

Shoppers World of Brookfield - For Sale

Capitol Dr & N 124th St | Brookfield, WI | US | Waukesha County

Available SF: 178,784 | Sale Price: \$24,270,000



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Last Updated:	Oct 22, 2025

Economic Development Contact

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Realtor/Owner Contact

Colliers
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Property and Area Description

Shoppers World is a fully leased, 178,784 SF shopping center located at the high-traffic intersection of Capitol Dr. & 124th St. in Brookfield, WI. Anchored by national tenants including Crunch Fitness, Ross, Best Buy Outlet, Burlington, and O’Reilly, the center sees 2.8 million annual visitors and benefits from a new roof (2023), strong co-tenancy, and recent lease renewals. Offered at \$24.27M with an 8.25% cap rate, NOI: 2007871, the asset includes a new 10-year lease with Crunch, an assumable 5.58% loan, and near-term value-add upside with Burlington’s planned 2027 vacancy and active LOIs above current rents.

Population

	918,293	1,415,282	1,762,150
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Households

	393,527	601,825	745,301
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Transportation

Property Images

