

8870 S Mayhew Drive

Oak Creek, WI 53142

**Vacant Healthcare
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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MATTHEWS™



EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to present 8870 South Mayhew Drive, a ***vacant ±4,288-square-foot medical office condominium*** (±3,599 SF finished clinic space and ±689 SF unfinished storage) located in Oak Creek, Wisconsin. Originally built out in 2017/2018 for a premier ear, nose, and throat (ENT) practice, the property features a high-quality, move-in-ready medical buildout designed to accommodate a wide range of outpatient healthcare uses. The efficient layout includes two procedure rooms with attached recovery rooms, four spacious exam rooms, a dedicated CT room, sterilization room, three private offices, a large reception and waiting area, kitchen, two restrooms (including one with a shower), and three separate exterior entrances. ***The flexible floor plan also lends itself well to other medical specialties, ambulatory healthcare providers, or general professional office users seeking a modern, turnkey facility.***

Strategically located in Oak Creek, ***one of the Milwaukee metropolitan area's fastest-growing communities***, the property offers convenient access to Interstate 94, Milwaukee Mitchell International Airport, and numerous regional healthcare providers. The surrounding area continues to ***experience strong residential and commercial growth, supported by expanding population, high household incomes, and significant new retail and mixed-use development.*** With a modern medical buildout, flexible occupancy options, and an excellent suburban Milwaukee location, 8870 S. Mayhew Drive presents an exceptional opportunity for owner-users, healthcare providers, or investors seeking a high-quality medical office asset.



INVESTMENT HIGHLIGHTS

\$943,360

List Price

\$220

Price/SF

±3,599

GLA (SF)

±689

GLA of Unfinished Storage (SF)

- **±4,288 SF modern** medical office condominium with **±3,599 SF finished clinic space** and **±689 SF storage**.
- **Turnkey 2017/2018 ENT buildout** featuring procedure rooms, exam rooms, CT room, sterilization room, offices, and reception area.
- Flexible layout **suitable for a variety of healthcare specialties** or professional office users.
- **Immediate occupancy available** for owner-users or investors.
- Located in growing Oak Creek with convenient **access to I-94, Milwaukee Mitchell International Airport, and the greater Milwaukee market**.
- **Well-maintained** medical facility with ample parking and modern healthcare improvements.





Milwaukee Mitchell
International Airport

Walmart
Supercenter
sam's club

MENARDS

Walmart
Supercenter

LOWE'S

IKEA

Aurora Health Care
Now part of **ADVOCATEHEALTH**
Aurora St Luke's South Shore
±275 Beds | ±1,000 Employees

S 27th St ±18,200 VPD



±109,900 VPD

S Howell Ave ±28,800 VPD

WOOLDMAN'S **meijer**
EMPLOYEE OWNED
PETSMART **Chick-fil-A** **crumbl**
cookies

Oak Creek High School
±2,223 Students

Springbrook Cercle Apartments
±688 Units

Subject Property

Ascension
Wisconsin Hospital
**Ascension SE Wisconsin
Hospital - Franklin**
±52 Beds

Centennial Park Apartments
±408 Units

Oak Creek East Middle
±945 Students

Distribution
Center

ALDI

target

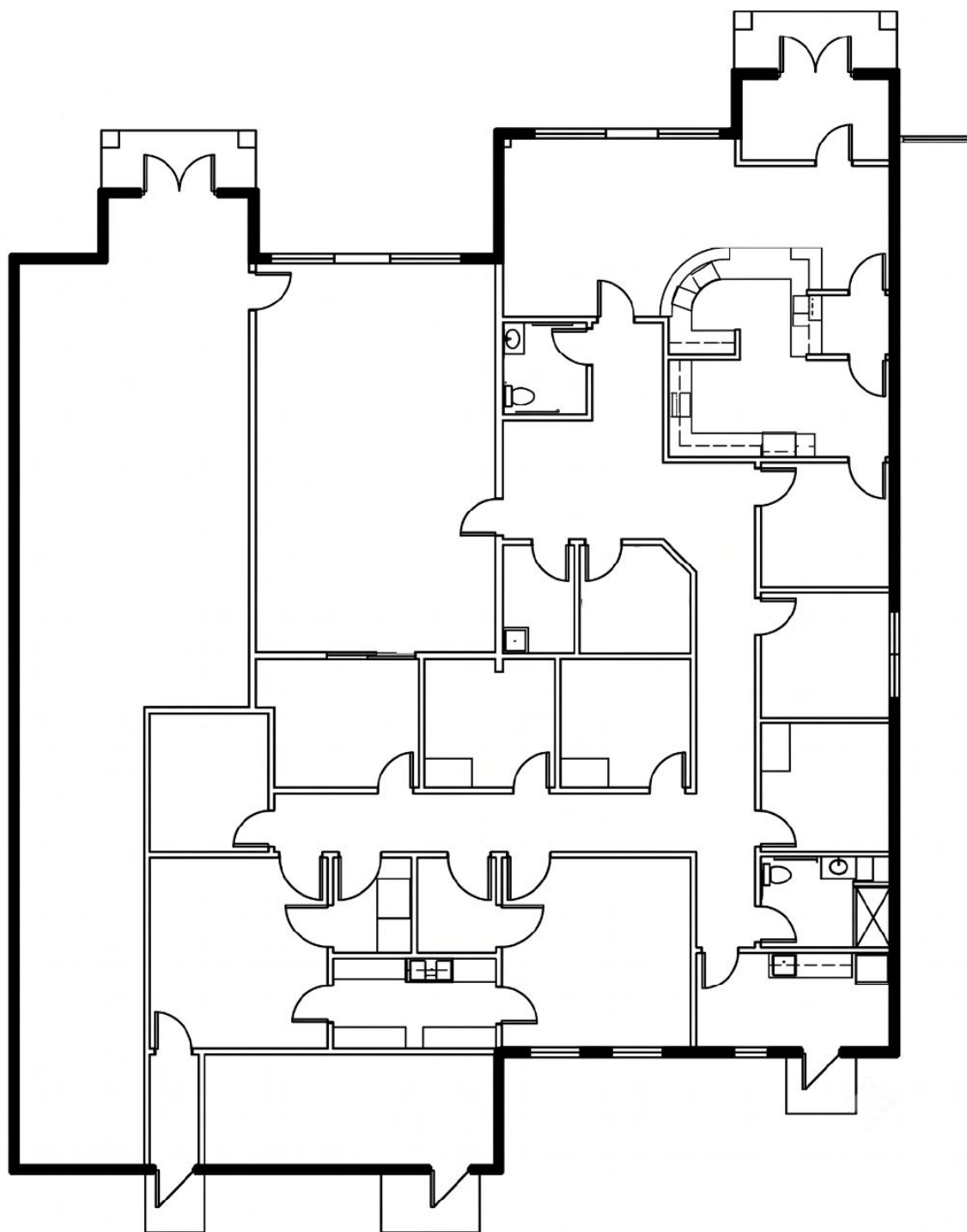
W Ryan Rd ±21,200 VPD

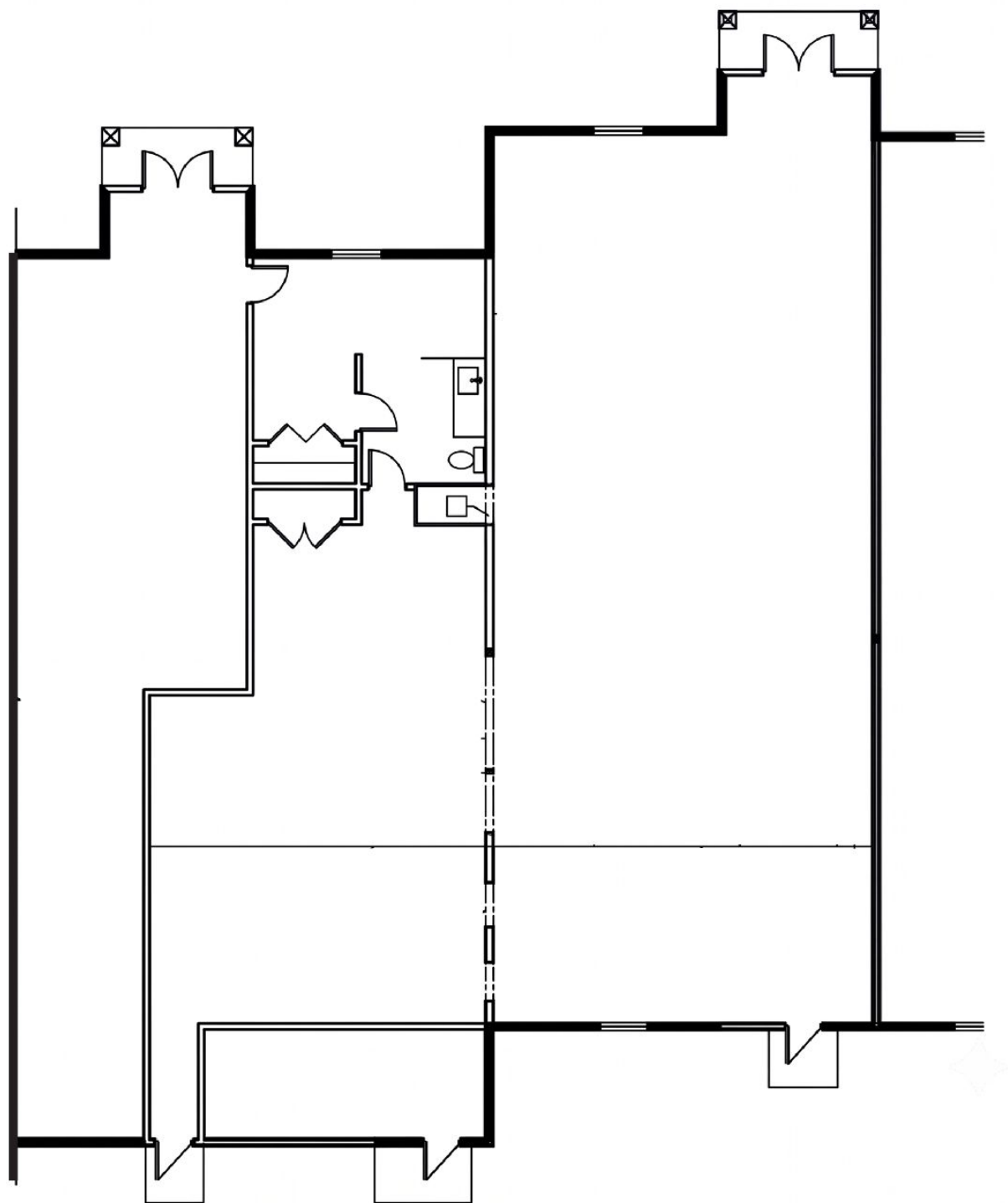
INTERIOR PHOTOS



INTERIOR PHOTOS







KENOSHA, WI

Market Demographics

49,261

Total Population

20,910

Total Households

\$119,131

Average HH Income

41.5 Years

Median Age



Local Market Overview

Kenosha, Wisconsin, is strategically positioned along the Lake Michigan shoreline between the major metropolitan areas of Chicago and Milwaukee. The city benefits from direct access to Interstate 94, providing strong regional connectivity to employment centers, transportation networks, and consumer markets throughout southeastern Wisconsin and northern Illinois. Kenosha combines an established industrial heritage with continued investment in residential neighborhoods, commercial districts, and lakefront amenities. Its location, transportation infrastructure, and proximity to two major metros make it an attractive community for residents and businesses seeking accessibility without the costs and congestion associated with larger urban centers.

Kenosha offers a diverse economic base supported by manufacturing, healthcare, education, logistics, retail, and professional services. The community features a revitalized downtown and lakefront, recreational amenities, higher education institutions, and a broad range of housing options. Continued development along the I-94 corridor has strengthened Kenosha's role as a regional employment and distribution center, while its Lake Michigan setting contributes to the city's quality of life and long-term appeal. Together, these characteristics position Kenosha as an important economic and residential hub within the broader Chicago–Milwaukee corridor.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,310	49,410	101,556
Current Year Estimate	8,148	49,281	102,305
2020 Census	8,026	49,329	104,143
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,749	20,873	41,872
Current Year Estimate	3,718	20,910	42,386
2020 Census	3,645	20,279	42,382
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$105,212	\$119,131	\$112,595

MILWAUKEE, WI

Situated on Lake Michigan in southeastern Wisconsin, the Milwaukee metropolitan area is the largest metropolitan area in the state with a population of over 1.5 million residents. It is a part of the Great Lakes Megalopolis and draws commuters from outlying areas such as Madison, Chicago, and the Fox Cities. Encompassing Milwaukee, Waukesha, Washington, and Ozaukee Counties, Metro Milwaukee covers $\pm 1,460$ square miles by land area. The metro area's economy has been evolving from that of the goods-producing industry to one that is more service-based. Most of its workforce continues to be in manufacturing, although recent job growth has largely been in the service-providing sector.



ECONOMY

Milwaukee's central location and well-educated workforce are what attracts many company headquarters to the area. Several Fortune 500 companies are headquartered in the Metro Milwaukee area such as Johnson Controls Inc., Northwestern Mutual, ManpowerGroup, Kohl's Corp., Rockwell Automation, Harley-Davidson Inc., WEC Energy Group, and Fiserv. Companies with operations in Milwaukee are leaders in industries such as finance, manufacturing, insurance, and data processing. As a commercial and cultural center for Wisconsin, the city of Milwaukee is the largest city in the state. Many Fortune 500 companies have corporate headquarters established in this self-sufficient city. Milwaukee has several tourist attractions such as the Milwaukee Art Museum, the Harley-Davidson Museum, and Miller Park. Milwaukee is home to four professional sports teams: Milwaukee Brewers, Milwaukee Bucks, Milwaukee Admirals, and Milwaukee Wave. Over 13 colleges and universities are located in Milwaukee with most students studying at the University of Wisconsin-Milwaukee.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 8870 S. Mayhew Drive, Kenosha, WI, 53142 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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