



THE REALTY COMPANY

CEDARBURG SQUARE RETAIL/OFFICE COMPLEX

W62 N244-248 WASHINGTON AVE • DOWNTOWN CEDARBURG



CEDARBURG SQUARE

Office & Retail Leasing Opportunities

A premier office and retail destination in historic downtown Cedarburg, Cedarburg Square blends small-town charm with modern convenience. Positioned along Washington Avenue—one of the city’s most traveled corridors—the professionally managed complex offers flexible suites, exceptional visibility, and amenities designed to support growing businesses.

With strong exposure, ample parking, and walkable access to local shops and restaurants, it provides an Ideal setting for professional services, boutique retail, wellness providers, and other businesses seeking a high-traffic, community-oriented location.

A Location That Works For You

- Prime Washington Avenue frontage
- Walkable to national brands and local favorites
- Ample on-site parking for customers and tenants
- Build-to-suit opportunities
- Multiple suite sizes and configurations

Designed for Productivity

- Heat, taxes, and building insurance included
- Elevator access and shared conference room
- Sprinklered throughout
- Common area maintenance included
- Professionally managed

Flexible Suites for Every Stage of Growth

Office suites from **300 SF -1,485 SF**

Retail suites from **1,319 SF - 3,528 SF**

Short-term and multi-year leases available depending on suite type.

For more information, please contact:

Lorna Mueller, Owner/Broker

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OFFICE SPACE

Multiple Spaces Available

Building A — Office Suites

Combined Option

Suites 103 + 104 may be combined for approx. 695 SF.

Suite 103

- Two room office with interior lobby views
- Approx. 465 SF
- \$615/Mo
- \$16.80/SF
- 1-year lease



Suite 103



Suite 103

Suite 104:

- Two room office with interior lobby views
- Approx. 225 SF
- \$315/Mo
- \$16.80/SF
- 1 year lease



Suite 104



Suite 104

Suite	SF	Price/Mo	Price/SF	Level	Notes
A-103	465	\$651	\$16.80	Lobby	2 rooms
A104	225	\$315	\$16.80	Street	Washington Ave view
B-7	330	\$429	\$15.60	Lower	3 rooms
B-203	400	\$540	\$16.20	Upper	Washington Ave view
B-207	1485	\$2,004.75	\$16.20	Upper	6 rooms + reception
B-103	2220	\$3,190	\$17.40	Street	Retail, 2 entrances
B105	1319	\$1,911.11	\$17.40	Street	Former bank

Building B — Office Suites



Suite 7

Suite 7 (Lower Level)

- Three room office
- Approx. 330 SF
- \$429/Mo
- \$15.60/SF
- 1-year lease

Suite 207

- Six room office
- Reception area
- Large common area
- Approx. 1,485 SF
- \$2,004.75/Mo
- \$16.20/SF
- 1-year lease



Suite 207

Suite 203

- Three room office
- \$540/Mo
- \$16.20/SF
- 1-year lease



Suite

TRC

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RETAIL SPACE

Building B — Retail Suites

Suite 103

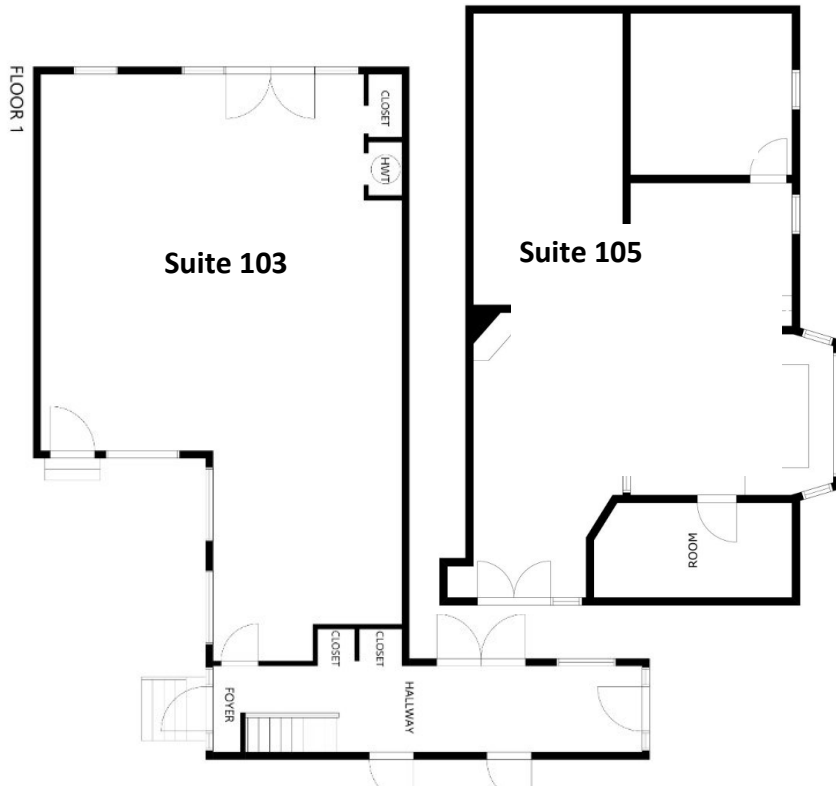
- Excellent visibility Ideal for retail or office
- Two exterior entrances
- Build-to-suit available
- Approx. 2,220 SF
- \$3,190/Mo
- \$17.40/SF
- 3-year lease minimum

Suite 105 (Street Level)

- Former bank space
- Build-to-suit available
- Approx. 1,319 SF • \$1,911.11/Mo
- \$17.40/SF
- 3-year lease minimum

Combined Option

Suites 103 + 105 may be combined for approx. 3,528 SF.



The retail space features entrances on both Washington Ave. and from the parking lot.

The space is currently on brown box condition, and the landlord is willing to participate in tenant improvements (TI).



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Cedarburg - A Strong Market

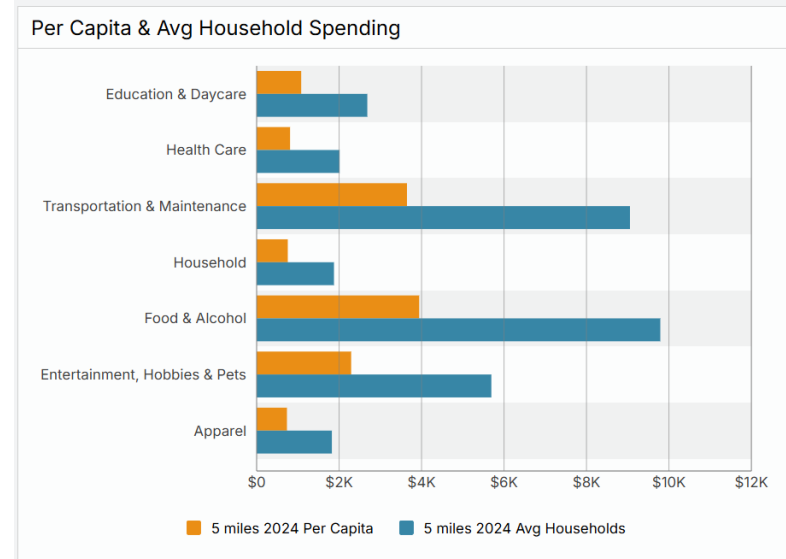
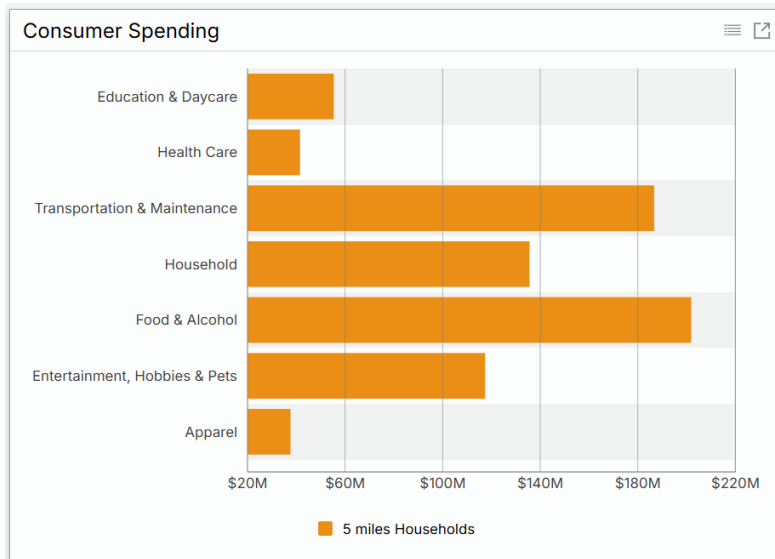
The Cedarburg area features high educational attainment, stable population growth, and strong household spending across retail, food, health, and services - making it an ideal environment for business success.

Consumer Spending Strength

Households within five miles show strong spending across: • Retail • Food & beverage • Health care • Entertainment • Household goods • Apparel
These demographics support a wide range of retail, service, and professional businesses.

Market Demographics (5-Mile Radius)

2024 Population: 51,207 Projected Growth (2024–2029): +0.8% annually Median Age: 44.7 Bachelor’s Degree or Higher: 53%



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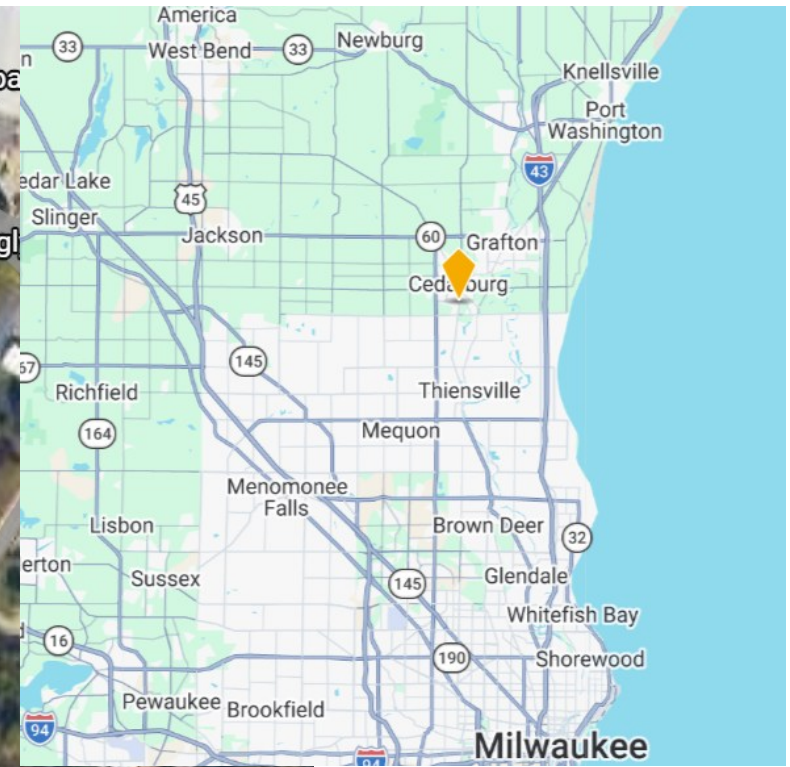
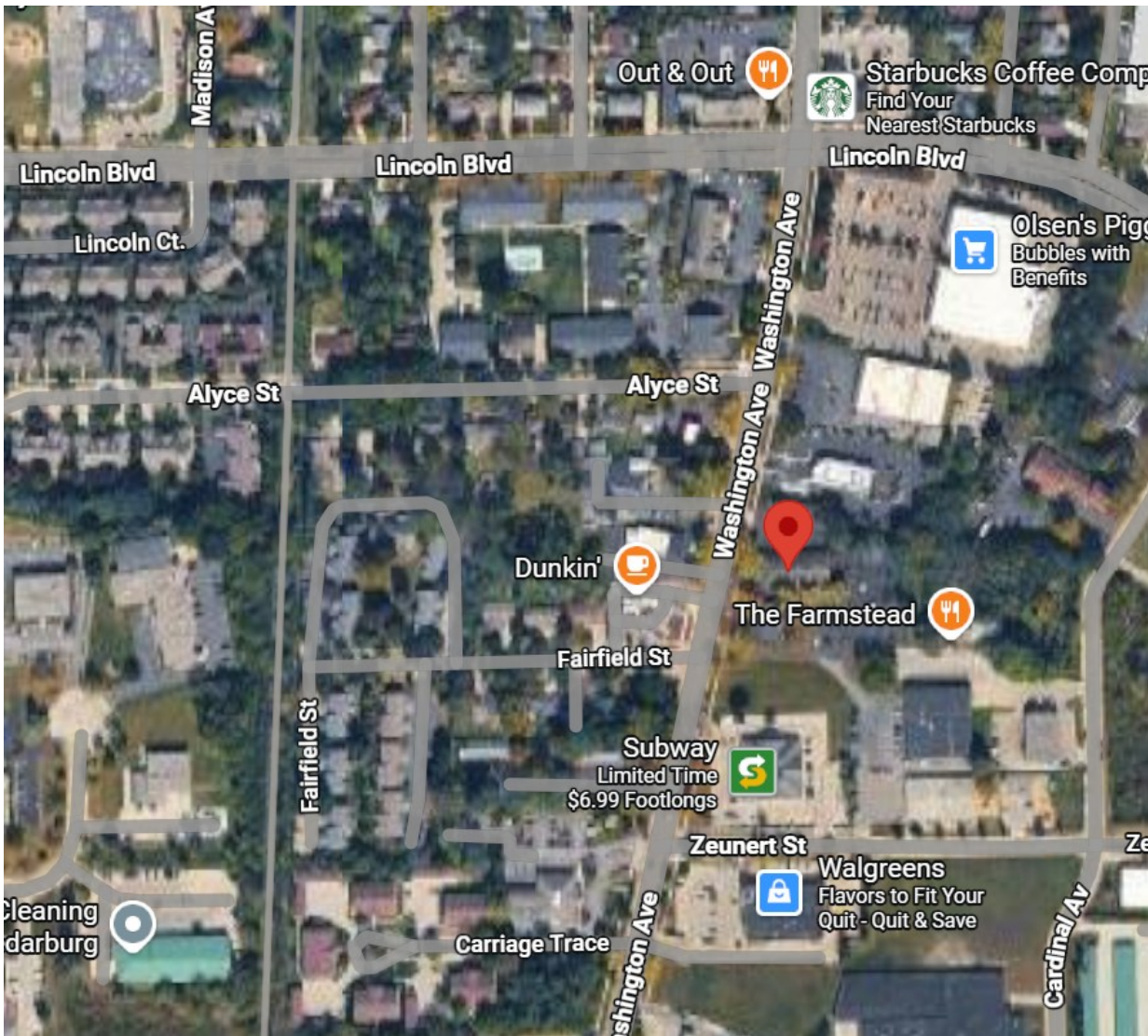
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CEDARBURG SQUARE OFFICE COMPLEX

Maps



Population	2 miles	5 miles	10 miles
2020 Population	13,974	51,413	181,346
2024 Population	12,008	51,207	176,182
2029 Population Projection	12,105	53,165	178,191
Annual Growth 2020-2024	-3.5%	-0.1%	-0.7%
Annual Growth 2024-2029	0.2%	0.8%	0.2%
Median Age	43.5	44.7	42.7
Bachelor's Degree or Higher	51%	53%	45%
U.S. Armed Forces	0	0	76



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