

South Elevation



# STAMP FACTORY

## AT THE DISTRICT

**Now Under Construction with delivery in Q3 2016!**  
*an adaptive reuse retail development across from HSA Commercial's Mayfair Collection anchored by Nordstrom Rack, Saks Off 5TH and Whole Foods*



North Elevation

Customer Entrances



**OWNED / DEVELOPED BY**

**ICA** Innovative Capital Advisors

**LEASING SERVICES BY**

**HSA**  
 COMMERCIAL REAL ESTATE

**BRENTON SCHRADER**  
 312.458.4392  
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# STAMP FACTORY AT THE DISTRICT

JOIN THESE  
GREAT RETAILERS



Proposed 1,000+ luxury  
apartments  
Ground breaking planned  
for Spring 2016

*Like the highly-successful Mayfair Collection development across the street, Stamp Factory at The District is an adaptive reuse of an existing warehouse facility. The building will be fully-renovated to create attractive retail storefronts for soft goods retailers and service-oriented businesses.*

### Feature Benefits include:

- Across from the main entrance to The Mayfair Collection which includes: Nordstrom Rack, Saks Fifth Avenue OFF 5TH, Whole Foods, DSW, and more
- Direct visibility and frontage on Burleigh Street
- Access from signalized intersection at Burleigh Street
- Visibility and access to full interchange for Highway 45 (141,000 VPD)
- Near Mayfair Mall where Nordstrom recently opened a new department store

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# THE MAYFAIR COLLECTION

WAUWATOSA, WISCONSIN

Burleigh Street

114th Street

Water Tower

BLDG A  
32,100 SF

370  
3.93/1000

SPACE A  
20,570 SF

SPACE B  
20,910 SF

SPACE C  
20,575 SF

45

141,000 VPD

SE  
LN

26



View from Burleigh St.



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# STAMP FACTORY AT THE DISTRICT

## Area Traffic Drivers

### MAYFAIR MALL TRADE AREA

Located at US Highway 45 and Burleigh Street, The District is at the center of a thriving and productive retail corridor that features premier national retailers and restaurants. With a tenant line-up including Nordstrom Rack, Saks Off 5th, and Dick's Sporting Goods, The Mayfair Collection has instantly become a central shopping destination for the Milwaukee area, and that traffic will only get stronger when Whole Foods opens. The following Mayfair Mall area retailers are numbered on the map to the right:

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| 1. REI                            | 8. Barnes & Noble                 |
| 2. Home Depot                     | 9. Best Buy                       |
| 3. Target                         | 10. Crate + Barrel                |
| 4. Lowe's                         | 11. Boston Store                  |
| 5. Meijer                         | 12. The Cheesecake Factory        |
| 6. Macy's                         | 13. Kohl's                        |
| 7. Container Store (Under Const.) | 14. Nordstrom (Opening Fall 2015) |

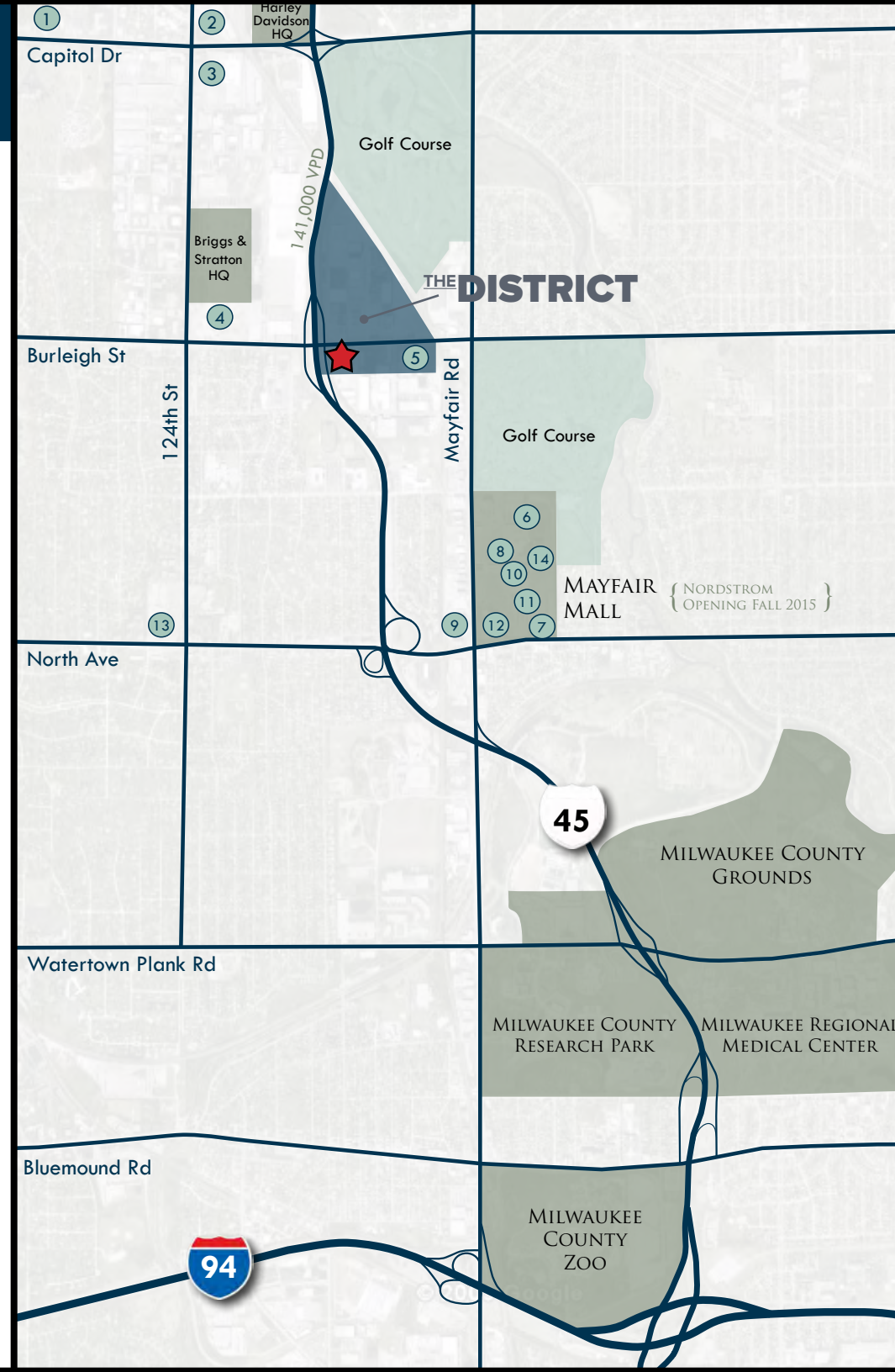
### MILWAUKEE COUNTY RESEARCH PARK

- 175 acres of county property
- Home to over 115 businesses including 70 high-tech companies
- Major tenants include United Healthcare, Alterra, and GE Healthcare

### MILWAUKEE REGIONAL MEDICAL CNTR

The Milwaukee Regional Medical Center (MRMC) is a consortium of 6 health care institutions providing a full range of health care services to the residents of Wisconsin. The health care consortium includes the following providers:

- |   |   |
|---|---|
| • Children's Hospital                                 | • Curative Care Network                       |
| • Froedtert Hospital                                  | • Milwaukee County Behavioral Health Division |
| • Medical College of Wisconsin                        |   |
| • BloodCenter of Wisconsin's Blood Research Institute |   |



# STAMP FACTORY AT THE DISTRICT

## Exclusivity

### REGIONAL AFFLUENCE

Since Milwaukee's affluent suburbs are not relegated to any particular side of the city, choosing a regional location like The District in the Mayfair Mall trade area is uniquely positioned to conveniently serve all.

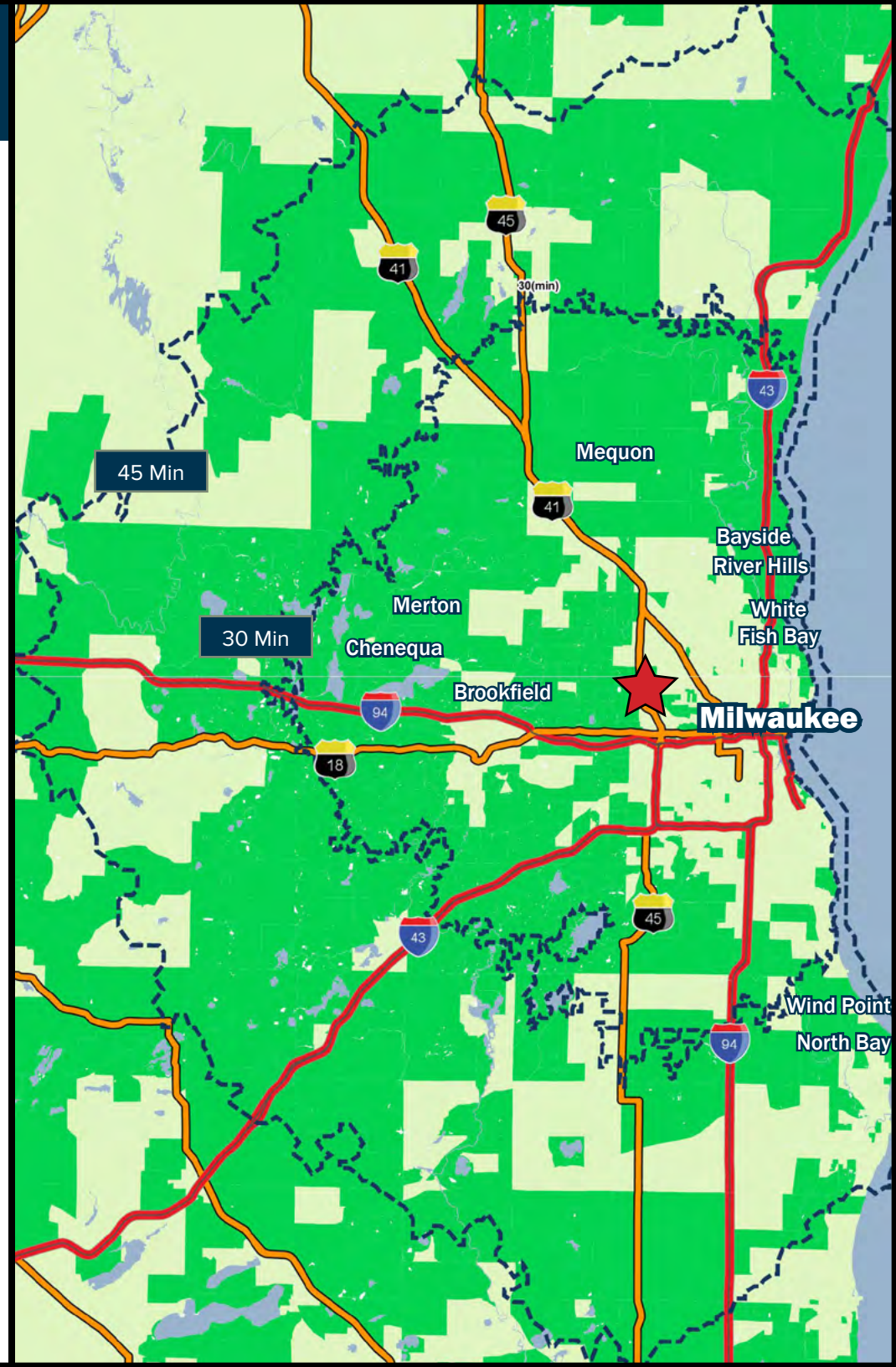
The Mayfair trade area is comprised of the wealthiest communities in Metro Milwaukee.

COMMUNITY	DRIVE TIME (MINS)	MEDIAN INCOME
Brookfield	13	\$76,225
Whitefish Bay	24	\$95,062
Mequon	25	\$90,733
River Hills	25	\$161,292
Bayside	30	\$88,982
Chenequa	31	\$163,428
Merton	33	\$78,937
Wind Point	40	\$88,521
North Bay	42	\$97,943

Source: Income data provided by Census.gov; Brookfield & White Fish Bay data from Milwaukee Economic Development Council.

DEMOGRAPHIC	45 MIN DRIVE TIME
2011 Population	1,819,339
2011 Est. Households	731,127
2011 Est. Households Earning \$75k+	192,610
2011 Est. Avg Household Income	\$71,968

Source: Regis Sites USA







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