

For Sale



37,500 SF Medical Office

6901 W. Edgerton Ave. | Greenfield, WI 53220



Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.

The offering



Jones Lang LaSalle (JLL) has been exclusively retained to offer qualified investors the opportunity to purchase 6901 W. Edgerton Avenue, an exceptional 37,500 square foot medical clinic building positioned on ~2.5 acres in a prime Southern Milwaukee submarket. The property is 100% leased to Aurora Healthcare on an absolute net lease basis, providing investors with a stable, credit-worthy tenant and predictable cash flow. Strategically located adjacent to Southridge Mall within a rapidly redeveloping retail corridor, the facility benefits from excellent visibility and accessibility while being surrounded by established regional and national retailers.

Originally constructed in 1978 and recently renovated, the well-maintained building features multiple entrances and abundant surface parking with 161 spaces. The tenant continues to invest in ongoing improvements (new HVAC, elevator, restrooms, and internal finishes), ensuring the property remains competitive and functional. The comprehensive medical facility offers a full spectrum of healthcare services including urgent care, imaging, family medicine, dermatology, integrative medicine, pain management, internal medicine, and pediatrics, serving the growing communities southwest of Milwaukee. The clinic strategically supports Aurora's new 130,000 sf specialty clinic and surgery center at 9000 Sura Lane, Greenfield, and Aurora St. Luke's Medical Center, a 741-bed acute care hospital located just four miles away across Interstate 43, creating synergies within Aurora's integrated healthcare network. The surrounding area is experiencing significant residential and commercial growth with new apartment developments and the redevelopment of a vacant Boston Store, further strengthening the demographic foundation for this essential healthcare asset.



PRICE:

\$12,992,308

6.5% CAP RATE

ADDRESS

6901 W. Edgerton Ave.

Greenfield, WI 53220

BUILDING / LOT SIZE

37,500 SF / 2.5 Acres

QUESTIONS? CONTACT:

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Property overview



Key Property Facts

Address	6901 W. Edgerton Ave.
City, State	Greenfield, WI
County	Milwaukee County
Total building size	37,500 SF
Tenant	Aurora Medical Group, Inc.
Guarantor	Aurora Health Care, Inc.
Built / renovated	1979/1991, continuously
Current use	Medical Office
Zoning	C4
Parking ratio	4.29/1,000 SF
Stories	2 (Two)



W. EDGERTON AVE. **8,600 CPD**

6. 68TH ST. **3,000 CPD**

Property details

CONSTRUCTION

Masonry

CEILING HEIGHT

Varies, 8’ throughout most of the building

HVAC

25-ton Carrier unit replaced in 2020.
Multiple 5-ton units.

ELECTRICAL

480v service in the imaging department and 208v in the main electrical room.

PARKING

Surface lot with ±161 regular striped spaces. Parking lot replacement in 2021.



Recent Investments by Tenant

Year	Project	Capital Cost
2020	Deck Replacement / Stairwell Lighting / Access Ladder Rework	\$78,650
2020	RTU Replacement	\$125,000
2021	Parking Lot Replacement	\$168,844
2021	6901 Window Replacement	\$232,610
2022	Interior LED Lighting Upgrade	\$33,165
2022	Single Story Window Replacement	\$127,972
2023	Elevator Replacement / Modernization	\$181,126
Total		\$947,367

Note: Most of the interior finishes & restrooms have been recently updated .

100%

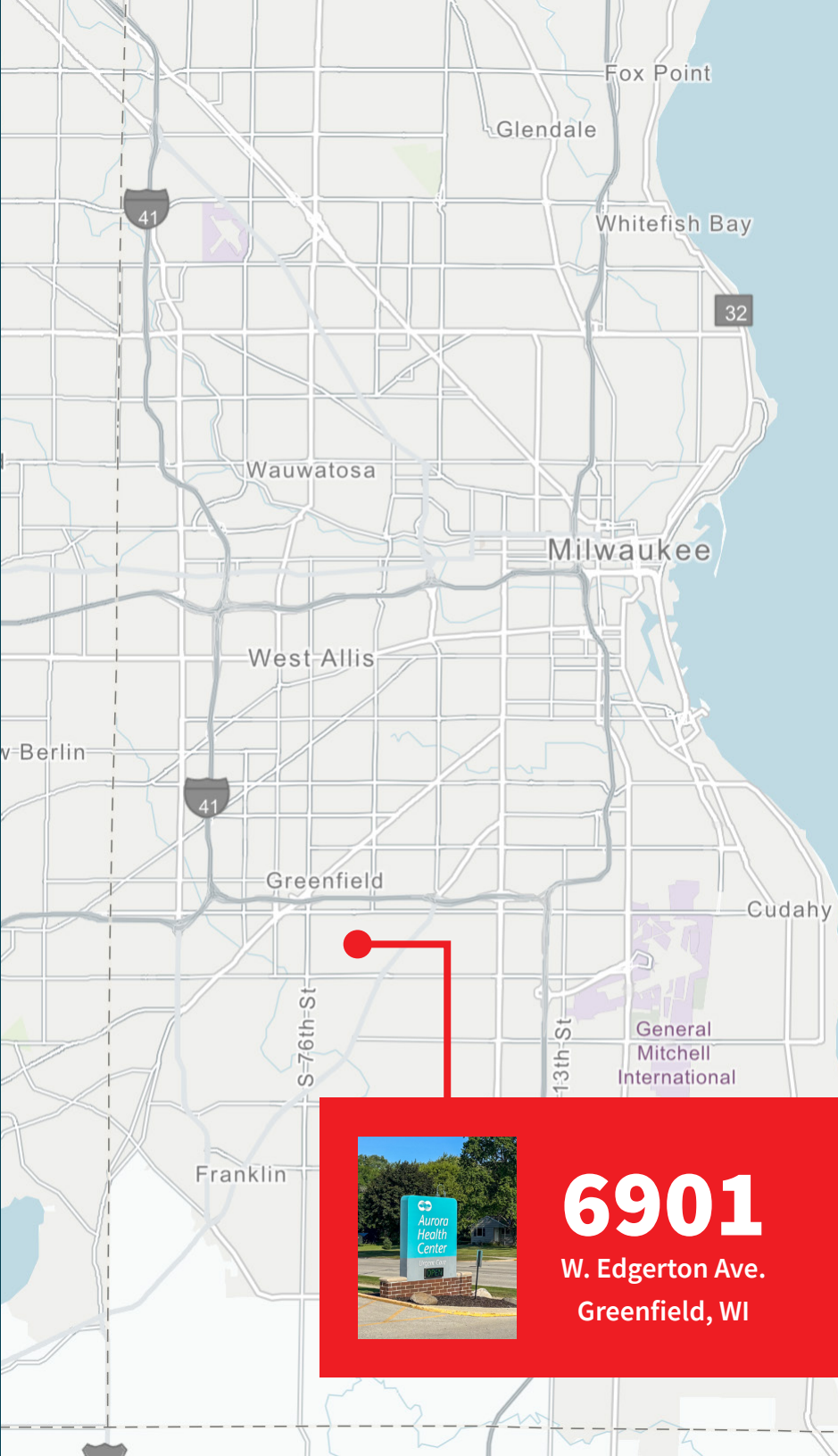
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Local demographics

Greenfield, WI

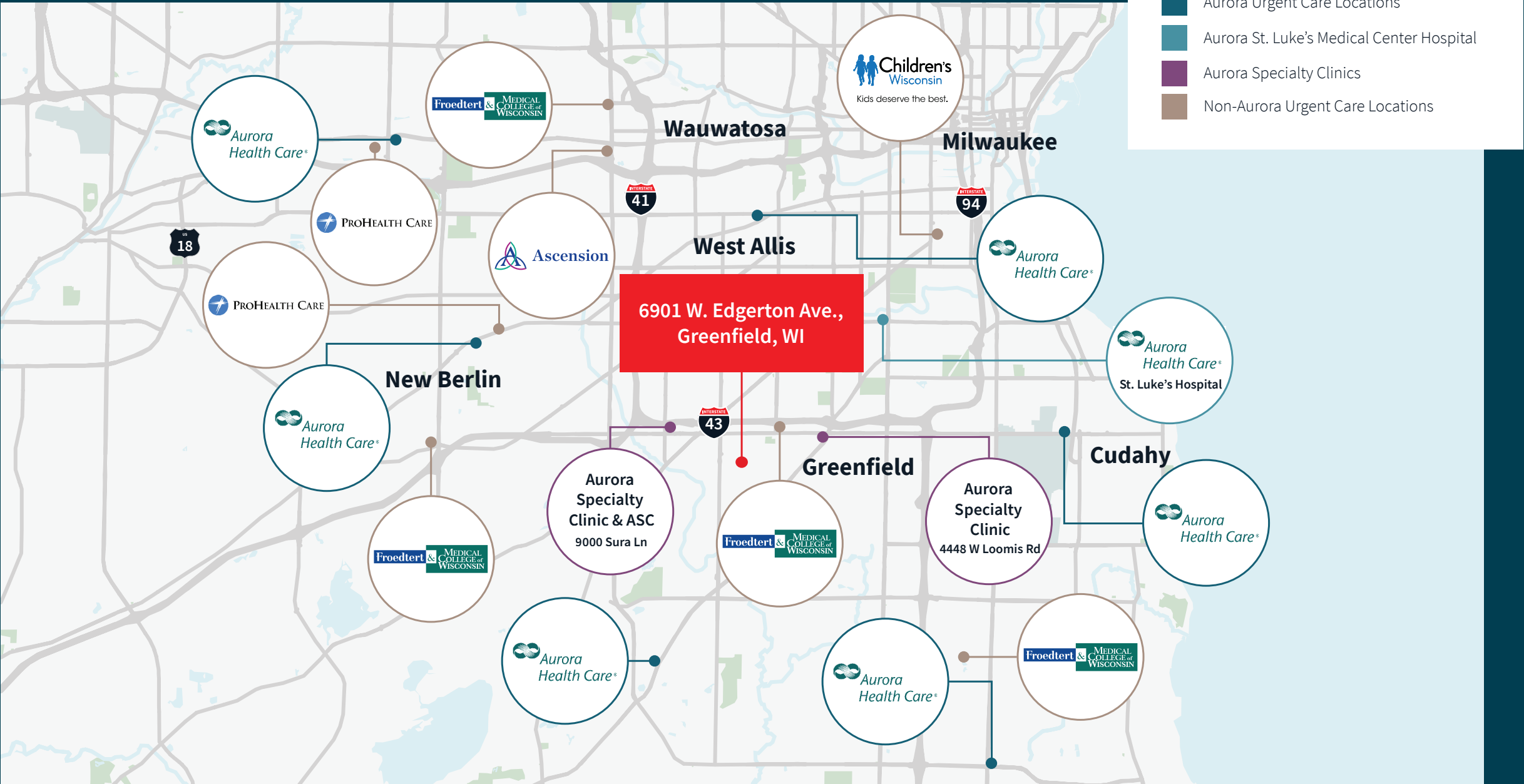
2024 Stats	1 Mile	3 Mile	5 Mile
Population	10,235	98,864	271,926
Households	4,783	43,274	112,958
Average Household Size	2.10	2.20	2.30
Owner Occupied Households	2,315	24,585	63,757
Renter Occupied Households	2,399	17,489	46,676
Avg Household Income	\$84,064	\$86,150	\$84,065
Median Household Income	\$65,621	\$67,890	\$66,106
Median Age	42.30	42.10	39.90
1-Person Households	1,952	15,596	38,288
2-Person Households	1,577	14,428	36,337
3-Person Households	545	5,853	15,792
4-Person Households	485	4,461	12,948
5+ Person Households	225	2,936	9,593

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Local market

Urgent Care Landscape and Subject Property Specialty Care Referral Locations



Local retailers

Southridge Mall

- | | | |
|----------------------------|-----------------|----------------------|
| 1. T.J. Maxx | 6. JD Sports | 12. Buckle |
| 2. Round1 Bowling & Arcade | 7. KAY Jewelers | 13. Macy's |
| Southridge Collection | 8. Foot Locker | 14. The Explorium |
| 3. Golf Galaxy | 9. Footaction | Brewpub Greendale |
| 4. Bourbon St. Kitchen | 10. Sports Plus | 15. Champs Sports |
| 5. Mad Chicken | 11. JCPenney | 16. Name of the Game |

Additional Local Retailers

- | | | |
|------------------------------------|---------------------------------|-------------------------------------|
| 1. Marcus Bistro Plex Southridge | 19. LongHorn Steakhouse | 35. Honey Berry Pancakes & Cafe |
| 2. PyraMax Bank | 20. Great Midwest Bank | 36. Noodles and Company |
| 3. Speedway | 21. UW Credit Union | 37. Associated Bank |
| 4. PNC Bank | 22. North Shore Bank | 38. Olive Garden |
| 5. Shoe Carnival | 23. QDOBA Mexican Eats | Italian Restaurant |
| 6. BMO Bank N.A Branches | 24. PetSmart | 39. Mattress Firm South 76th Street |
| 7. U.S. Bank Branch | 25. Men's Wearhouse | 40. Carrabba's Italian Grill |
| 8. Burlington | 26. DSW Designer Shoe Warehouse | 41. Kopp's Frozen Custard |
| 9. First Watch | 27. Half Price Books | 42. Wendy's |
| 10. Chick-fil-A | 28. Play It Again Sports of | 43. BMO Bank N.A Branches |
| 11. Walmart Supercenter | Greenfield Place | 44. Red Lobster |
| 12. Raising Cane's Chicken Fingers | 29. El Beso Restaurante & | 45. Best Buy |
| 13. UScellular | Cantina of Greenfield | 46. Bob's Discount Furniture |
| 14. Summit Credit Union | 30. McDonald's | and Mattress Store |
| 15. Crumbl - Greendale | 31. Naf Naf Grill | 47. On the Edge Bar & Grill |
| 16. AT&T Store | 32. Five Guys | 48. Southridge Athletic Club |
| 17. Panda Express | 33. Burger King | 49. Spectrum Mobile Phone |
| 18. Starbucks | 34. Petco | |



Get in touch

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