

**ONLY ONE SPACE LEFT!
4,129 SF AVAILABLE**

america's best
OPENING SUMMER '26



STAMP FACTORY

AT

THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

Retail / Medical Development Across the Street from:

WHOLE FOODS
MARKET

NORDSTROM
rack

DICK'S
SPORTING GOODS

Synergy
AT THE MAYFAIR COLLECTION

LEASING SERVICES BY

CITADEL
PROPERTY ADVISORS

BRENTON SCHRADER
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STAMP FACTORY

AT THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

JOIN THESE
GREAT RETAILERS



Like the highly-successful Mayfair Collection development across the street, Stamp Factory at The Mayfair Collection is an adaptive reuse of an obsolete warehouse building that was fully-renovated to create attractive retail / office storefronts

Feature Benefits include:

- Across from the main entrance to The Mayfair Collection which includes: Whole Foods, Nordstrom Rack, DSW, Ulta, J. Crew Factory, and more
- Direct visibility and frontage on Burleigh Street
- Access from signalized intersection at Burleigh Street
- Visibility and access to full interchange for Highway 45 (141,000 VPD)
- Near Mayfair Mall, anchored by the only Nordstrom department store in the state of Wisconsin

OWNER / DEVELOPER

ICA Innovative Capital Advisors

LEASING SERVICES



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THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Burleigh Street

Pylon Sign

Water Tower

114th Street

45

141,000 VPD

ExtraSpace Storage

Loading Area

Habitat for Humanity
ReStore

IMAGE STUDIOS

midwest orthopaedic
SPECIALTY HOSPITAL

PAUL MITCHELL
the school

+/- 4,129 SF

america's best

verizon

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11415
ExtraSpace Storage

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SPECIALTY HOSPITAL

ReStore

IMAGE STUDIOS

ab
america's best

Pylon Signage

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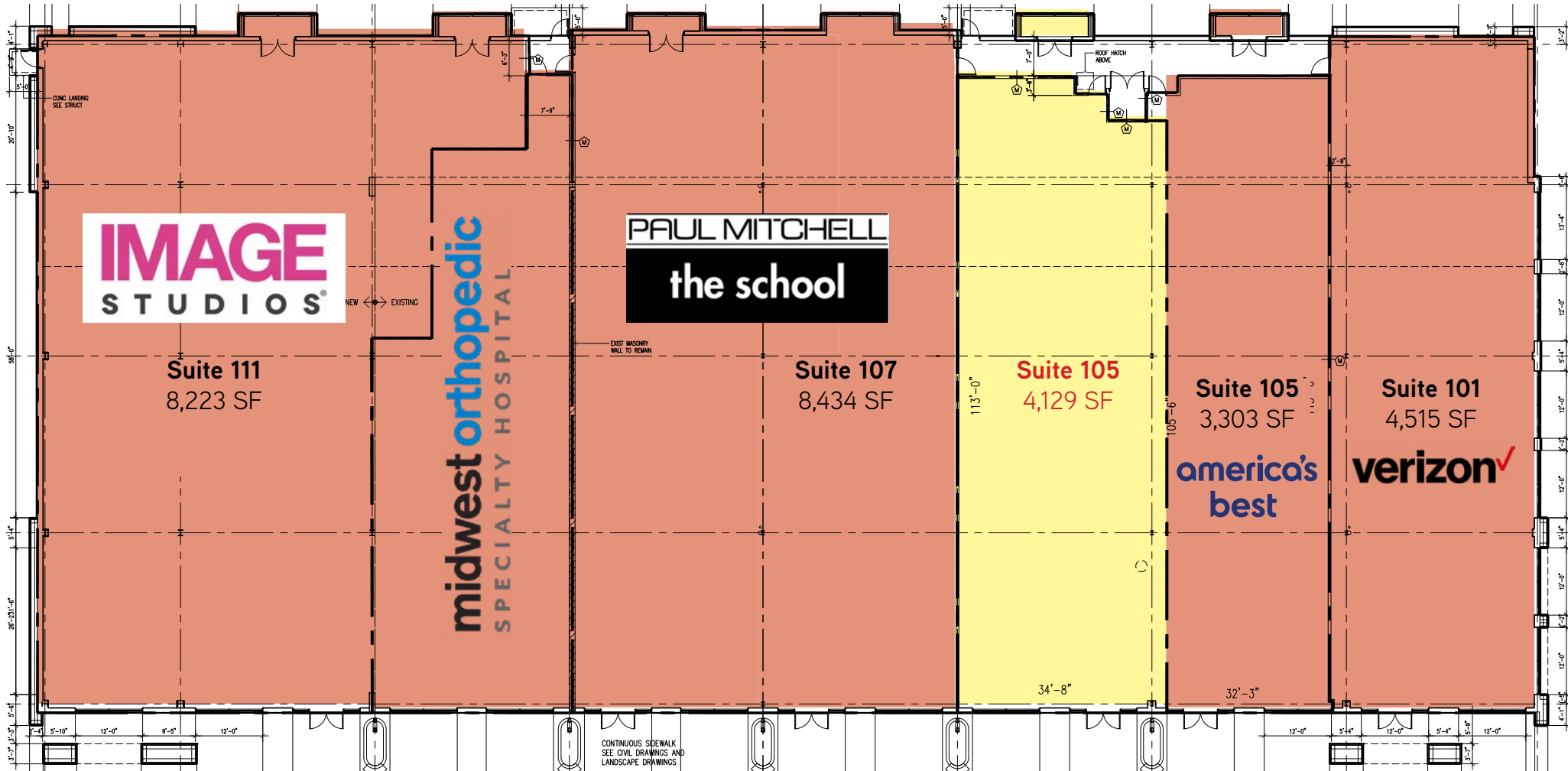
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Multi-Phase Redevelopment Plan

STAMP FACTORY

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Area Traffic Drivers

MAYFAIR TRADE AREA

Located at US Highway 45 and Burleigh Street, The District 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 | |

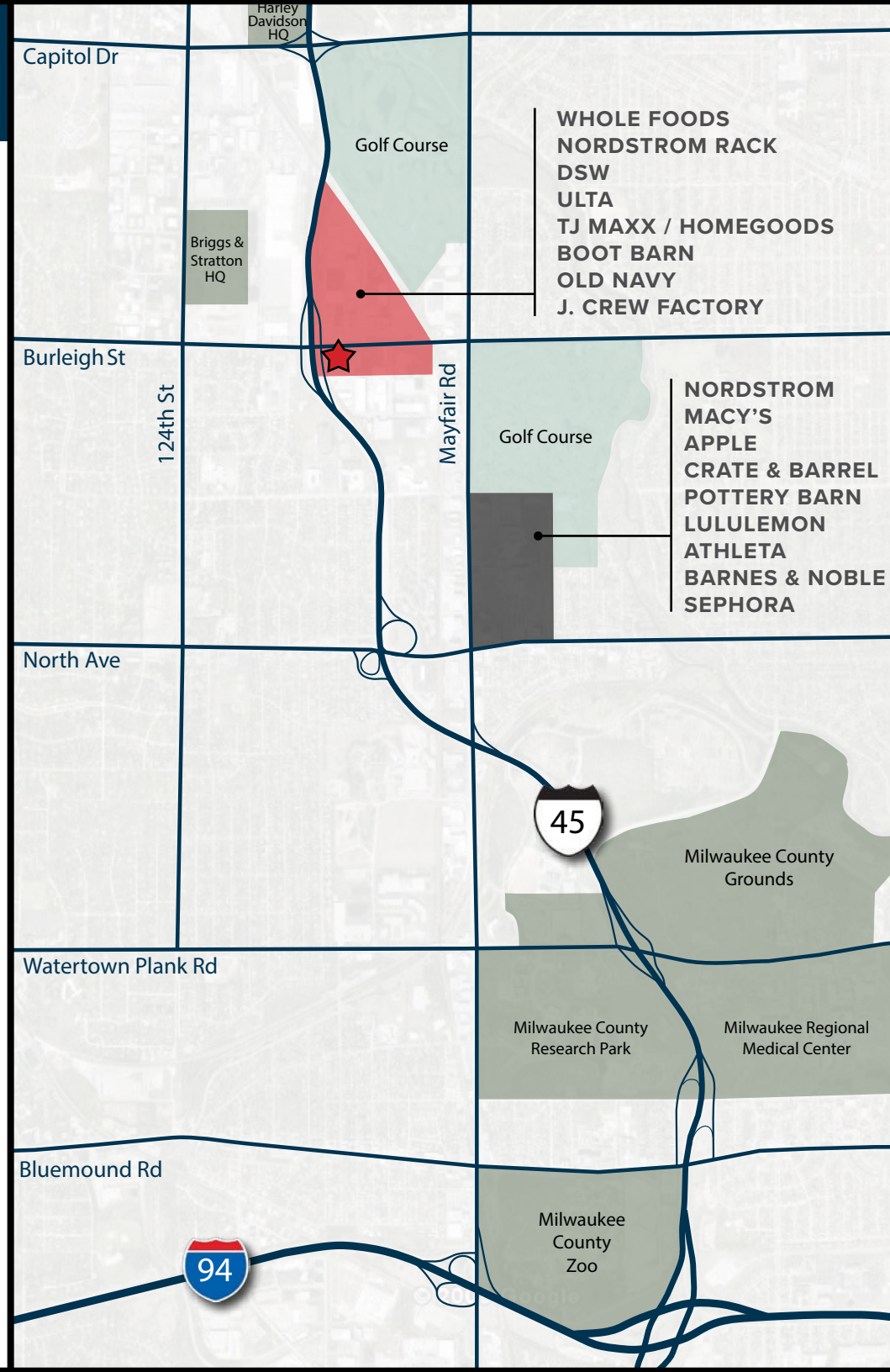
MILWAUKEE COUNTY RESEARCH PARK

- 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 | |



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



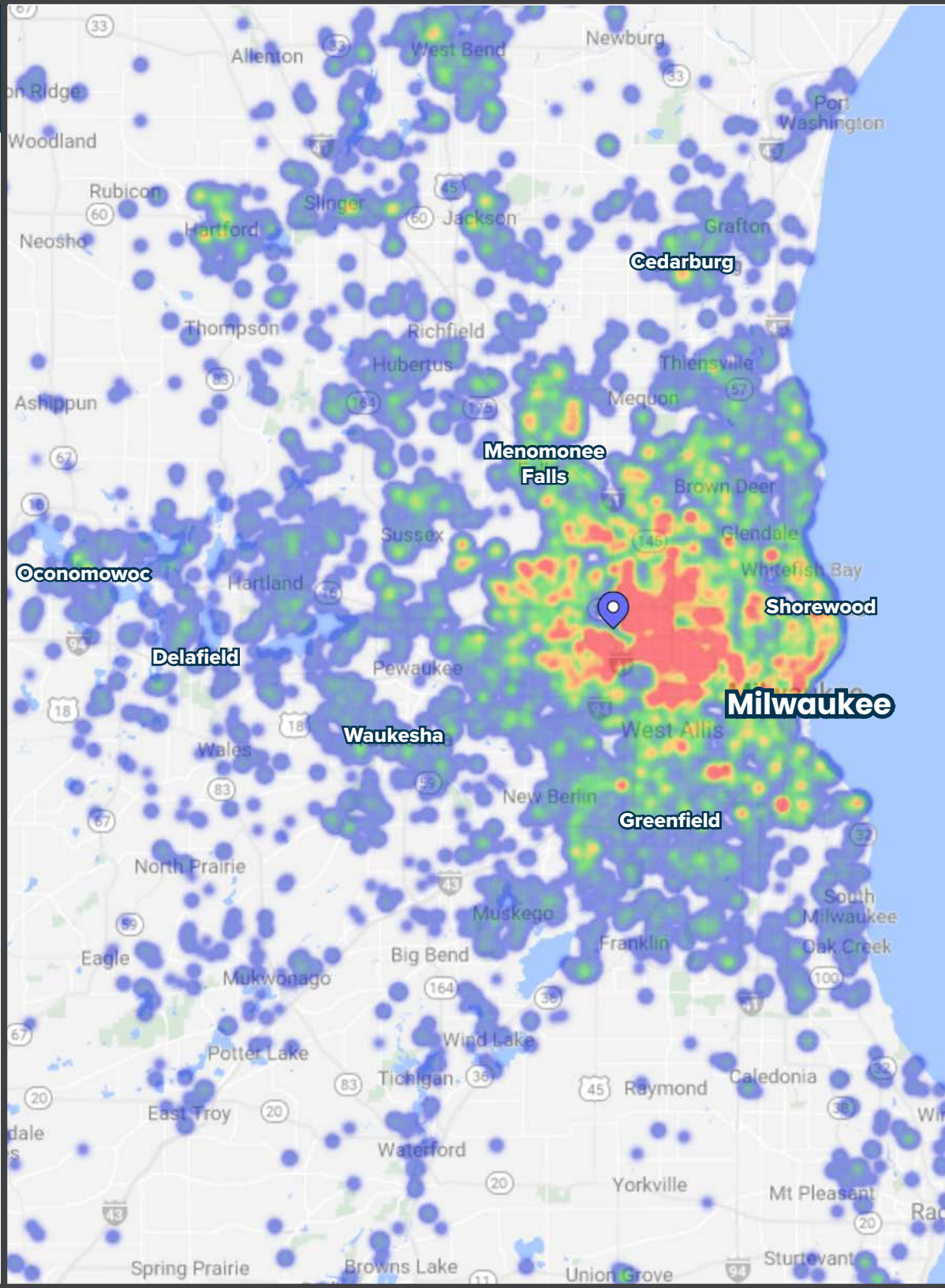
Average Length of Stay

\$75,000+



Average Household Income

Source: Placer.ai (January - December 2019)





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