

# MEDICAL/OFFICE FOR LEASE

25,000 - 35,000 SF

Located in established retail corridor



Rivercrest Drive  
Menomonee Falls, WI



For leasing information:

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

# RIVERCREST POINTE



Rivercrest Pointe offers a premier build-to-suit medical development opportunity featuring 25,000 to 35,000 square feet of customizable healthcare space on a 3.55-acre site in Menomonee Falls. This proposed facility provides complete design flexibility to create your unique medical practice vision.



High profile gateway position within popular Target anchored development



Right across the street from Target - easy to find and easy to access.



Individual Tenant entrances



Custom signage opportunities



Ample front-door parking for patient convenience



Single or multi-story flexibility

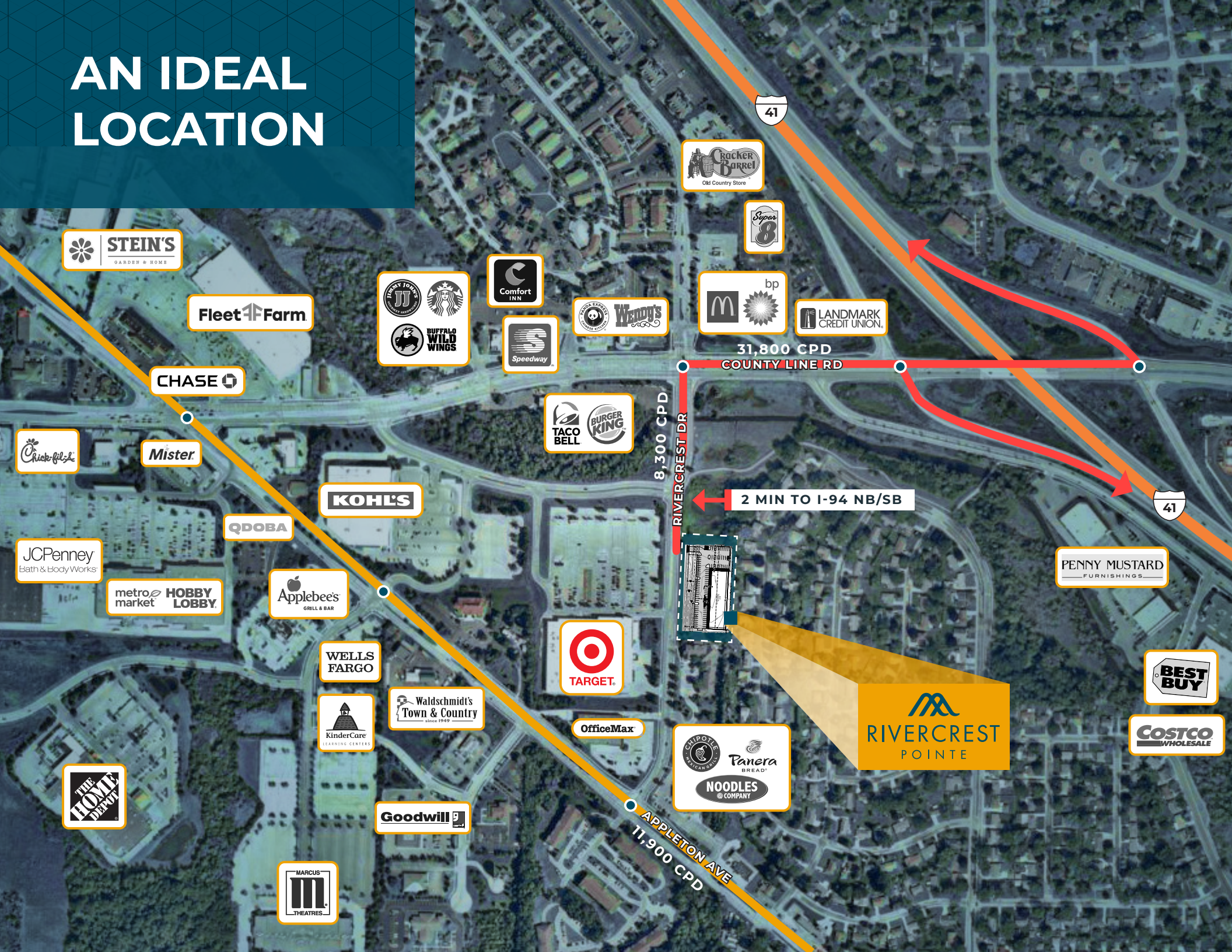


One of the last quality development sites in area





# AN IDEAL LOCATION



**STEIN'S**  
GARDEN & HOME

**Fleet Farm**

**CHASE**

**Chick-fil-A**

**Mister**

**JCPenney**  
Bath & Body Works

**metro market** **HOBBY LOBBY**

**Applebee's**  
GRILL & BAR

**QDOBA**

**KOHL'S**

**WELLS FARGO**

**KinderCare**  
LEARNING CENTERS

**Waldschmidt's**  
Town & Country  
since 1949

**THE HOME DEPOT**

**Goodwill**

**MARCUS**  
THEATRES

**Henry Jones**  
**Starbucks**  
**BUFFALO WILD WINGS**

**Comfort INN**

**Speedway**

**Wendy's**

**TACO BELL** **BURGER KING**

**Crocker Barrel**  
Old Country Store

**Super 8**

**McDonald's** **bp**

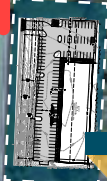
**LANDMARK CREDIT UNION**

**8,300 CPD**  
**RIVERCREST DR**

**31,800 CPD**  
**COUNTY LINE RD**

**2 MIN TO I-94 NB/SB**

**11,900 CPD**  
**APPLETON AVE**



**RIVERCREST**  
POINTE

**BEST BUY**

**COSTCO**  
WHOLESALE

**PENNY MUSTARD**  
FURNISHINGS

# DEMOGRAPHICS

## THE CUSTOMER

Within 5 mile radius

**26,045**

Total Households  
(HH)

**\$87,484**

Median HH  
Income

**62,657**

Area Residents

**43.6**

Median Age

**\$888M**

Total Consumer  
Spending

**\$34,126**

Avg. HH Consumer  
Spending

**\$9,100**

Food & Beverage  
HH spend on  
average

**\$5,150**

Entertainment HH  
spend on average

**\$1,710**

Apparel HH spend  
on average

**\$1,630**

Home Furnishings  
HH spend on  
average



## BUSINESSES

Within 5 mile radius



**3,753**

Total  
Businesses



**52,455**

Total  
Employees



**14**

Employees per  
Business



**212**

Leisure &  
Hospitality  
Businesses



**1,132**

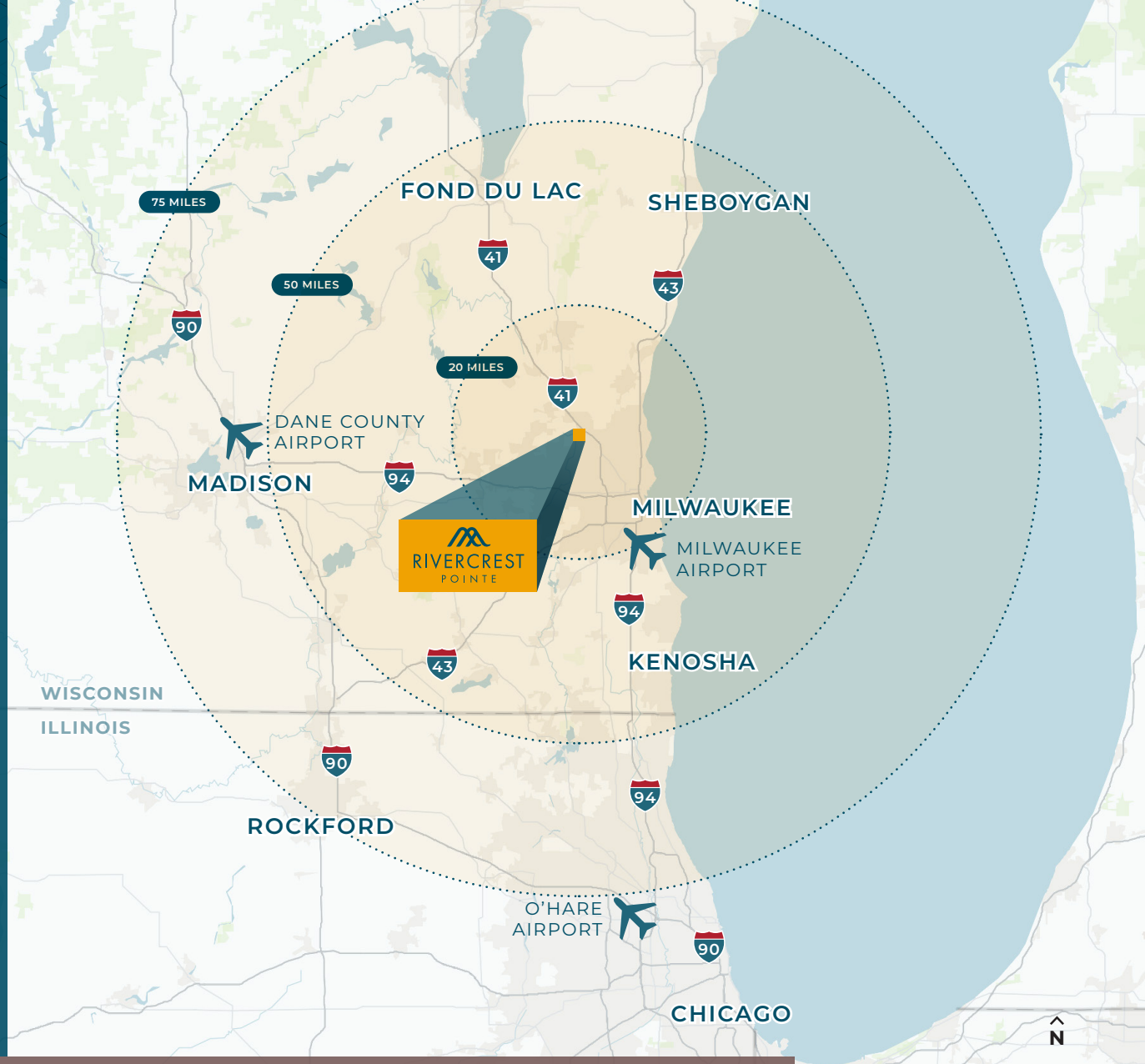
Education  
& Health  
Services  
Businesses

# Up to 35,000 SF

MEDICAL / OFFICE SPACE  
FOR LEASE

## DISTANCE TO:

WAUKESHA	8 miles
MILWAUKEE	20 miles
MITCHELL AIRPORT	25 miles
FOND DU LAC	45 miles
MADISON	75 miles
O'HARE AIRPORT	95 miles
CHICAGO	105 miles



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