

# MOORLAND SQUARE

National Avenue & Moorland Road, New Berlin WI



**CONTACT**  
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**BRIXMOR®**



**MID-AMERICA®**  
Real Estate-Wisconsin, LLC

A MEMBER OF CHAINLINKS RETAIL ADVISORS

# MOORLAND SQUARE

National Avenue & Moorland Road, New Berlin, WI

**ADDRESS** 15445 W. National Avenue, New Berlin, WI

**SIZE** 98,303 sf

**AVAILABLE SPACE**  
Small Shop:  
• 1,280 sf - Suite 150  
• 1,440 sf - Suite 100 (end cap)

**SIGNAGE** Building facade

**LEASE RATE** Contact Broker

**NNN RATE**  
Taxes: \$1.75  
CAM and Insurance: \$2.67  
Total: \$4.42

## TRADE AREA DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
\$80,381 Est. Avg. Income	\$72,857 Est. Avg. Income	\$64,569 Est. Avg. Income
7,930 Est. Daytime Pop.	39,110 Est. Daytime Pop.	130,927 Est. Daytime Pop.
6,039 Est. Population	42,314 Est. Population	140,828 Est. Population
2,555 Est. Households	17,607 Est. Households	60,281 Est. Households

## ANCHOR

**Pick 'n Save** 59,674 sf

## ADDITIONAL TENANTS



## NEIGHBORING RETAILERS



## ACCESS

Signalized access off Moorland Rd  
Full access off National Ave

## PARKING

Ample

## TRAFFIC COUNTS

25,800 aadt on Moorland Road  
16,600 aadt on National Avenue

## FEATURES

- Located at the intersection of Moorland Road and National Avenue; both serve as primary north/south and east/west thoroughfares, respectively.
- New Berlin, with almost 40,000 residents, is Waukesha county's 2nd largest community by population.
- Textbook daily needs, grocery anchored shopping center
- Surrounded by almost a dozen QSR and fast casual restaurant concepts

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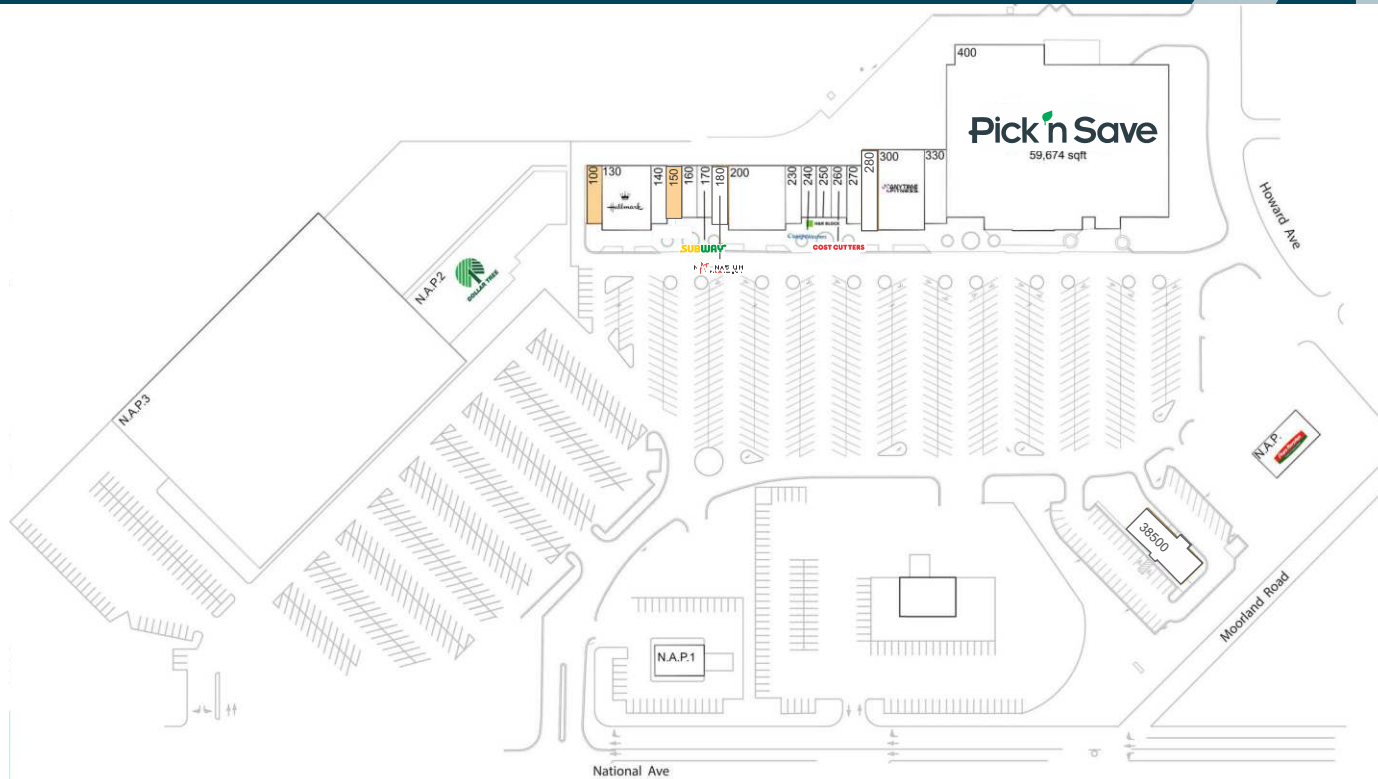
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<b>100</b>	<b>AVAILABLE</b>	<b>1,440 SF</b>	160	New China Buffet	1,280 SF	260	Cost Cutters	1,280 SF
<b>150</b>	<b>AVAILABLE</b>	<b>1,280 SF</b>	170	Subway	1,280 SF	270	CQ Nails	1,440 SF
N.A.P.	Papa Murphy's		180	Mathnasium	1,440 SF	280	CryoFit	2,028 SF
N.A.P.1	North Shore		200	Peachtree Family	5,615 SF	300	Anytime Fitness	5,200 SF
N.A.P.2	Dollar Tree			Restaurant		330	Eye Site Vision	2,576 SF
N.A.P.3	N.A.P.		230	Hart Hearing Care	1,440 SF		Centers	
N.A.P.4	Chase		240	Weight Watchers	1,280 SF	400	Pick 'n Save	59,674 SF
130	Hallmark	4,750 SF	250	H&R Block	1,280 SF	38500	Total Health & Wellness	3,622 SF
140	The Barbershop	1,398 SF						

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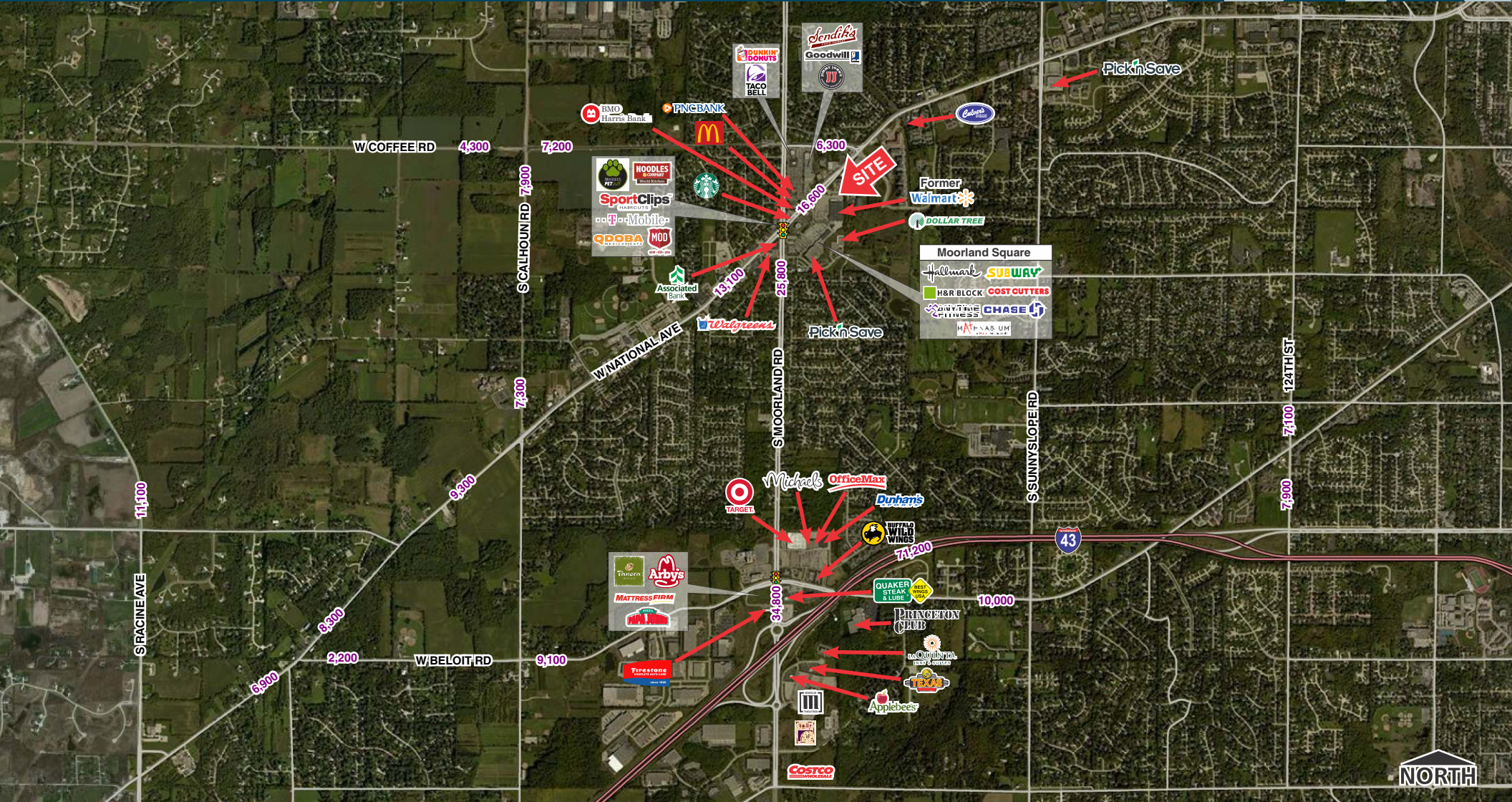


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# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

## 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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").
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.

