

Now leasing!

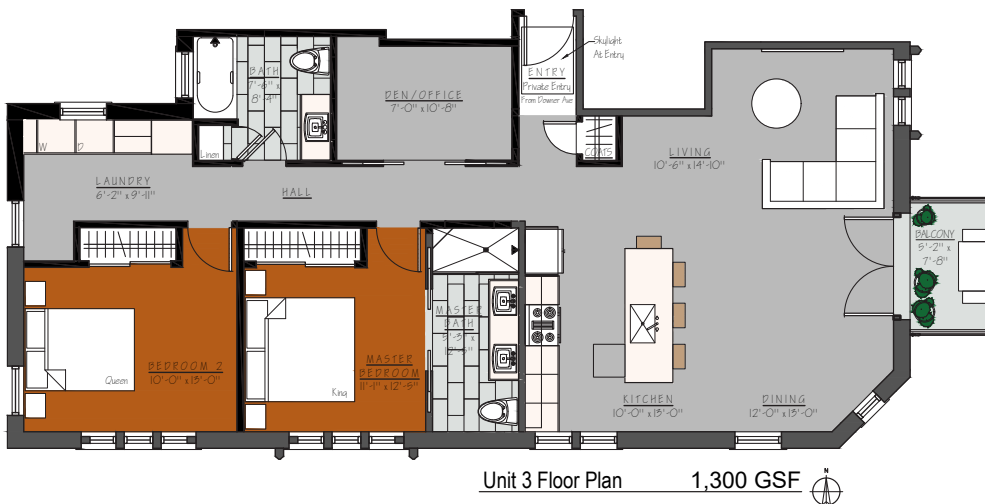
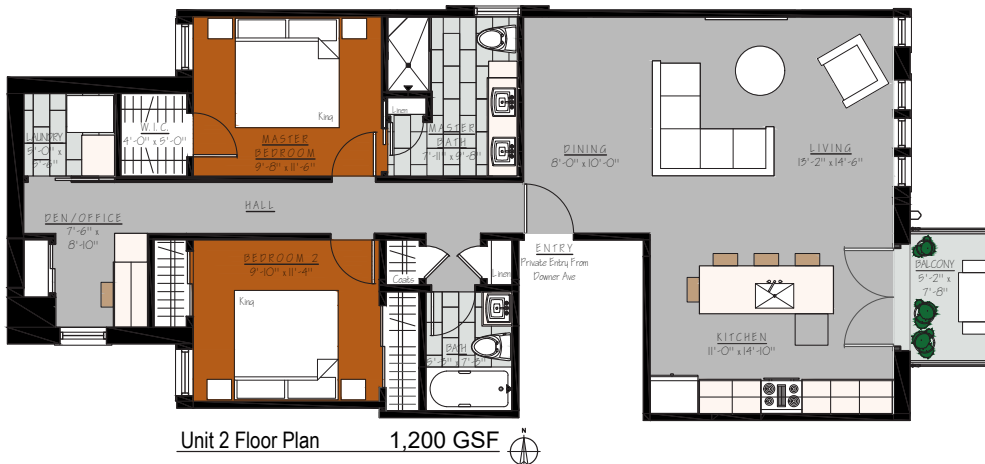
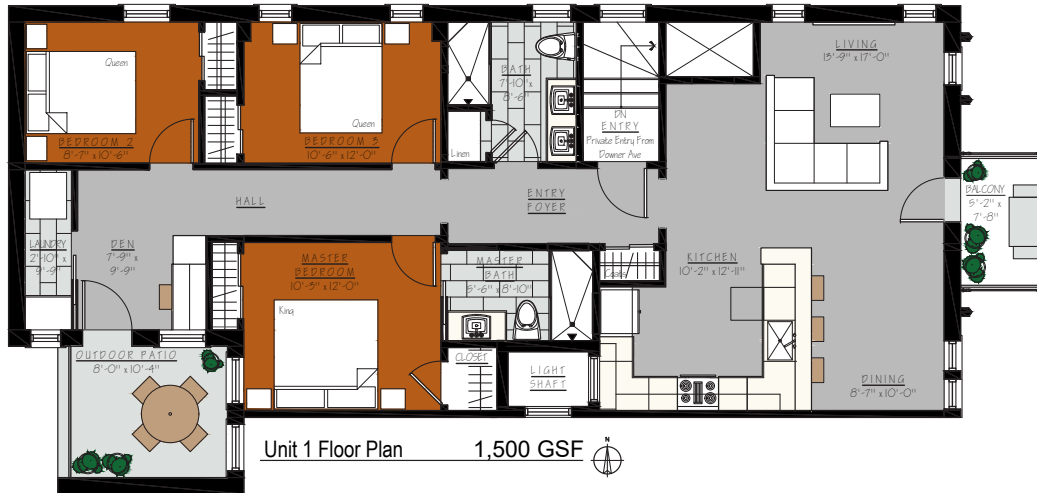
4001 North Downer, Shorewood, WI



- On-site 10-car parking lot
- Prime Shorewood Downer/Capitol wrap corner 4000SF!
- All new expansive black storefronts and steel black awning, gut rehab restoration interiors
- Three New luxury Condo Quality Apts
- Blocks from Atwater Park & Lakefront
- High walk by and drive by traffic (10,000 cars daily)
- Iconic 100 year old Hayek Pharmacy-high visibility and nostalgic historic commercial building
- Prime corner for restaurant/cafe or wellness, fitness
- Wonderful outside cafe table seating for 40+ persons and corner plaza feel!
- Tour today! Layouts upon request



4001 North Downer



The policy of continual improvement practiced by **Blackwatch '68™** in construction and design dictates that all specifications, equipment, dimensions, layouts and prices are subject to change without notice. Square footages and dimensions are approximate and are not inclusive of terrace areas. Floor plans are provided for layout and suggest furniture placement only.

4001 North Downer



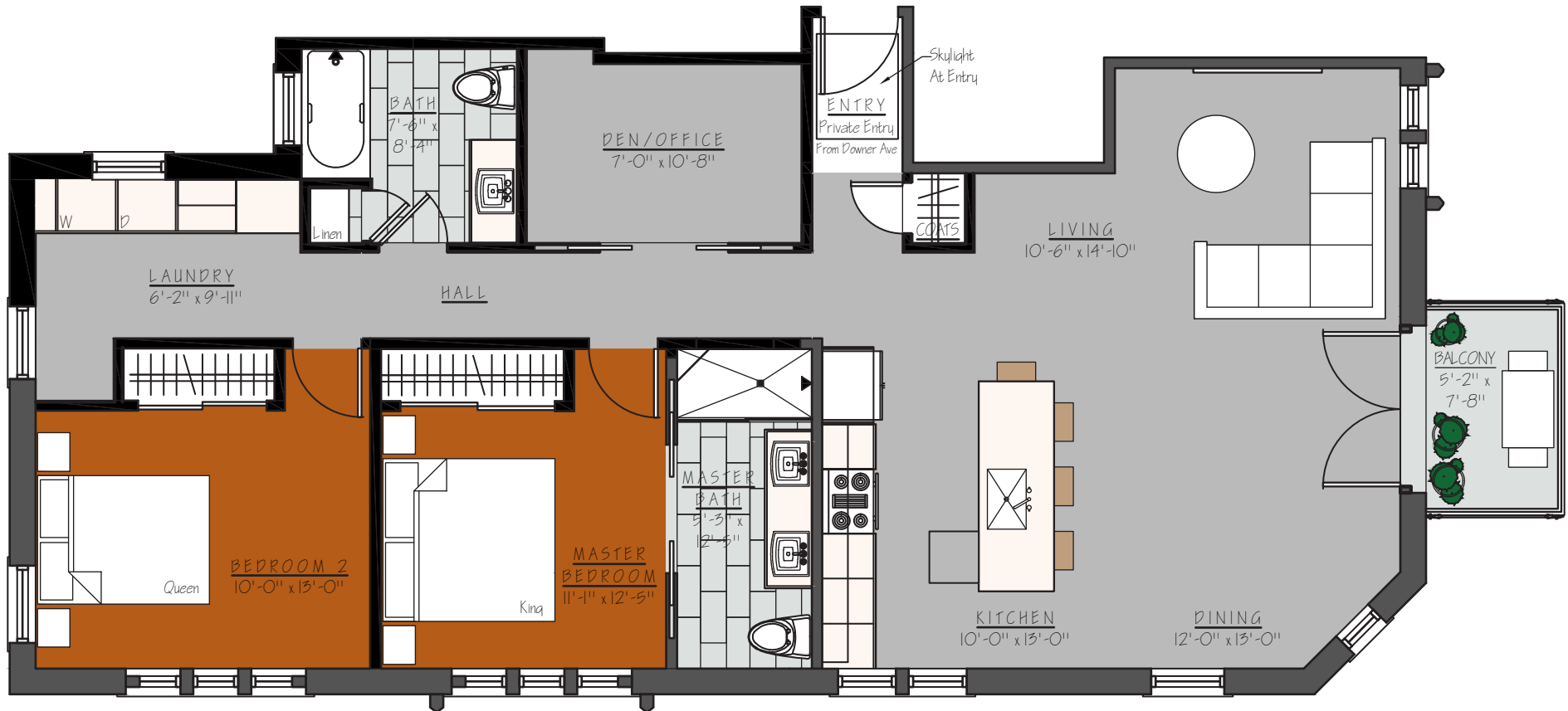
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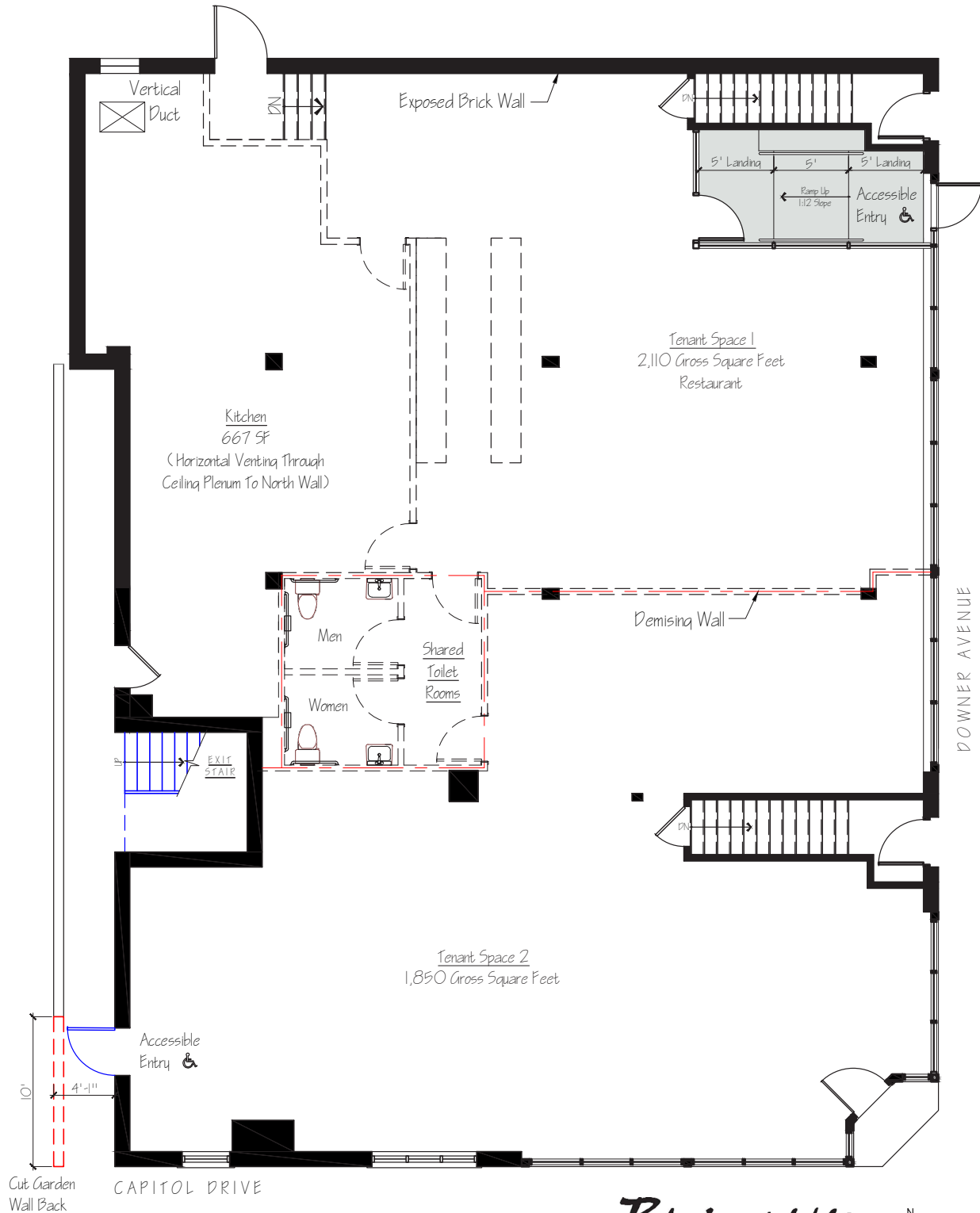
Unit 3 Floor Plan

1,300 GSF



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4001 North Downer



Restaurant Tenant with Shared Toilet Rooms
4001 N Downer Avenue - Shorewood, WI 53211

Blackwatch '68
PROPERTIES



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PROPERTIES
blackwatch68.com

4001 North Downer



LIFE AFTER 100: What's happening with Hayek's

The 100-year-old building that was home to local landmark Hayek's Pharmacy at 4001 N. Downer Ave. has been purchased by developer Elan Peltz, the founder and owner of Chicago-based real estate development firm Blackwatch '68. Peltz, who grew up in Whitefish Bay, plans to renovate the building while maintaining its historic appeal. The second floor will be remodeled to house three high-end two- and three-bedroom apartments with steel balconies overlooking Downer. Peltz may add a third floor and additional apartments.

The former Hayek's space on the ground floor will be divided into two distinct spaces, one for what Peltz defines as a coffee shop/bakery restaurant. That leaves 1,800 square feet of prime corner retail space that Peltz is actively seeking to lease. The vintage neon Hayek's sign will be relocated above the second-floor apartments, Peltz says, in a nod to nostalgia. He adds, "We are proud to be working on this for the Shorewood community."

Blackwatch '68
PROPERTIES

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