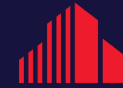


**FOR
GROUND
LEASE**

0.91 AC



**CUSHMAN &
WAKEFIELD**

BOERKE

LAND FOR GROUND LEASE
NWC OF MOORLAND & ROGERS
NEW BERLIN, WISCONSIN

DAVE FERRON

COMM. REAL ESTATE BROKER

+1 414 333 5555

dferron@boerke.com

KEVIN RIORDAN

PRINCIPAL

+1 414 791 5098

kriordan@boerke.com

BRIAN RIORDAN

PRINCIPAL

+1 414 347 1000

briordan@boerke.com

MILWAUKEE OFFICE

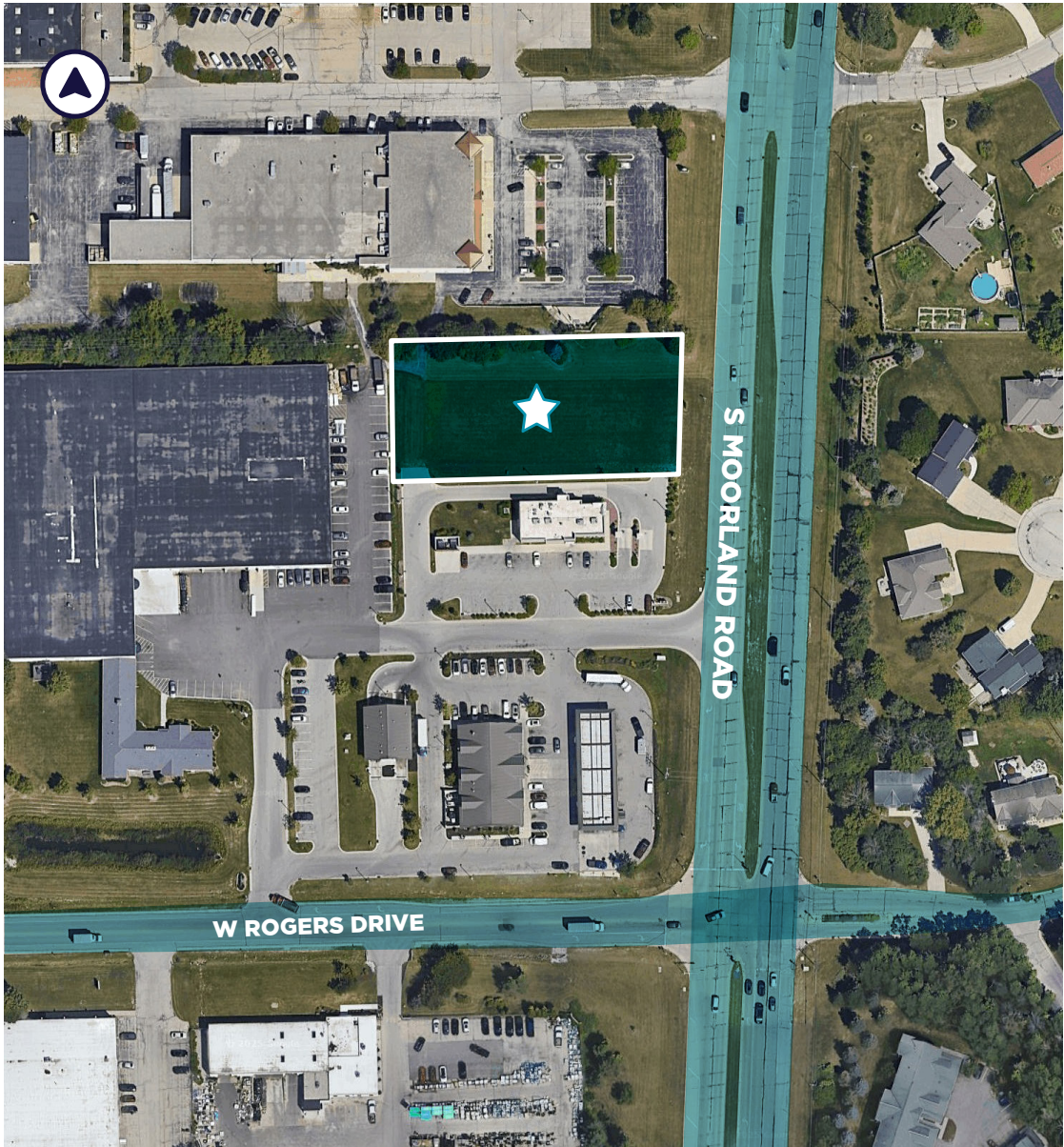
731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE

33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

PROPERTY OVERVIEW



Lot Size	0.91 AC
Zoning	M-1
Utilities	At Site
Storm Water	Off Site Pond
Access	Cross Access with Adjacent Parcel

Tax Key	NBC 1164997007
Lease Price	\$60,000 / year

KEY FEATURES

- Retail/commercial land development
- Build to suit opportunity on 0.91 Acres
- Located just two blocks south of Wal-Mart
- Development at Moorland Road & Greenfield Avenue
- High visibility and traffic counts from Moorland Rd (30,000 VPD)
- Available for land lease or BTS

AERIAL MAP

BROOKFIELD SQUARE MALL
2.2 MI NORTH ON MOORLAND

dBK ARTISTRY
DRESSED IN TIME
PHO L'AMOUR CAFE

Mobil

Lagniappe
PASSANT

SEÑOR LUNA

ExtraSpace
Storage

W GREENFIELD AVENUE

FIRST FEDERAL BANK

COUNTRY
TIRE & SERVICE

Walgreens

Residence INN
BY HILTON

Holiday Inn
BY IHG

MAC'S
RESTAURANT & CATERING
summit
OSAKA

EMBASSY SUITES
by Hilton

CHAMPS

WONITA

Pick n Save

Sylvan
Learning
SALON MEDUSA
Miracle-Ear

orange shoe

LEE'S

bp

Panera
BREAD

Walmart

THE CONSERVANCY
PROPOSED DEVELOPMENT
BY WIMMER COMMUNITIES

PROPOSED:
413 APARTMENTS
19,600 SF COMMERCIAL SPACE

GREENFIELD PLAZA
GEORGE WEBB
RESTAURANTS
EST. 1959
WOODCRAFT
Brookfield Computers
Children's Orchard
Hide in Motion
Giuseppe's
Speedway

NAPA

NONN'S
KITCHEN BATH & FLOORING

BURGER KING

Kwik Trip

S CALHOUN ROAD

SMOORLAND ROAD
30,000 VPD

CITGO

McDonald's

WELLS FARGO

HOAICONBANK
The National Choice

Wendy's

Landmark
CREDIT UNION

W CLEVELAND AVENUE

CLEVELAND BUS & GRILL

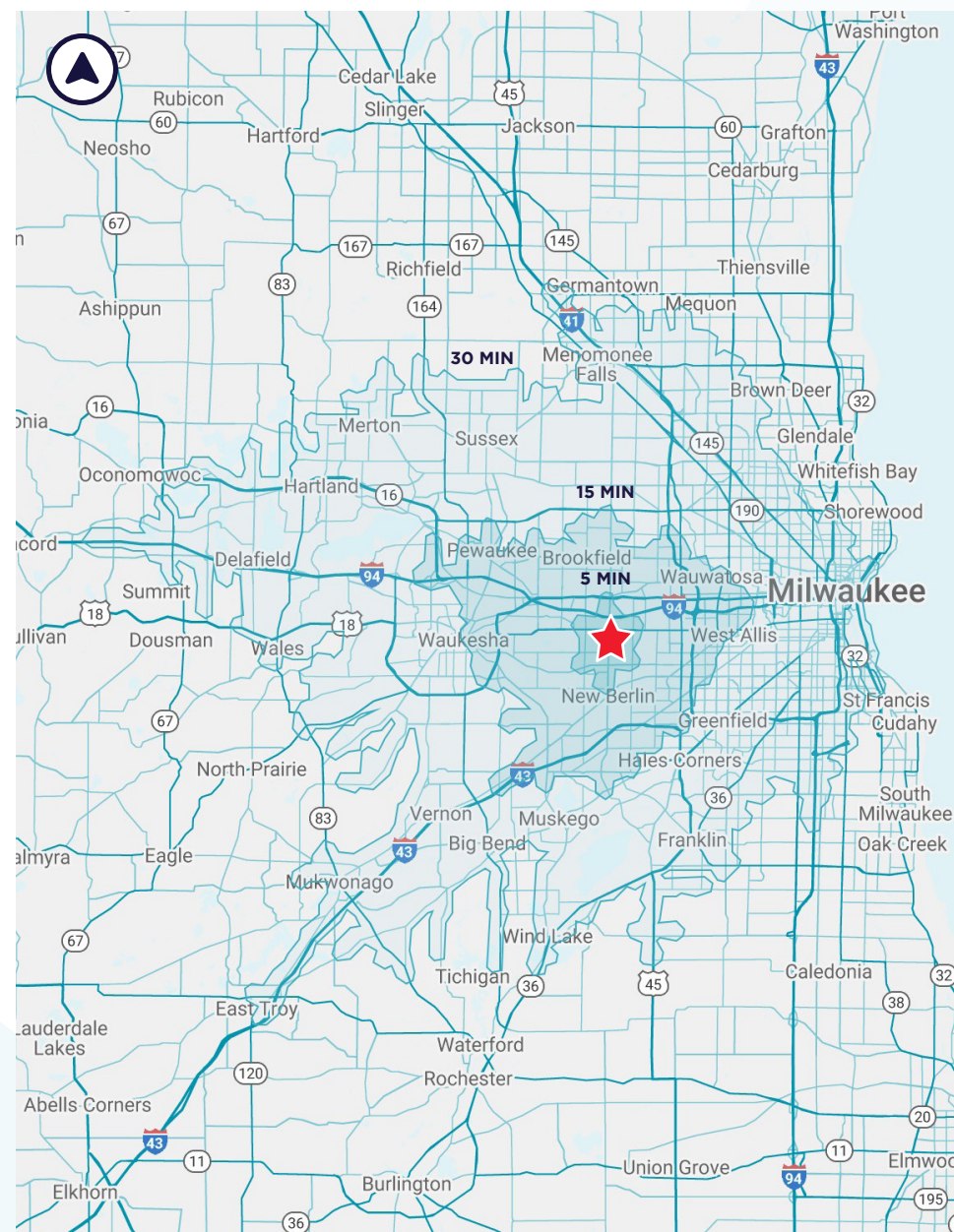
Kwik Trip

DEMOGRAPHICS

POPULATION	5 MIN	15 MIN	30 MIN
Estimated Population (2025)	13,576	188,027	1.1M
Median Age (2024)	42.1	41.5	37.4

HOUSEHOLDS	5 MIN	15 MIN	30 MIN
Estimated Households (2025)	6,082	83,662	447,631
Estimated Average Household Income (2025)	\$127,844	\$127,093	\$106,436

ANNUAL CONSUMER EXPENDITURE	5 MIN	15 MIN	30 MIN
Total Household Expenditure	\$677.2M	\$8.93B	\$42.9B
Total Retail Expenditure	\$334.2M	\$4.4B	\$21.9B
Apparel Expenditure	\$12.4M	163.9M	\$817.1M
Entertainment Expenditure	\$38.4M	\$506.4M	\$2.5B



STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub agent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

CONTACT

DAVE FERRON

COMM. REAL ESTATE BROKER

+1 414 333 5555

dferron@boerke.com

KEVIN RIORDAN

PRINCIPAL

+1 414 791 5098

kriordan@boerke.com

BRIAN RIORDAN

PRINCIPAL

+1 414 347 1000

briordan@boerke.com



**CUSHMAN &
WAKEFIELD**

BOERKE

Milwaukee Office

731 N Jackson Street
Suite 700
Milwaukee, WI 53202

boerke.com

Madison Office

33 E Main Street
Suite 241
Madison, WI 53703

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Boerke Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.