

# Lincoln Village Opportunity Sheet



**Agent:**

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**LVBA Contact**

LINCOLN VILLAGE  
BUSINESS ASSN.

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## SPACE FOR LEASE

**1108 W. LINCOLN AVE.**



### AVAILABLE SPACE:

FIRST FLOOR RETAIL SPACE, BASEMENT STUDIO, SECOND FLOOR OFFICE.

**BUILDING SQ. FT.:** 1,914 **STOREFRONT SQ FT :** 900

**LOT ACREAGE:** 3,424 SQ FT

**EXISTING BUILD-OUT:** RESIDENTIAL/COMMERCIAL MIXED USE

**2008 ASSESSMENT:** \$76,000

**2008 TAXES:** \$2,579

**SITE ACCESS:** 9 BLOCKS WEST OF INTERSTATE-94 ON AND OFF RAMPS, 5 BLOCKS EAST OF S. 16TH ST.

**LOCAL ASSISTANCE PROGRAMS:** FAÇADE, EQUIPMENT, AND DESIGN GRANTS AVAILABLE. CONTACT LINCOLN VILLAGE BUSINESS ASSN. FOR MORE INFORMATION.

Daily Traffic Counts		1-Mile	3-Mile	Metro Milwaukee	
Intersection	S. 13 <sup>th</sup> Street	Average HHI	\$33,730	\$40,336	\$57,411
North/South	12,500	2006 Pop Proj	46,648	186,902	1,528,842
East/West	18,150	2000 Census	44,007	185,826	1,500,741
		Median Age	25.9	31.3	35.7