Index	43	56	59

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	20.2%	22.6%	25.8%
<b>Median Household Income</b>			
2025 Median Household Income	\$54,130	\$55,319	\$56,097
2030 Median Household Income	\$60,540	\$61,551	\$63,036
2025-2030 Annual Rate	2.26%	2.16%	2.36%
<b>Average Household Income</b>			
2025 Average Household Income	\$69,146	\$79,536	\$82,066
2030 Average Household Income	\$78,118	\$89,321	\$92,612
<b>Per Capita Income</b>			
2025 Per Capita Income	\$28,073	\$32,385	\$34,233
2030 Per Capita Income	\$32,031	\$36,818	\$39,149
2025-2030 Annual Rate	2.67%	2.60%	2.72%
<b>Income Equality</b>			
2025 Gini Index	43.6	48.6	49.9
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	39.3	42.6	43.7
<b>Housing Unit Summary</b>			
Housing Affordability Index	99	88	78
2020 Housing Units	8,370	83,407	172,002
Vacant Housing Units	6.9%	8.8%	9.1%
2025 Housing Units	8,236	82,963	172,411
Owner Occupied Housing Units	53.5%	48.1%	45.4%
Renter Occupied Housing Units	46.5%	51.9%	54.6%
Vacant Housing Units	6.4%	8.6%	9.1%
2030 Total Housing Units	8,238	83,254	173,407
2030 Owner Occupied Housing Units	4,200	37,447	72,970
2030 Renter Occupied Housing Units	3,417	38,192	84,119
2030 Vacant Housing Units	621	7,615	16,318

# COMMUNITY SUMMARY

6500 W Capitol Dr, Milwaukee, Wisconsin, 53216  
 Ring: 1 mile radius



**24.1%**  
Services



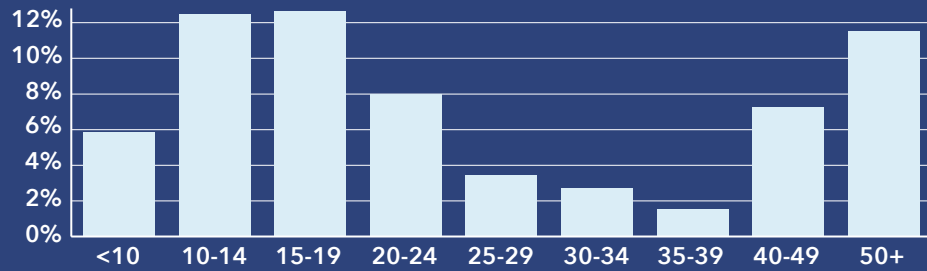
**27.8%**  
Blue Collar



**48.1%**  
White Collar

<b>19,096</b>	<b>-0.60%</b>	<b>2.47</b>	<b>47.2</b>	<b>37.4</b>	<b>\$54,130</b>	<b>\$174,486</b>	<b>\$71,526</b>	<b>24.2%</b>	<b>59.5%</b>	<b>16.2%</b>
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

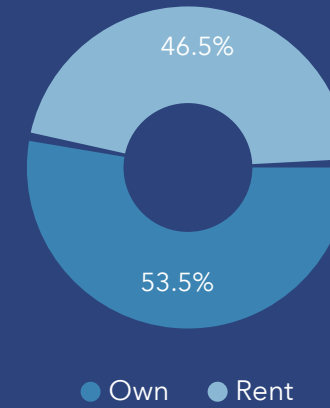
**Mortgage as Percent of Salary**



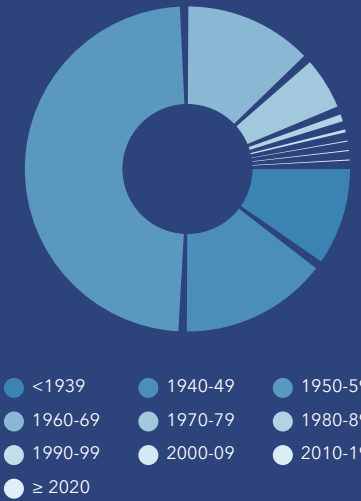
**Age Profile: 5 Year Increments**



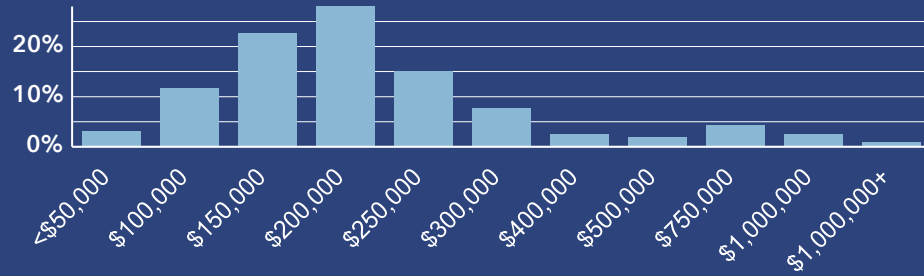
**Home Ownership**



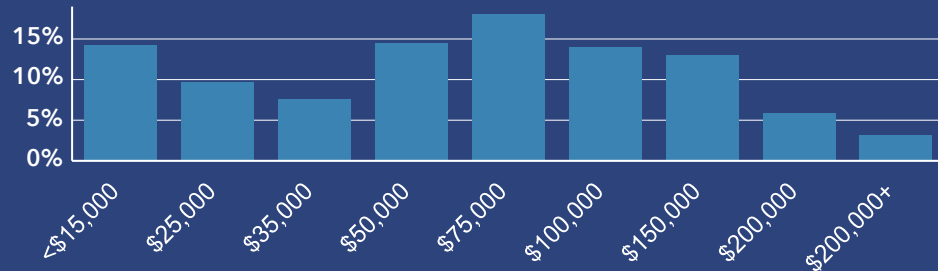
**Housing: Year Built**



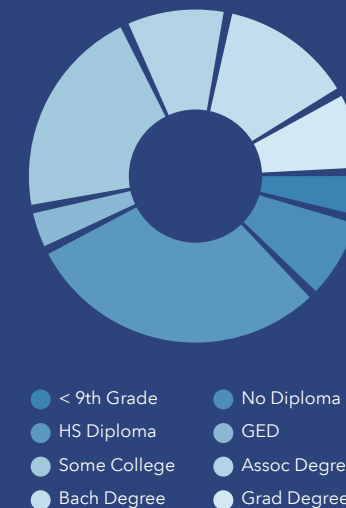
**Home Value**



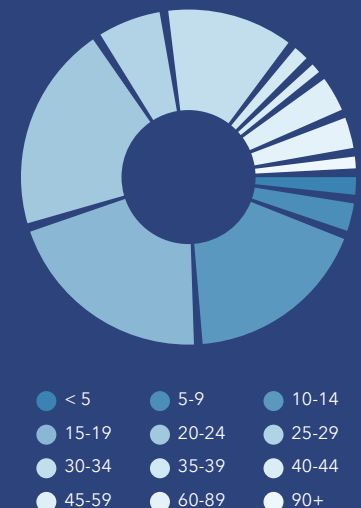
**Household Income**



**Educational Attainment**



**Commute Time: Minutes**



Dots show comparison to **Milwaukee County**

# COMMUNITY SUMMARY

6500 W Capitol Dr, Milwaukee, Wisconsin, 53216  
 Ring: 3 mile radius



**22.2%**  
Services



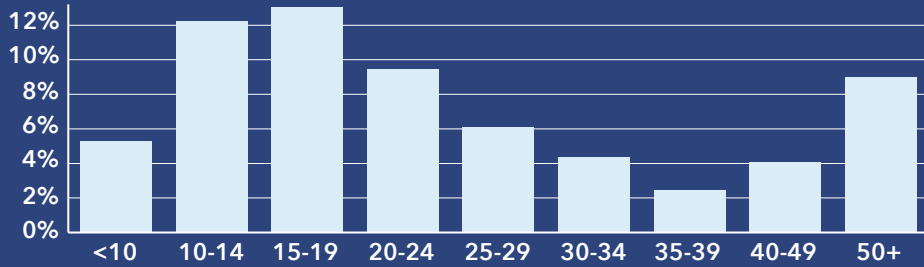
**21.6%**  
Blue Collar



**56.1%**  
White Collar

<b>187,480</b>	<b>-0.50%</b>	<b>2.46</b>	<b>59.7</b>	<b>35.1</b>	<b>\$55,319</b>	<b>\$199,636</b>	<b>\$59,565</b>	<b>26.2%</b>	<b>59.5%</b>	<b>14.3%</b>
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

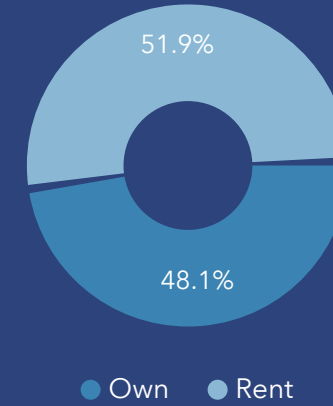
**Mortgage as Percent of Salary**



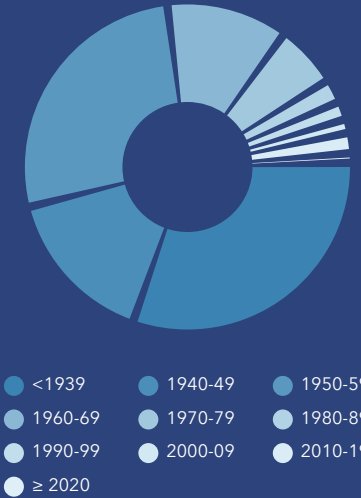
**Age Profile: 5 Year Increments**



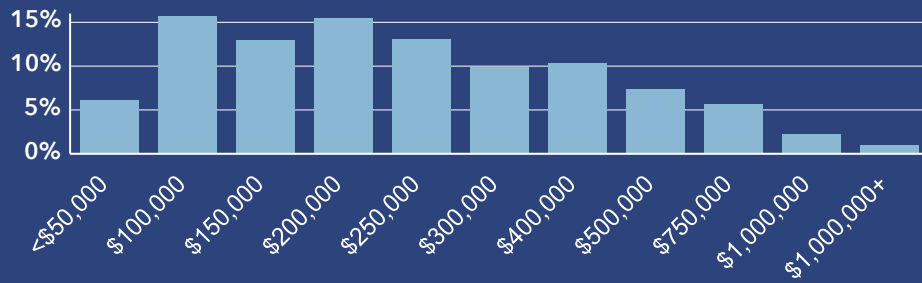
**Home Ownership**



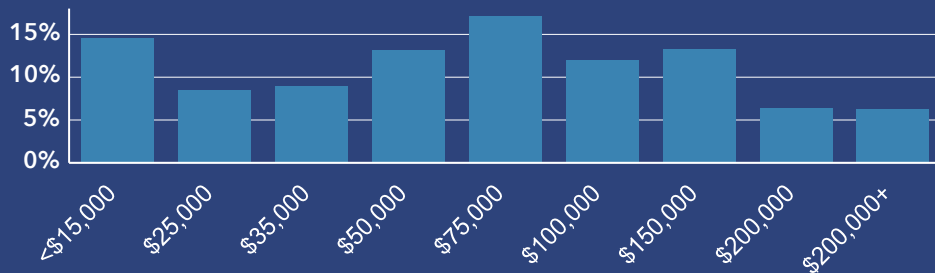
**Housing: Year Built**



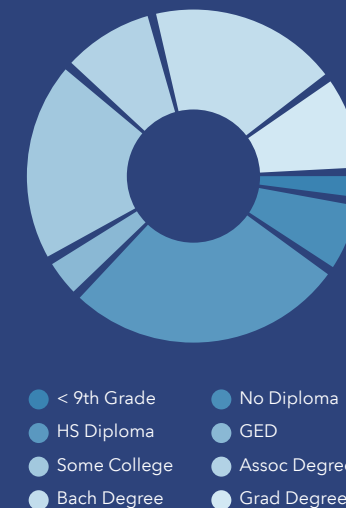
**Home Value**



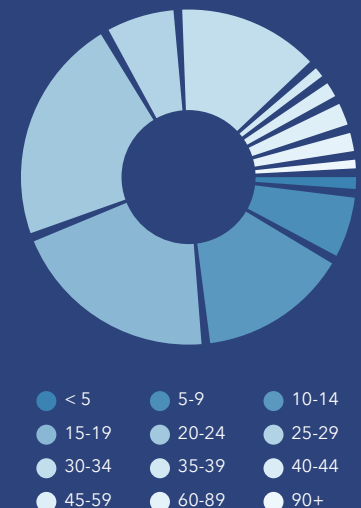
**Household Income**



**Educational Attainment**



**Commute Time: Minutes**



Dots show comparison to **Milwaukee County**

# COMMUNITY SUMMARY

6500 W Capitol Dr, Milwaukee, Wisconsin, 53216  
Ring: 5 mile radius



**20.7%**  
Services



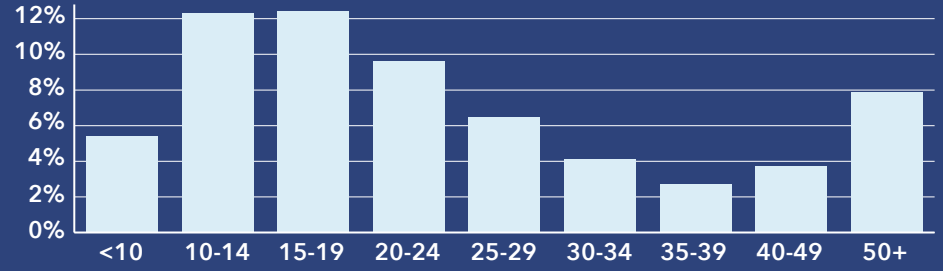
**21.0%**  
Blue Collar



**58.3%**  
White Collar

<b>378,392</b>	<b>-0.43%</b>	<b>2.36</b>	<b>66.6</b>	<b>34.6</b>	<b>\$56,097</b>	<b>\$231,526</b>	<b>\$55,332</b>	<b>24.8%</b>	<b>60.5%</b>	<b>14.7%</b>
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

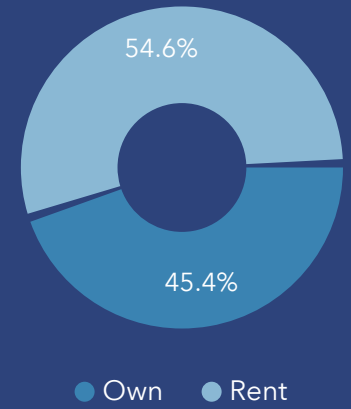
**Mortgage as Percent of Salary**



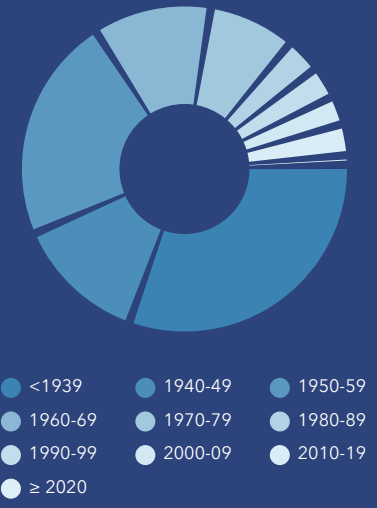
**Age Profile: 5 Year Increments**



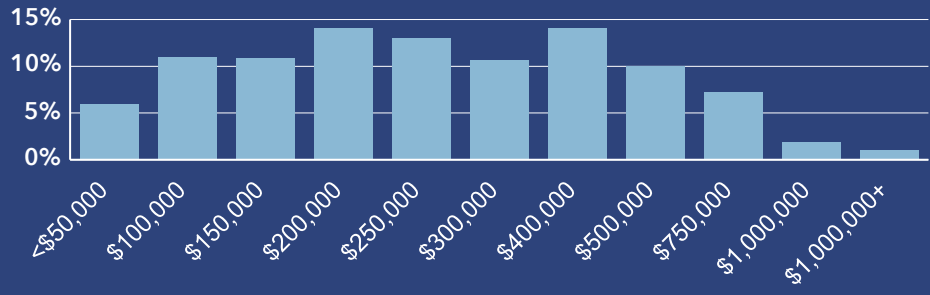
**Home Ownership**



**Housing: Year Built**



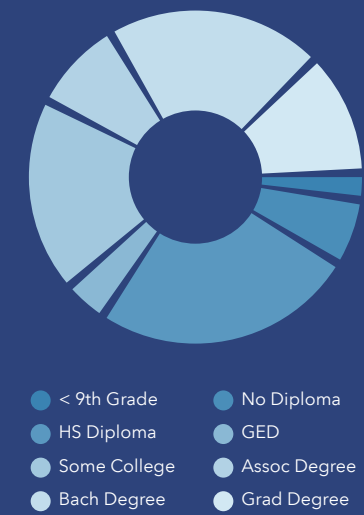
**Home Value**



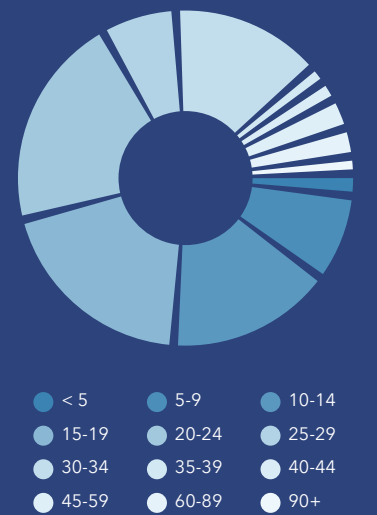
**Household Income**



**Educational Attainment**



**Commute Time: Minutes**



Dots show comparison to **Milwaukee County**

Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 \_\_\_\_\_

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.

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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