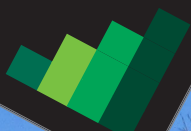


**SHEBOYAN  
PICK 'N SAVE**



SINGLE-TENANT GROCERY  
SHEBOYAN, WISCONSIN

Capital Markets | Investment Properties



**CBRE**





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sheboyganpicknsave](http://www.cbremarketplace.com/sheboyganpicknsave)





## THE PROPERTY

### Long Term Pick 'n Save Lease:

Approximately 15 years of primary lease term remaining; December 31, 2030 expiration

### Minimal Landlord Responsibility:

Tenant is responsible for repairing and replacing the roof, parking lot and HVAC. Landlord is responsible for the structure and underground utilities.

### Wisconsin's Leading Grocer:

Pick 'n Save is the market leading grocer in the State of Wisconsin with approximately 119 locations and 35% market share

### Store Sales:

The Sheboygan Pick 'n Save has good sales of approximately \$360 per square foot

### Increasing Cash Flow:

5% lease rate escalations occurring every five years. First escalation scheduled to occur on January 1, 2016.

### Newer Construction:

Built in 2010, the Sheboygan Pick 'n Save is the prototypical store

### Location:

Strong neighborhood location next to an Aurora Medical Clinic and five blocks east of Saint Nicholas Hospital

### Demographics:

Approximately 50,695 people with an average household income of \$57,000 within three miles of the Pick 'n Save

### Traffic Counts:

Approximately 20,200 vehicles per day travel Kohler Memorial Drive



## PROPERTY FACTS

Property Size:	62,138
Site Area:	Approximately 6.098 acres
Year Completed:	2010
Parking:	4.27 per 1,000 SF

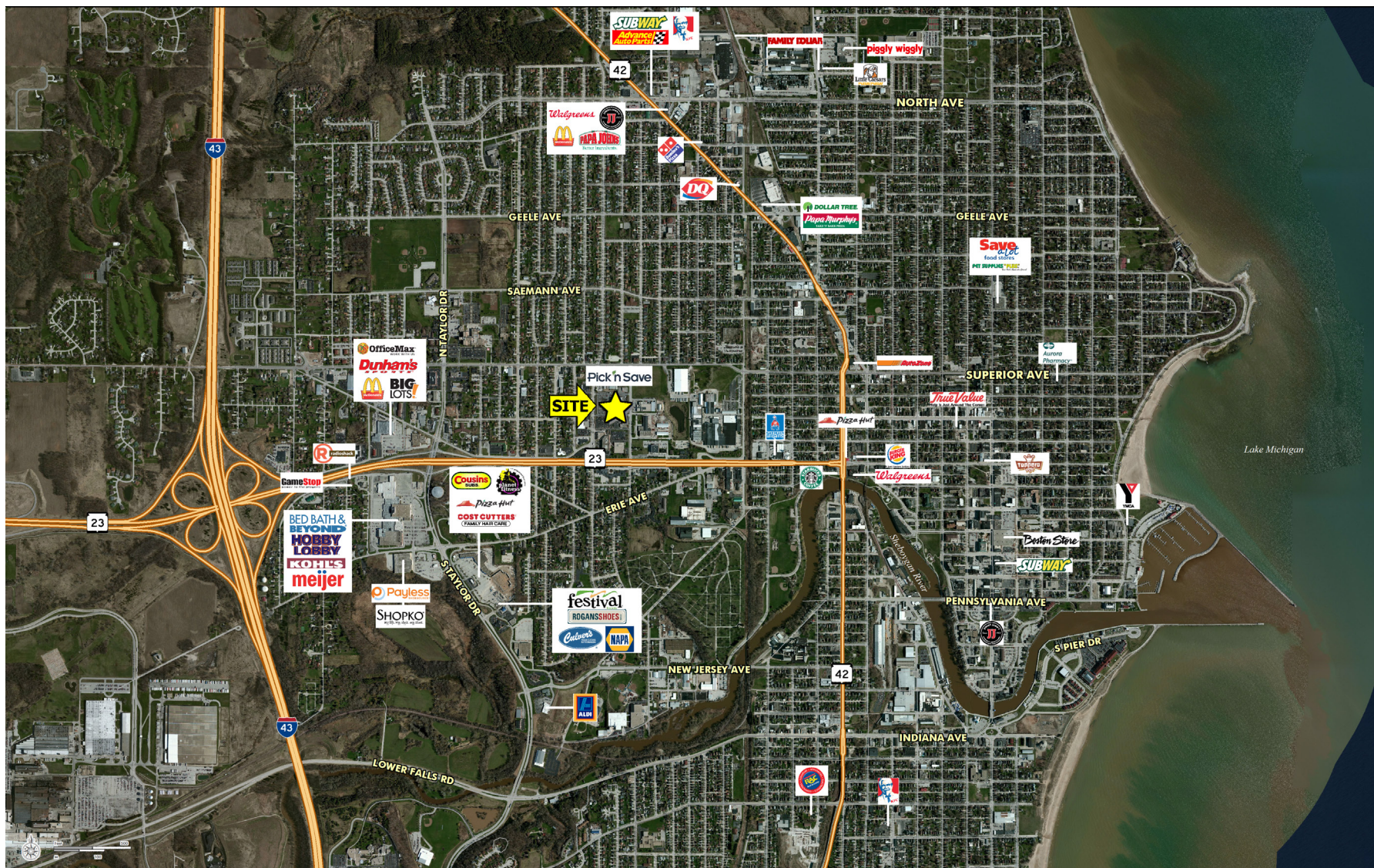
## FINANCIAL SUMMARY

Offering Price:	\$13,380,000
Cap Rate:	6.5%
2015 NOI (est.):	\$869,932
Price per Square Foot:	\$215
Lease Expiration:	December 31, 2030
Occupancy:	100%





## LOW FLIGHT AERIAL







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