



Wales Retail Development

Highway 83 Corridor | Wales, WI
Spring 2027 Delivery

Wales Retail Development

Highway 83 Corridor | Wales, WI

Availability

Multiple Site Configurations Available

- Flexible build-to-suit
- Buildable up to 5,000-8,200 SF
- Drive-thru capable

OPTION A

- Multi-tenant retail strip
- 6,000 SF total

OPTION B

- Two-story mixed retail / restaurant
- 8,200 SF total

OPTION C

- Retail + drive-thru pad
- Ideal for QSR / medical

Features

- Class A mixed-use development
- Multiple access points from HWY 18 & HWY 83
- Prominent monument signage at each entrance
- Flexible site planning allows for retail, medical, restaurant, and drive-thru users

Traffic Counts

- 20,000 VPD on Highway 83
- 25,000 VPD on Highway 18
- 54,900 VPD on Interstate-94

Commute Times

- Milwaukee: ~30 minutes (via I-94 East)
- Madison: ~1 hour (via I-94 West)
- Chicago: ~2 hours (via I-94 East)

Area Retailers



Demographics

2 MILE 5 MILE 10 MILE

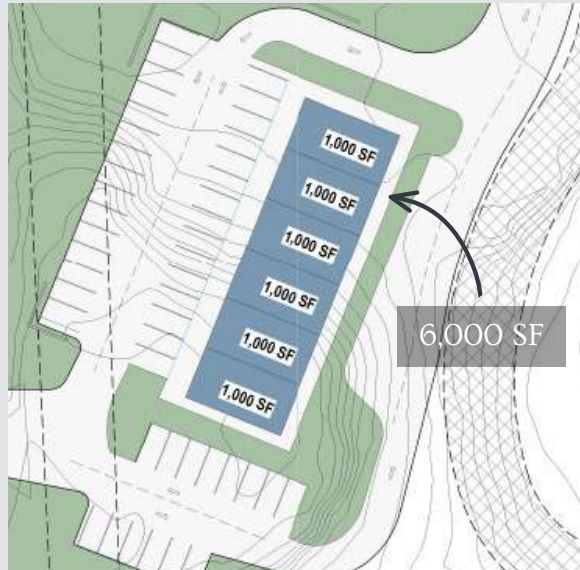
	2 MILE	5 MILE	10 MILE
POPULATION	5,506	30,590	202,939
HOUSEHOLDS	2,131	11,763	82,602
AVG HOUSEHOLD INCOME	\$137,959	\$154,117	\$123,456
DAYTIME POPULATION	5,000	35,000+	175,000

SITE PLANS

Flexible site planning allows for retail, medical, restaurant, and drive-thru users.

OPTION A

Neighborhood Retail & Restaurant Opportunity



Total Building Area: +/-6,000 SF

Configuration: Single-story multi-tenant strip center

Parking: 44 Parking Spaces

A clean, efficient multi-tenant retail layout designed for service retail, food users, medical, wellness, and daily-needs tenants. This concept provides strong visibility from N Wales Rd with simplified parking and flexible suite demising.

OPTION B

Higher-Density Mixed-Use Retail Configuration



Total Building Area: +/-8,200 SF

Configuration: Two-story mixed retail / restaurant

Parking: 60 Parking Spaces

A flexible two-story development concept designed to maximize site efficiency while accommodating restaurant, retail, medical, and service-oriented users. The layout creates opportunities for prominent corner/end-cap tenancy and potential upper-level visibility.

OPTION C

Drive-Thru Anchored Retail Development



Total Building Area: +/-5,175 SF

Configuration: Multi-building retail + drive-thru layout

Parking: 32 Parking Spaces

A highly functional retail and drive-thru concept designed to accommodate quick-service restaurant, medical, and convenience-oriented users. The layout creates strong vehicle circulation while maintaining visibility and efficient parking.

WALES RETAIL DEVELOPMENT

Highway 83 Corridor | Wales, WI

WITHIN
5 MILES IN
2025:

\$73,449,418

ENTERTAINMENT
SPENDING

\$123,599,292

FOOD/DRINK SPENDING

\$36,142,845

EDUCATION &
DAYCARE SPENDING

\$720,000

MEDIAN NET WORTH

CONSUMER SPENDING

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