



MID-AMERICA®
Real Estate-Wisconsin, LLC

BAYSHORE

REIMAGINED

DISCOVER • EXPLORE •
DINE • PLAY

BAYSHORE REIMAGINED



Welcome to BAYSHORE

**Proudly serving Milwaukee's
North Shore Communities Since 1954**

- Premier **shopping & dining** destination
- Spacious open-air **community**
- Bayshore Art Walk & **entertaining experiences**
- **Exceptional living** at Bayshore Place Apartments
- Welcoming **17+ million visitors** annually

BAYSHORE REIMAGINED

Beginning in 2018, Cypress Equities pursued its strategic vision to transform Bayshore Town Center. The newly-envisioned Bayshore includes unique beautification elements featuring local artists with the Bayshore Art Walk, more local retailers and restaurants, an upgraded central courtyard and indoor rotunda for community gathering and year-round entertainment and activities, and sites for an upscale/select-service hotel and new residential facilities.

Bayshore is home to Bayshore Place Apartments, offering exceptional living in the center of great shopping, dining, and entertainment. Spacious lofts and sleek condo-style apartments feature modern amenities in a safe, fun, and friendly community.

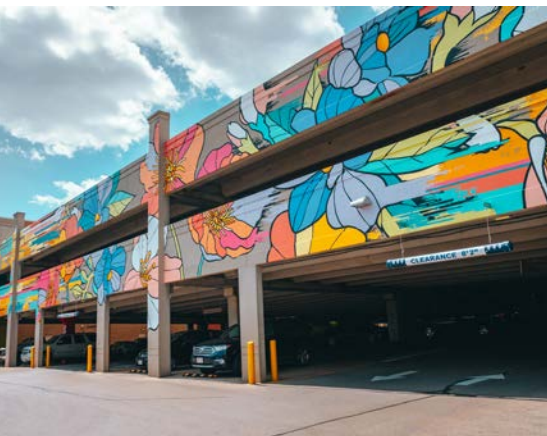
Discover more at Bayshore, conveniently located off I-43 and Silver Spring Drive in Glendale, Wisconsin.



BAYSHORE REIMAGINED



BAYSHORE ART WALK



RECREATING THE DESTINATION

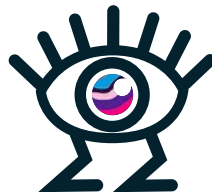
BAYSHORE

Reimagined



The Yard is the heartbeat of the Bayshore community and a four-season playground for activities, events, and entertainment.

The Bayshore Art Walk is an imaginative experience featuring vibrant murals from some of the area's most talented artists.



The Rotunda is a refreshed community gathering place and connector to expanded parking on the east side of the center.

*DISCOVER WHAT'S NEW
AT BAYSHORE TO DRIVE TRAFFIC &
SALES FOR YOUR BUSINESS!*

OUR NEWEST TENANTS



(Coming Soon)



(Coming Soon)

THE YARD AT BAYSHORE



THE YARD

The Yard at Bayshore opened for entertainment and activities in July 2020. It is a vibrant new four-season community space designed for people to enjoy, whether it's experiencing live concerts, free movie nights, Bayshore Game Days!, fitness classes, or the magic of the holiday season—The Yard is the heartbeat of the property.

BAYSHORE SIGNATURE EVENTS

- **Bayshore Game Days!** | January – December
- **Bayshore Sounds of Summer** (concert series) | June – August
- **Bayshore Family Flicks** (free movie nights) | June – October
- **Bayshore Art & Artisan Fair** | May & September
- **Bayshore BOOgie Bash & Costume Contest** | October
- **Bayshore Season to Sparkle** | November & December
 - Tree Lighting Celebration
 - Bountiful Black Friday
 - Holiday Entertainment

EXPLORE MORE AT BAYSHORE



PROPERTY PROFILE

HIGHLIGHTS

- The center hosts more than **17M visitors** per year
- Currently more than **50 retail tenants**
- Situated on **52 acres** with over 522,000 SF of retail and 250,000 SF of office
- Conveniently located with **easy on/off access** to I-43
- Over **4,100 well-positioned parking spaces** throughout the development
- Situated adjacent to the most **affluent region** in the Milwaukee MSA

POPULAR TENANTS



TARGET
(Coming Soon)

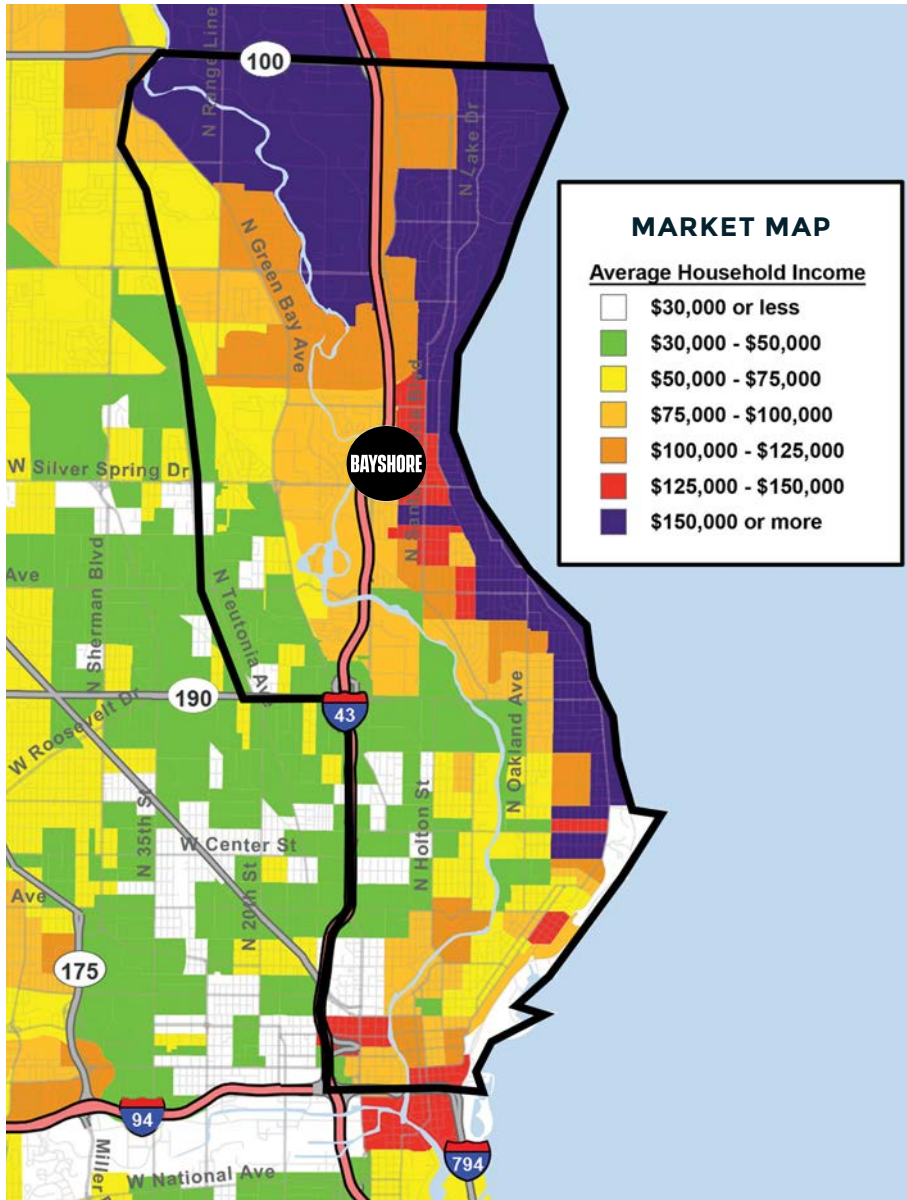


BANANA REPUBLIC



ORVIS





BAYSHORE

Bayshore's primary trade area covers a 15-mile radius of the center, which includes more than 1,078,000 residents in more than 437,000 households. (Source: ESRI)

WITHIN 5 MILES OF BAYSHORE



\$1,985,131,584

Retail Goods Spending



\$323,620,203

Food Away from Home
(Meals at Restaurants)



12,800

Households with Children



\$60,985

Average Disposable Income



280,776

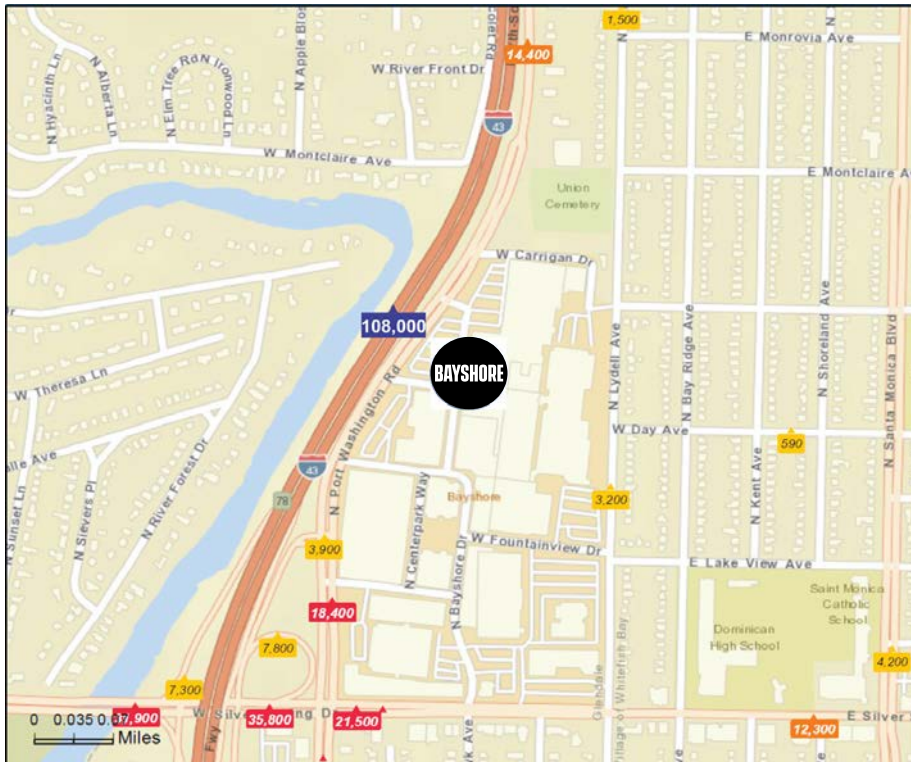
Daytime Population

MARKET DEMOGRAPHICS & CORPORATE DRIVERS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,389	95,921	288,353
HOUSEHOLDS	4,465	39,053	114,177
AVG HOUSEHOLD INCOME	\$137,199	\$80,952	\$67,986
DAYTIME POPULATION	13,568	98,133	280,776

TRAFFIC COUNT MAP



AREA TRAFFIC GENERATORS



Student enrollment over **30,000**
2nd largest University in Wisconsin



5.7 miles

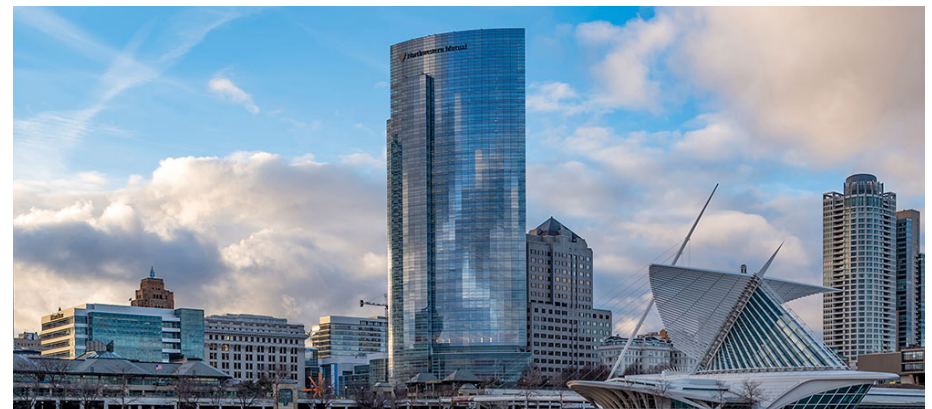


22 acre campus with over **400** beds



Largest WI company by revenue
(**\$29.3B** in 2018)

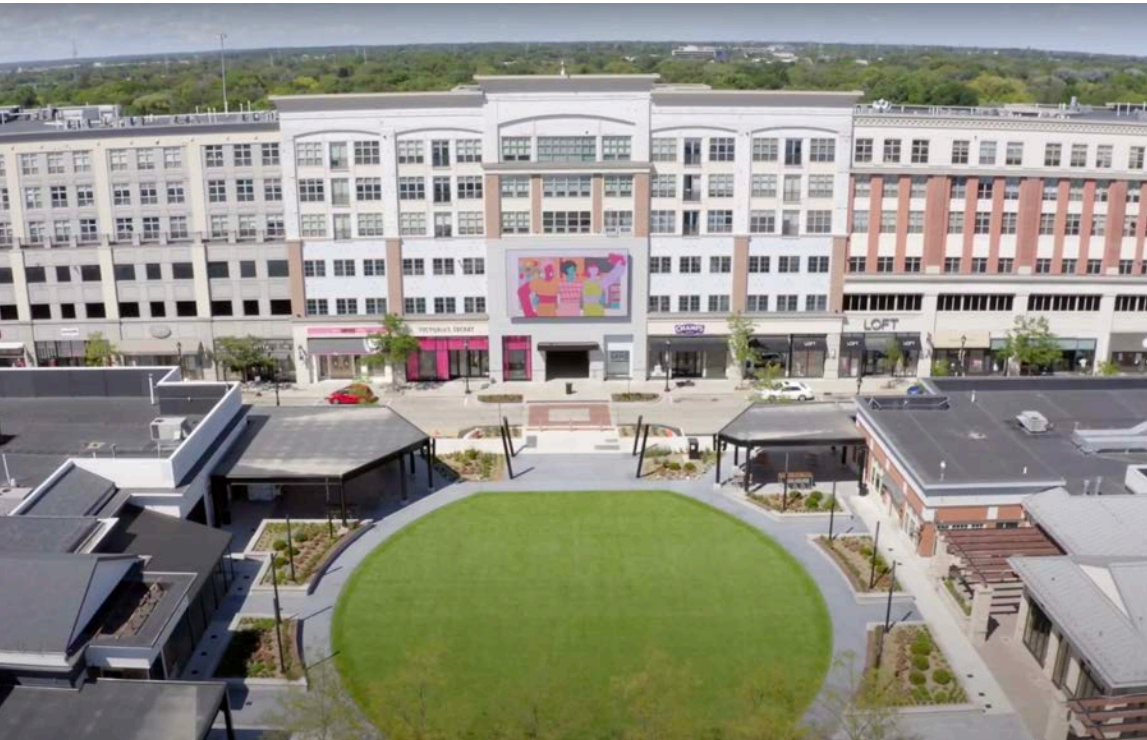
Newly constructed **32 story, 1.1M SF**
HQ tower in downtown Milwaukee



OPPORTUNITIES AT BAYSHORE

FEATURED OPPORTUNITIES

- **Restaurant spaces** adjacent to newly developed The Yard
- **40,000 SF** 6-screen movie theater with full service restaurant and bowling alley
- **14,530 SF** retail space across from Cheesecake Factory with visibility to I-43 (can be expanded)
- **1.26 acre pad** available with direct access to Port Washington Road
- Other unique, smaller format retail opportunities exist within the center near **The Yard**, perfect for restaurants, wine bar, tasting rooms, boutiques, fitness, etc.



BAYSHORE SITE PLAN: POST-REDEVELOPMENT



I-43 & SILVER SPRING DRIVE



LEASE AT BAYSHORE TODAY!

BAYSHORE

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Owned & Managed by Cypress Equities

PLAY • EXPLORE • DISCOVER • DINE

An abstract, colorful background featuring a central silhouette of a woman with long dark hair, wearing a light blue and white striped shirt. She is positioned within a large orange circle. The background is composed of various geometric shapes and patterns, including a blue area with black circles, a red area with black circles, a blue area with white dots, and a black area with white dots. The overall style is modern and graphic.

BAYSHORE

THANK YOU

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:



DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

CONFIDENTIAL INFORMATION: _____

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.