MAIN & MILL RETAIL CENTER



N88 W16521 - W16565 Main Street
W164 N8877 Mill Street
Menomonee Falls, WI 53051





Be part of Historic Downtown Menomonee Falls. This location offers an exceptional opportunity for businesses seeking strong visibility and consistent foot traffic. Situated on Main Street, this location benefits from steady daily traffic and proximity to many of the village's most popular destinations and community events, many of which take place right along this corridor.

Menomonee Falls is a vibrant and growing community in Waukesha County, known for its welcoming atmosphere, active local population, and convenient access to surrounding metro areas – making it an ideal place to attract both loyal local customers and visitors alike.

- TRAFFIC COUNTS:

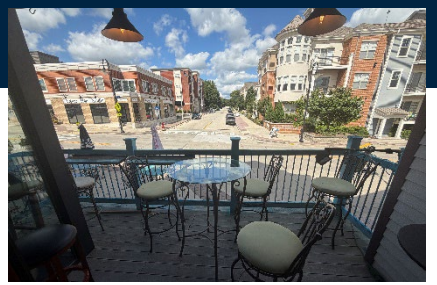
Hwy 74/Main Street:	9,400 VPD
Hwy 175/Appleton Ave:	11,100 VPD

For More Information Contact:

JBJ Companies, Inc.
Scott Bence
(262) 345-5421
scott@jbjcompanies.com

Updated 11/10/2026

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TOURS BY APPOINTMENT ONLY



- Flexible Mixed-Use Configuration
- Main Floor Dining, Gallery, and Kitchen
- Second Floor Classroom and Studio Space
- Opportunity for Live-Work Configuration

Current Availability:
Single Tenant Building
$2,599/month

(Utilities Individually Metered and Paid by Tenant)

Rare opportunity to lease a distinctive commercial building in the heart of downtown Menomonee Falls. The property is currently home to an art lounge and restaurant and offers a unique combination restaurant, gallery, studio, classroom, and creative workspace opportunities.







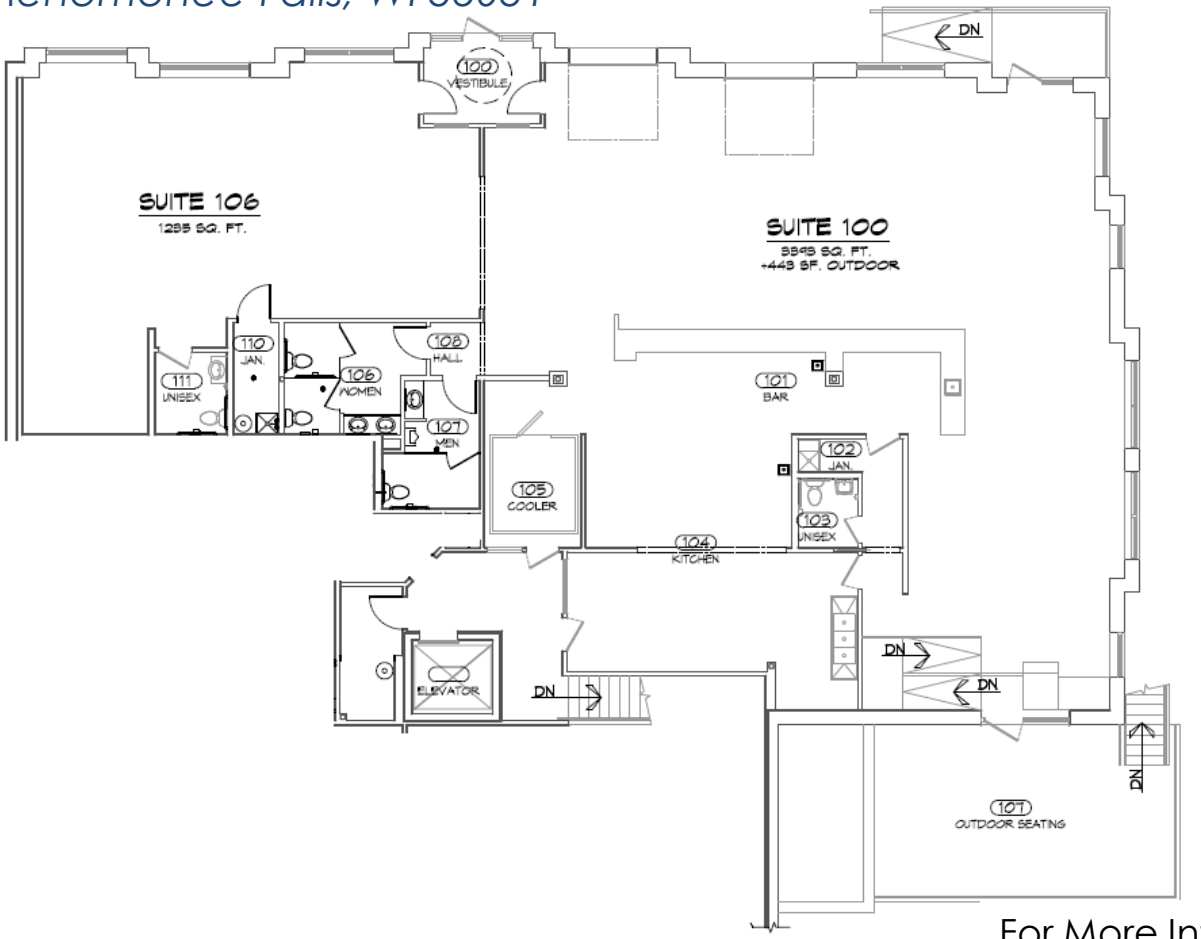
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MAIN & MILL RETAIL CENTER

N88 W16521 Main Street
Menomonee Falls, WI 53051





Current Availability:
Fully Leased

(Utilities Individually Metered and Paid by Tenant)

SIGNAGE:

- Window and Door Graphics
- Main Street Wall Signage

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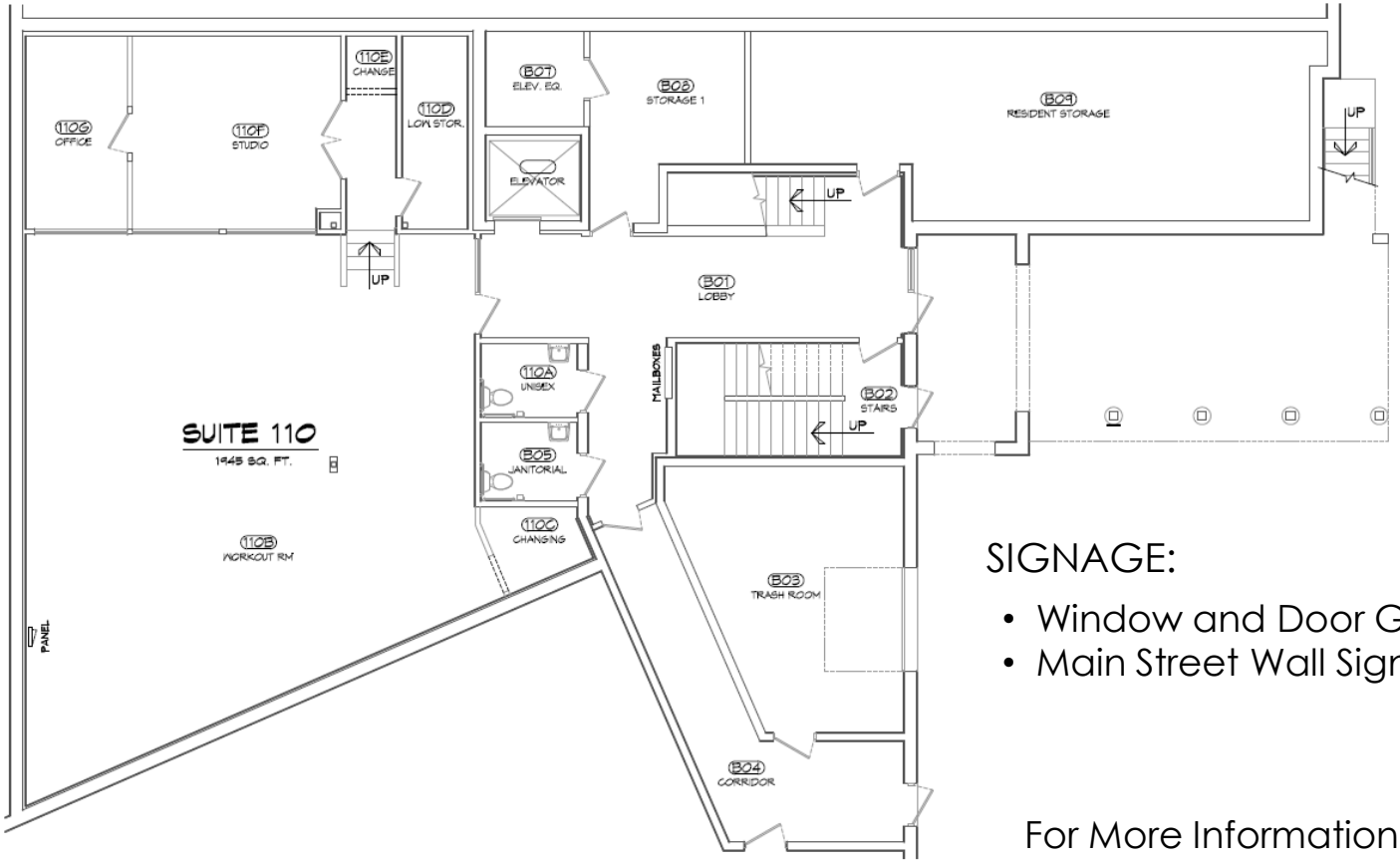
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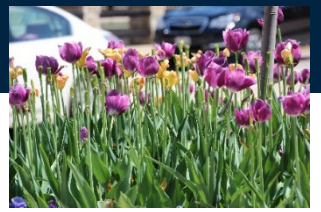
- Window and Door Graphics
- Main Street Wall Signage

- 13' Exposed Ceilings
- 1st Floor Access
- Private Bathroom

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Nearby Businesses:

- The Chocolate Factory – sandwich shop/café
- Hop Yard Ale Works – taproom with craft beer and pizza
- Barre Falls – fitness center
- Art Lounge – art, wine and food

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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 statement:

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:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) 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 (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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 lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____

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.)*

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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