



The Burleigh Street Community Enterprise Center has retail and community meeting space.

Burleigh Street Sherman to 60th

The Burleigh Street Commercial District serves the residents of Sherman Park, one of Milwaukee's most desirable and diverse neighborhoods. A variety of local and national retailers call Burleigh Street home, taking advantage of the estimated \$946 million dollars that is spent on retail in a three mile radius of

the street. St. Joseph's Regional Medical Center anchors the district, bringing thousands of employees and visitors daily to the area. St. Joseph's, already Milwaukee's second-largest hospital and a regional leader in obstetrics, is undergoing a \$58 million expansion to be completed in 2004.

Residential Characteristics

From 51st & Burleigh	1/2 Mile	1 Mile	2 Miles
Population	10,588	37,001	118,468
Persons per Square Mile	12,779	12,167	9,356
Households	3,972	13,380	42,730
Owner Occupants	76.1%	75.2%	74.1%
Under 25	43.3%	44.3%	43.8%
% 25-44	31.7%	30.5%	30.0%
% 45-64	19.1%	18.5%	18.0%
% Over 65	6.0%	6.7%	8.2%
Average Household Income	\$41,903	\$41,572	\$42,423
Total Household Income	\$168,366,900	\$553,533,100	\$1,814,674,900
% African-American	68.1%	69.8%	62.4%
% Asian	1.3%	1.8%	2.3%
% White	25.3%	22.9%	30.2%
% Hispanic Origin	2.2%	2.7%	2.6%

Sources: 2000 US Census, City of Milwaukee Assessor, Claritas, Inc.



Employees and Visitors

TRAFFIC GENERATORS

Local Retail (representative)

Bosick's Dry Cleaners
 Burleigh Serv-U Pharmacy
 Curves
 Great Impressions Graphics
 Kosher Meat Klub
 Lena's Supermarket
 Lorenzo's Pizza
 Martha's Hair-Skin-Nails Salon
 Mutual Savings & Loan
 One Hour Fabricare
 Pacific Orient Express
 Schok's Autobody
 Stylemaster II
 White Hen Pantry

National Retail (representative)

Amoco
 Subway

St. Joseph's Regional Medical Center

Second-largest hospital in Milwaukee, 16,000 yearly admissions. Currently undergoing \$58 million expansion

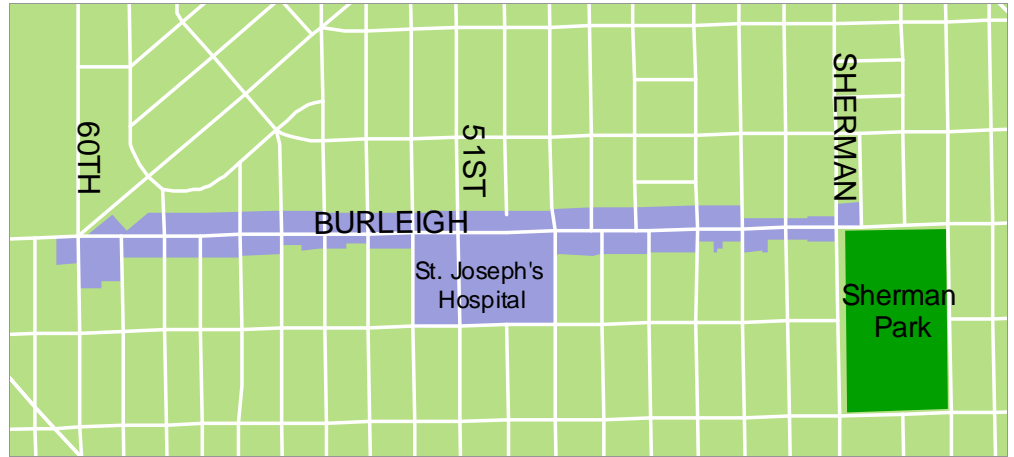
Sherman Park

Boys & Girls Club
 Year round outdoor activities, including wading pool

Traffic & Transportation

- 3 1/2 miles from Downtown Milwaukee
- Access to US 41 at Lisbon Avenue
- 24 Hour Traffic Counts:
 Sherman & Burleigh
 NS: 35,150 vehicles daily
 EW: 13,350 vehicles daily

 60th & Burleigh
 NS: 17,500 vehicles daily
 EW: 14,250 vehicles daily
- 4 Buslines with average weekday ridership of 31,217.



Lena's Sherman Park Food Market (left) serves neighborhood residents with full-service grocery.



This Amoco/BP station (right) serves many of the 40,000 potential customers that pass it every day.

Local Investments

- The Burleigh Street Community Enterprise Center is a \$2.8 million project that includes over 7,000 square feet of retail space. Phase 1 was opened in Fall 2003, and Phase 2 will open January 2005.
- St. Joseph's Regional Medical Center's \$58 million expansion is nearly complete (right). The expansion will make St. Joe's a regional heart care center.



Retail Rents

\$8-15 square foot, nnn

Retail on Burleigh Street has a Main Street feel (right).

