



For Sale or Lease

Modern All-Brick Office Building with Storage Space & Drive-in-Doors.
Extra Land Provides for Expansion Potential.
A Premium Owner-Occupant or Redevelopment Opportunity!

N72W12922 Good Hope Road
Menomonee Falls, WI 53051

Property Overview



N72W12922 Good Hope Rd., Menomonee Falls, WI 53051

Highlights

- Flexible zoning / multiple permitted uses
- Excellent Good Hope Road frontage
- Superior visibility & access
- Modern facility in new development area
- High ceilings & large windows throughout
- Storage & workshop capabilities
- Garage equipped with large drive-in-doors
- Backup generator

\$1,725,000

Asking price

Negotiable

Lease rate

9,240 SF

Total building size

5.66 AC

Total site size

Office Size	7,200 SF
Garage Size	2,040 SF
Zoning	C-6 Office
Existing Building Area	3.16 AC (estimated)
Additional Land Area	2.5 AC (estimated)
Construction	Masonry

Location

N72W12922 Good Hope Rd.

Strategically located on Good Hope Road in Menomonee Falls' improving commercial corridor, this property offers superior visibility and access within a pocket of new development. The prime location provides an amazing opportunity for an owner user or developer to capitalize on the ascending location and reposition the asset for sustained long-term growth and appreciation.



Monument Signage & Private Drive on Good Hope Road (11,700 CPD)

Demographics 2024

Number of households

2-miles	5-miles	10-miles
7,975	62,245	250,347

Estimated population

2-miles	5-miles	10-miles
19,731	157,608	614,324

Avg. Household Income

2-miles	5-miles	10-miles
\$108,602	\$86,441	\$90,578

Bachelor's Degree or Higher

2-miles	5-miles	10-miles
42%	32%	37%

Local Amenities

Food/Beverage

1. Great Harvest Bakery Cafe Menomonee Falls
2. Pop's BBQ Memphis Style
3. Third Space Innovation Brewhouse
4. Ally's Bistro
5. Three Cellars
6. IVR Restaurant & Bar
7. Park Place Cafe
8. Cousins Subs
9. B52 Bombers, Gyro and Frozen Custard

Hotels

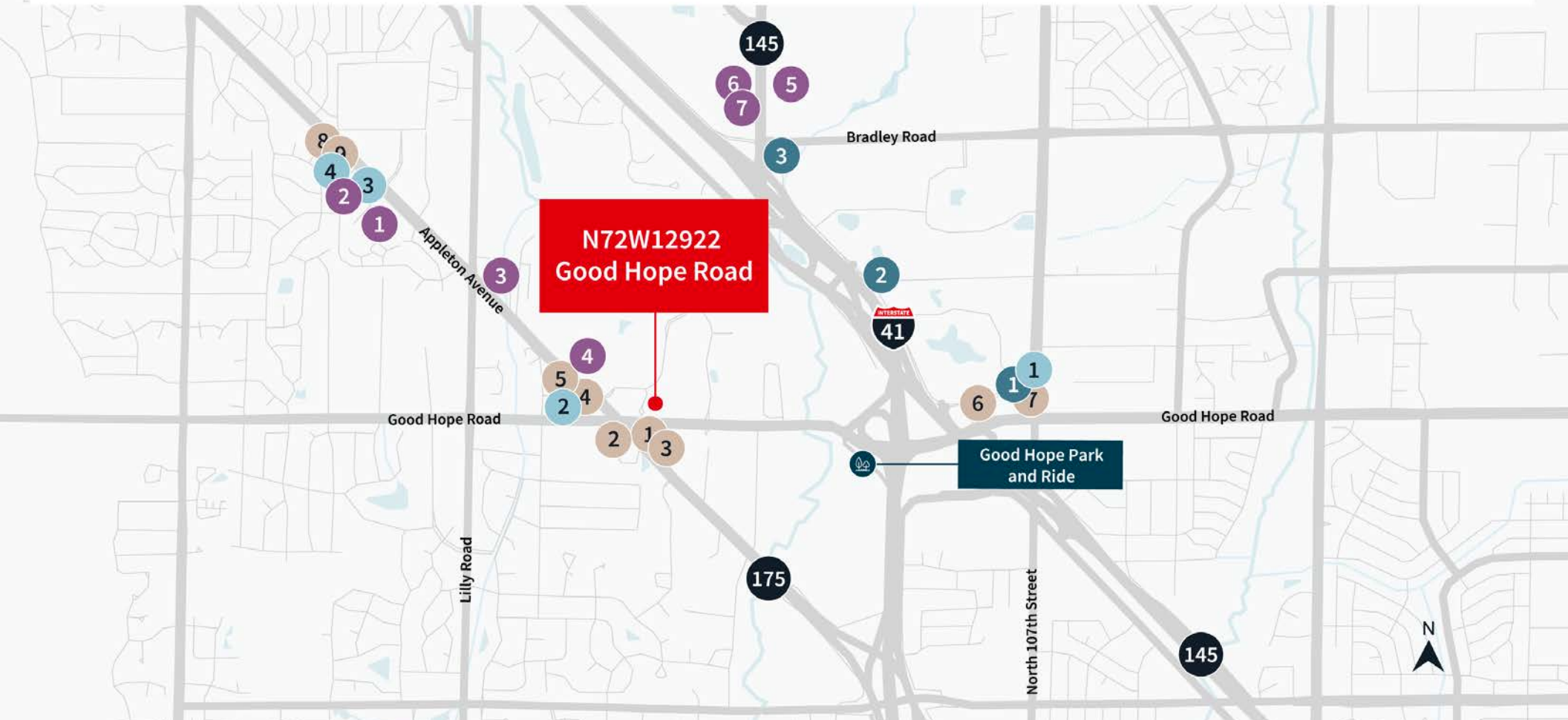
1. Holiday Inn Express & Suites Milwaukee NW - Park Place by IHG
2. Hilton Garden Inn Milwaukee Northwest Conference Center
3. WoodSpring Suites Milwaukee - Menomonee Falls

Banking

1. Educators Credit Union - Park Place
2. Town Bank
3. U.S. Bank Branch
4. Collins State Bank

Retail and entertainment

1. Pick 'n Save
2. The UPS Store
3. Amoco
4. North Hills Country Club Wisconsin
5. Sam's Club
6. Woodman's Food Market
7. ALDI



N72W12922 Good Hope Rd.





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