

# ► SOUTHRIDGE COLLECTION

S 76th St @ W Edgerton Avenue in Greendale, Wisconsin 53129



NORTHERN PORTION OF SOUTHRIDGE MALL WITH OVER 1 MILLION SF



Shadow Anchors



VEHICLES PER DAY	
I-41 west of S 76th St	<b>136,000</b>
S 76th St north of W Edgerton Ave	<b>26,700</b>
S 76th St south of W Edgerton Ave	<b>22,300</b>
W Grange Ave west of S 76th St	<b>10,800</b>

AVERAGE INCOME	
1 Mile	<b>\$115,641</b>
3 Miles	<b>\$105,636</b>
5 Miles	<b>\$102,587</b>

POPULATION	
1 Mile	<b>8,389</b>
3 Miles	<b>93,901</b>
5 Miles	<b>263,730</b>



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM

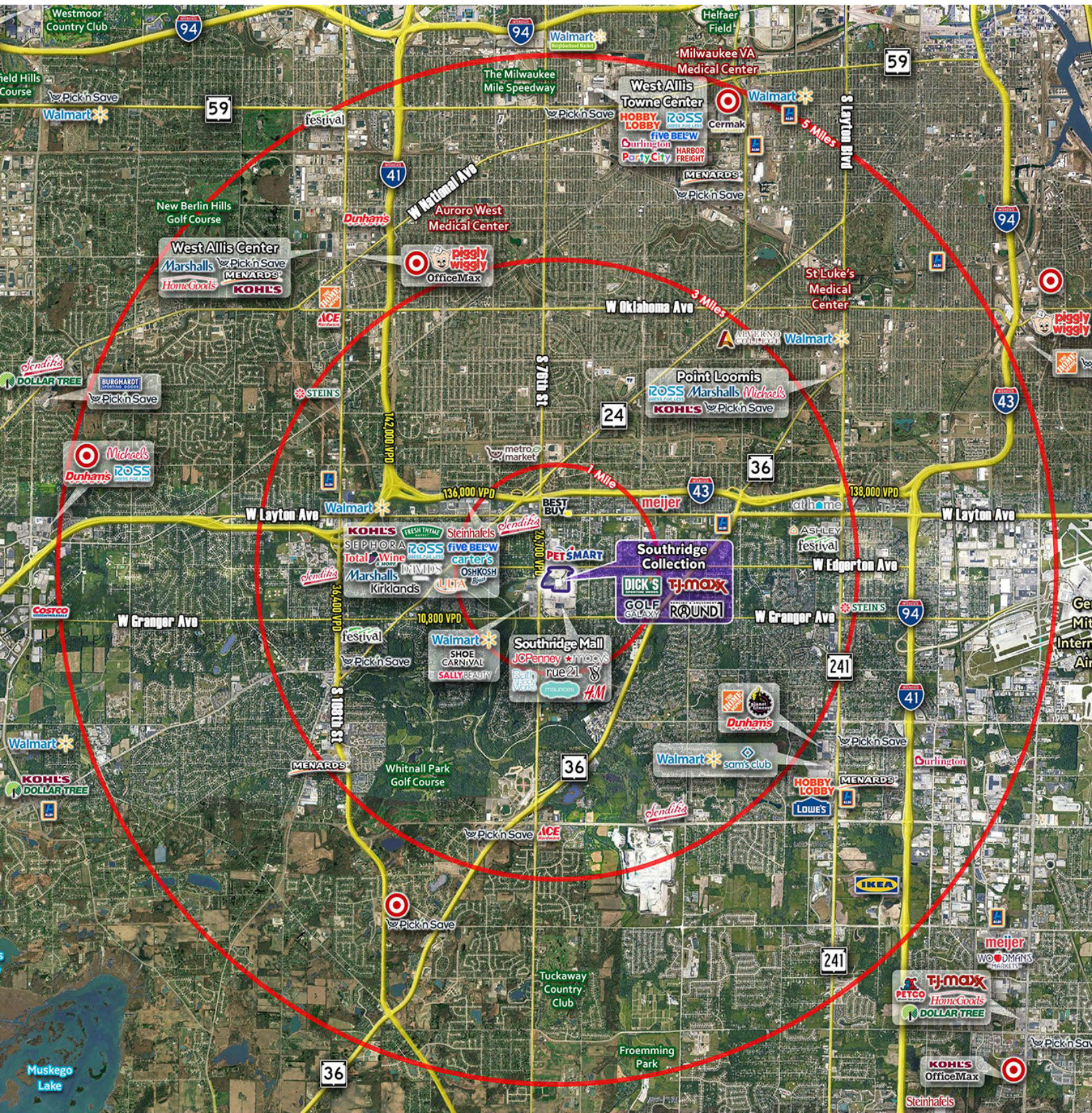


# ► SOUTHRIDGE COLLECTION

S 76th St @ W Edgerton Avenue in Greendale, Wisconsin 53129



POPULATION OF OVER 263,000 RESIDENTS WITHIN A 5-MILE RADIUS



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM



# ► SOUTHRIDGE COLLECTION

S 76th St @ W Edgerton Avenue in Greendale, Wisconsin 53129



40,178 SF • 36,822 SF • 6,893 SF



## Tenant List

Tenant	Address	SF/Acres
A  Dick's/Golf Galaxy	5200 S 76th St #1160	
B  T.J.Maxx	5200 S 76th St #1140	
C  Round 1	5300 S 76th St #2170	

## Tenant List ( continued )

Tenant	Address	SF/Acres
D  AVAILABLE	5300 S 76th St #1220	40,178
1  Spectrum	5300 S 76th St #1120	
2  AVAILABLE	5300 S 76th St #1140	6,893
3  AVAILABLE	5300 S 76th St #2110	36,822

Available    Lease Pending    Executed



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM

# ► SOUTHRIDGE COLLECTION

S 76th St @ W Edgerton Avenue in Greendale, Wisconsin 53129



FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/southern-collection](http://frpltd.com/properties/southern-collection)

Lat/Lon: 42.9513/-88.0053

Southridge Collection	1 mi radius	3 mi radius	5 mi radius
<b>Greendale, WI 53129</b>			
<b>Population</b>			
2023 Estimated Population	8,670	95,932	268,367
2028 Projected Population	8,593	95,600	266,838
2020 Census Population	9,014	97,163	272,195
2010 Census Population	8,317	96,981	271,732
Projected Annual Growth 2023 to 2028	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2023	0.3%	-	-
2023 Median Age	41.3	41.5	38.7
<b>Households</b>			
2023 Estimated Households	4,087	43,759	115,543
2028 Projected Households	3,915	42,101	111,145
2020 Census Households	4,192	43,750	115,751
2010 Census Households	3,995	43,270	113,825
Projected Annual Growth 2023 to 2028	-0.8%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	0.2%	-	0.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.5%	75.0%	68.1%
2023 Estimated Black or African American	5.5%	6.0%	7.4%
2023 Estimated Asian or Pacific Islander	4.6%	5.6%	5.6%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.9%
2023 Estimated Other Races	10.9%	12.9%	18.0%
2023 Estimated Hispanic	12.1%	15.4%	22.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$105,599	\$100,110	\$97,588
2023 Estimated Median Household Income	\$70,783	\$69,845	\$69,431
2023 Estimated Per Capita Income	\$49,857	\$45,812	\$42,228
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.6%	4.1%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	4.1%	5.6%
2023 Estimated High School Graduate	28.7%	30.6%	31.0%
2023 Estimated Some College	17.8%	20.4%	19.8%
2023 Estimated Associates Degree Only	12.6%	10.2%	9.3%
2023 Estimated Bachelors Degree Only	25.1%	22.7%	21.2%
2023 Estimated Graduate Degree	9.5%	9.4%	9.0%
<b>Business</b>			
2023 Estimated Total Businesses	538	2,491	6,881
2023 Estimated Total Employees	7,266	26,446	87,547
2023 Estimated Employee Population per Business	13.5	10.6	12.7
2023 Estimated Residential Population per Business	16.1	38.5	39.0



**John Clinkscales**

713-693-1409

[jclinkscales@frpltd.com](mailto:jclinkscales@frpltd.com)



[WWW.FRPLTD.COM](http://WWW.FRPLTD.COM)



## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM