

FOR LEASE

# 1811 S 108th Street

West Allis, Wisconsin

416+/-

Square Feet

\$3.61/SF

Rate

Gross

Lease Type

4

Salon Stations

11,000+

Cars / Day

## Property Overview

Rare opportunity to lease a fully equipped 416+/- sq ft suite on one of Milwaukee's busiest corridors. This turn-key space features 4 existing salon stations with plumbing already in place.

The previous tenant rented 3 of 4 stations to independent stylists — generating enough rental income to more than cover her own overhead. Offered as a gross lease for simple, predictable costs.

Not a salon? This space adapts easily to a professional office, boutique retail, or personal services business. With over 11,000 cars passing daily, your business will be seen.

## Highlights

- **Prime S 108th St frontage**  
One of Milwaukee's busiest roads
- **Signage available**  
350,000 vehicles pass per year
- **Turn-key salon space**  
4 stations, shampoo bowl, dispense area & cabinetry
- **Income-generating model**  
Station rental available
- **Gross lease**  
Simple, predictable billing — no surprises
- **Flexible use**  
Converts to office, retail, or services
- **Full amenities**  
Restroom + kitchenette on-site
- **Only 3 min from I-94**  
Easy access to/from all directions
- **Parking available**  
Number of spaces negotiable



**Kimberly Hefter**

ShoreWest Realtors

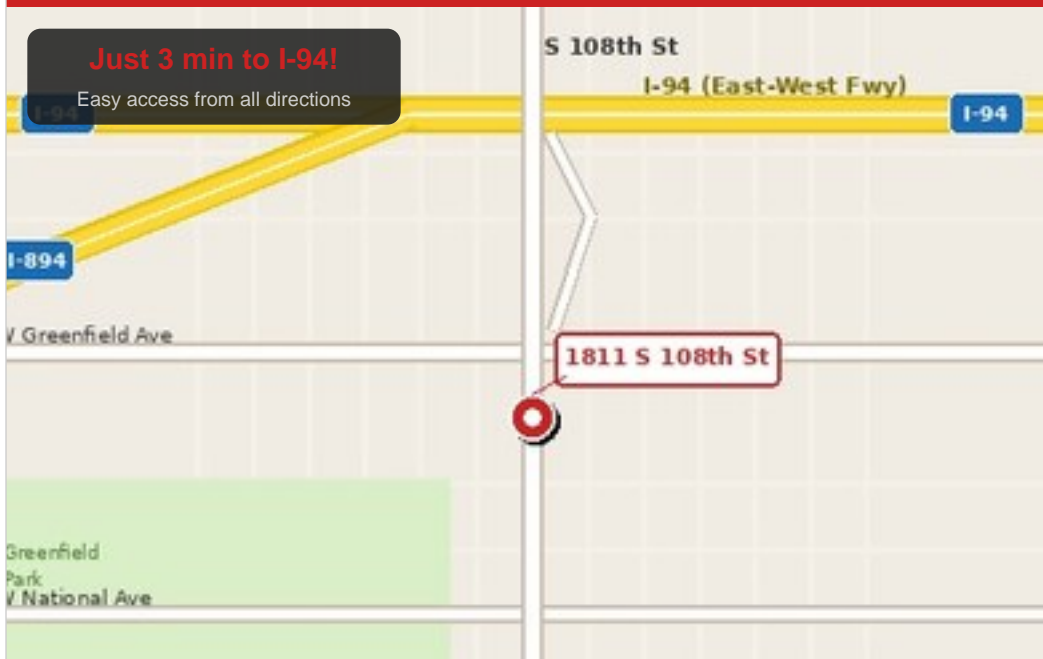
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LOCATION! LOCATION! LOCATION!



# Interior Views

1811 S 108th Street - West Allis, WI



Main salon floor -- 4 styling stations



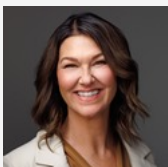
Individual station with shampoo bowl



Restroom & kitchenette area



Retail display shelving



## Kimberly Hefter

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