# REDEVELOPMENT OPPORTUNITY

## 6051 W BROWN DEER RD MILWAUKEE, WI




## REDEVELOPMENT OPPORTUNITY AT HIGH-TRAFFIC BROWN DEER ROAD INTERSECTION

Hunter Real Estate is pleased to present 6051 W Brown Deer Road, a redevelopment and value-add opportunity located at the intersection of Brown Deer Road and North 60th Street in Milwaukee's northwest submarket.

Situated on approximately 0.81 acres, the property's B-3 Commercial zoning, ample parking, and strategic location along one of Milwaukee's primary east-west commercial corridors create multiple paths for future ownership. Investors and developers may choose to reposition the existing building, pursue adaptive reuse, or explore redevelopment opportunities that capitalize on the site's prominent location and surrounding commercial density.

Located at a signalized intersection with traffic counts exceeding 25,000 vehicles per day along nearby corridors, the property offers exceptional accessibility for future office, medical, retail, service-commercial, mixed-use, or other permitted commercial uses.

Whether pursuing a redevelopment strategy, owner-occupant acquisition, or value-add investment, 6051 W Brown Deer Road presents a rare opportunity to acquire a well-located commercial site in an established trade area with strong demographics, regional retail anchors, and long-term redevelopment potential.

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# PROPERTY DETAILS

- 11,000 SF office building
- 0.81-acre site (35,284 SF)
- B-3 Commercial Zoning
- Approx. 55 surface parking spaces
- Signalized intersection location
- Direct access from Brown Deer Rd & North 60th St
- Adjacent to established retail corridor anchored by Walmart, Aldi, Walgreens, and other national retailers
- Strong visibility and traffic exposure
- Existing improvements may provide interim occupancy while future redevelopment plans are pursued
- Convenient access to I-43, Highway 100, and surrounding Milwaukee metro markets
- Price: $1,295,000



# KEY CONSIDERATIONS

**SIGNALIZED CORNER LOCATION**

**ESTABLISHED RETAIL TRADE AREA**

**EXISTING BUILDING CAN SUPPORT INTERIM CASH FLOW OR OCCUPANCY**

**AMPLE EXISTING PARKING FIELD**

**FLEXIBLE B-3 ZONING**

**STRONG HOUSEHOLD DENSITY & CONSUMER TRAFFIC**

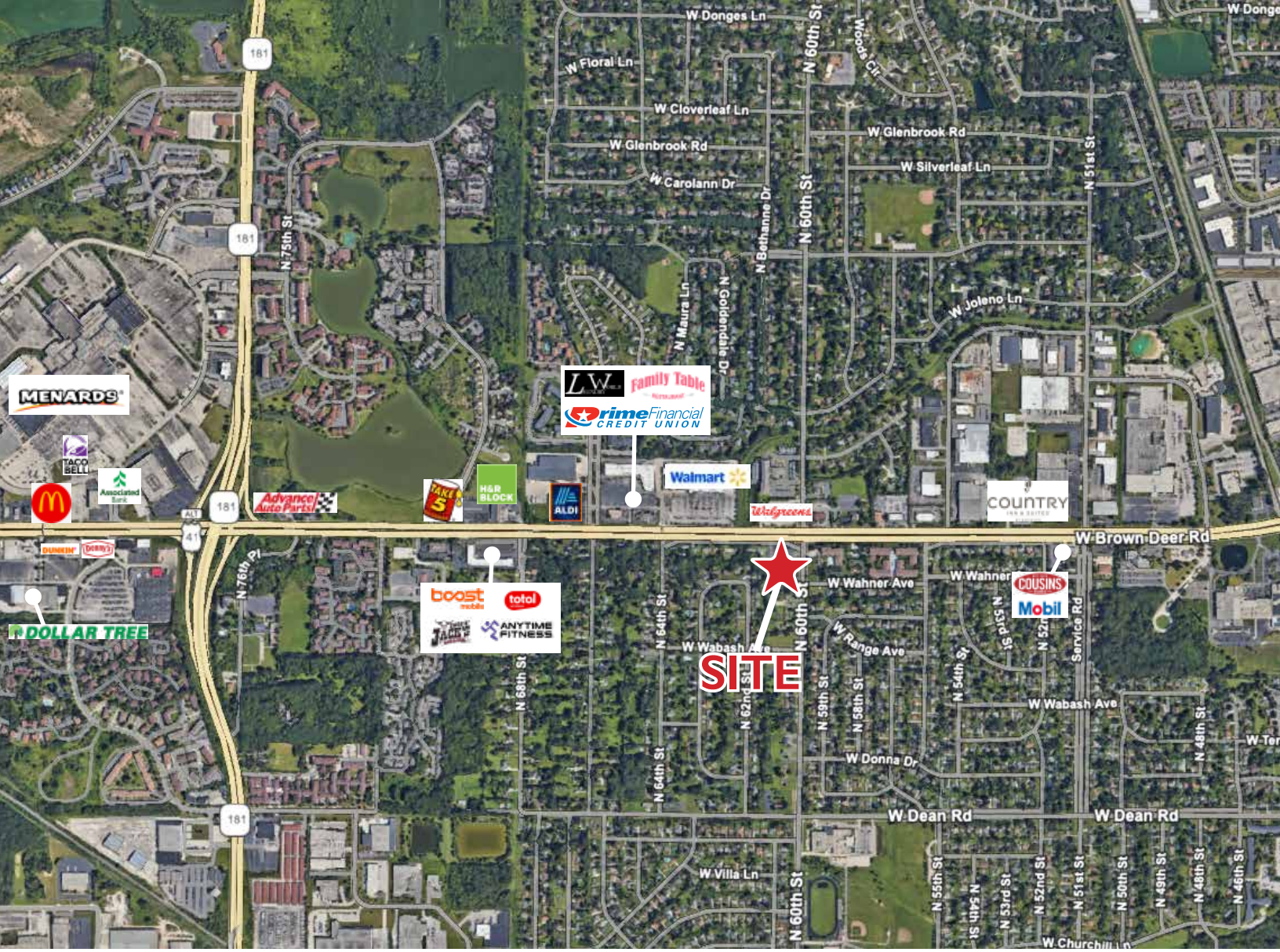
**OPPORTUNITY TO MODERNIZE OR REDEVELOP AN UNDERUTILIZED COMMERCIAL ASSET**

**RARE INFILL REDEVELOPMENT OPPORTUNITY IN A MATURE MILWAUKEE SUBMARKET**

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| DEMOGRAPHICS | |
|---|---|
| | |
| Population | 5,644 |
| Households | 2,623 |
| Median Household Income | $95,045 |

| TRAFFIC COUNTS | |
|---|---|
| **Street** | **Visitors Per Day** |
| W Brown Deer Road | 6,985 |
| N 60th Street | 27,990 |

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# STATE OF WISCONSIN | DISCLOSURE TO 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 subagent 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 my be disclosed by the Firm and its Agents):* _____
_____
(Insert information you authorize to be disclosed, such as financial qualification information.)

***THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.***

***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.