

INVESTMENT SALE



BOERKE



RETAIL INVESTMENT
1324 NYGAARD STREET
STOUGHTON, WISCONSIN

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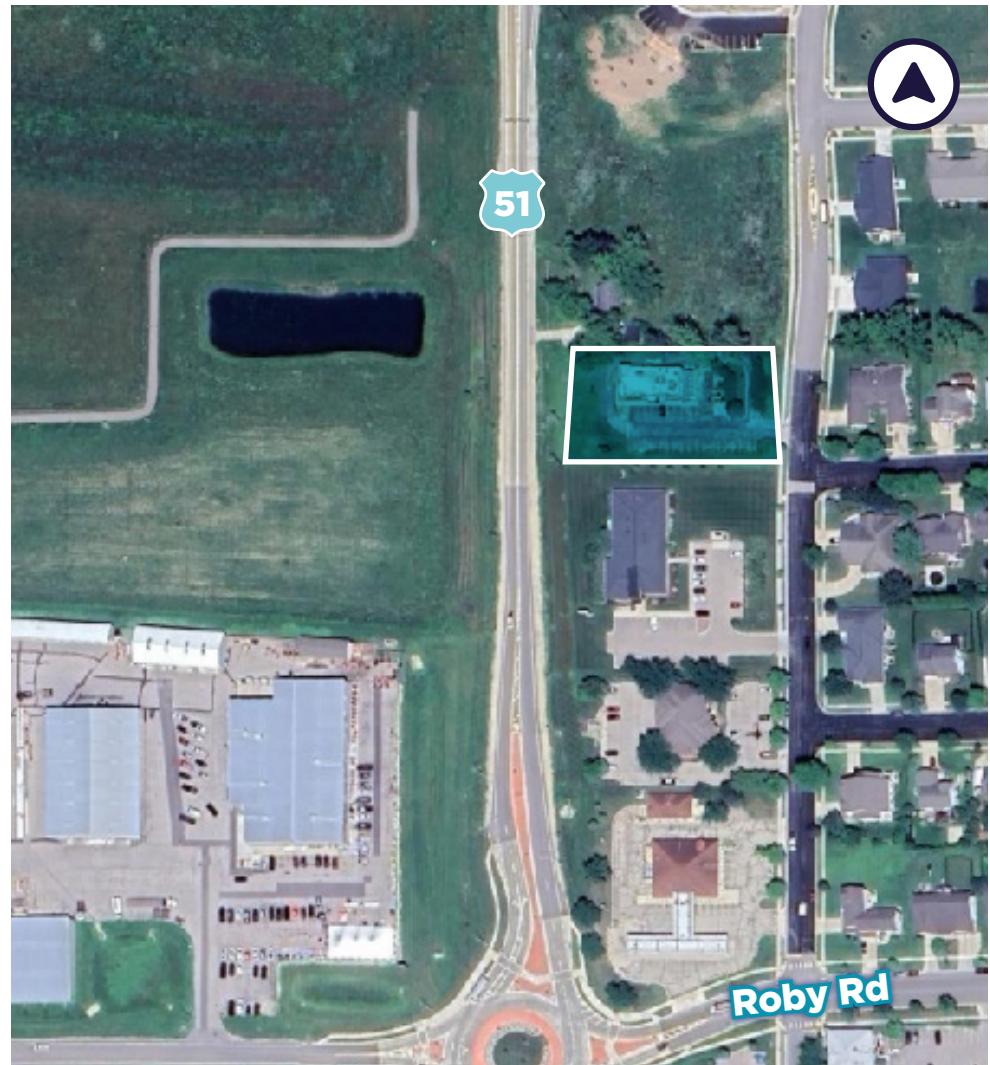
MILWAUKEE OFFICE
731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE
33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

PROPERTY OVERVIEW

Address	1324 Nygaard Street
Municipality	City of Stoughton
County	Dane
Tax Key	07-222-24-125-010
Existing Building SF	3,183 SF
Tenant	Church's Chicken
Lease Type	NNN
Parking	26 spots
Lot Size	0.811 Acres
Zoning	G2 - General Commercial District



PROPERTY PHOTOS





RETAIL INVESTMENT

1324 NYGAAR STREET

PRICE
\$1,920,000

CAP RATE
6.25%

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN STRUCTURE, FEE SIMPLE OWNERSHIP

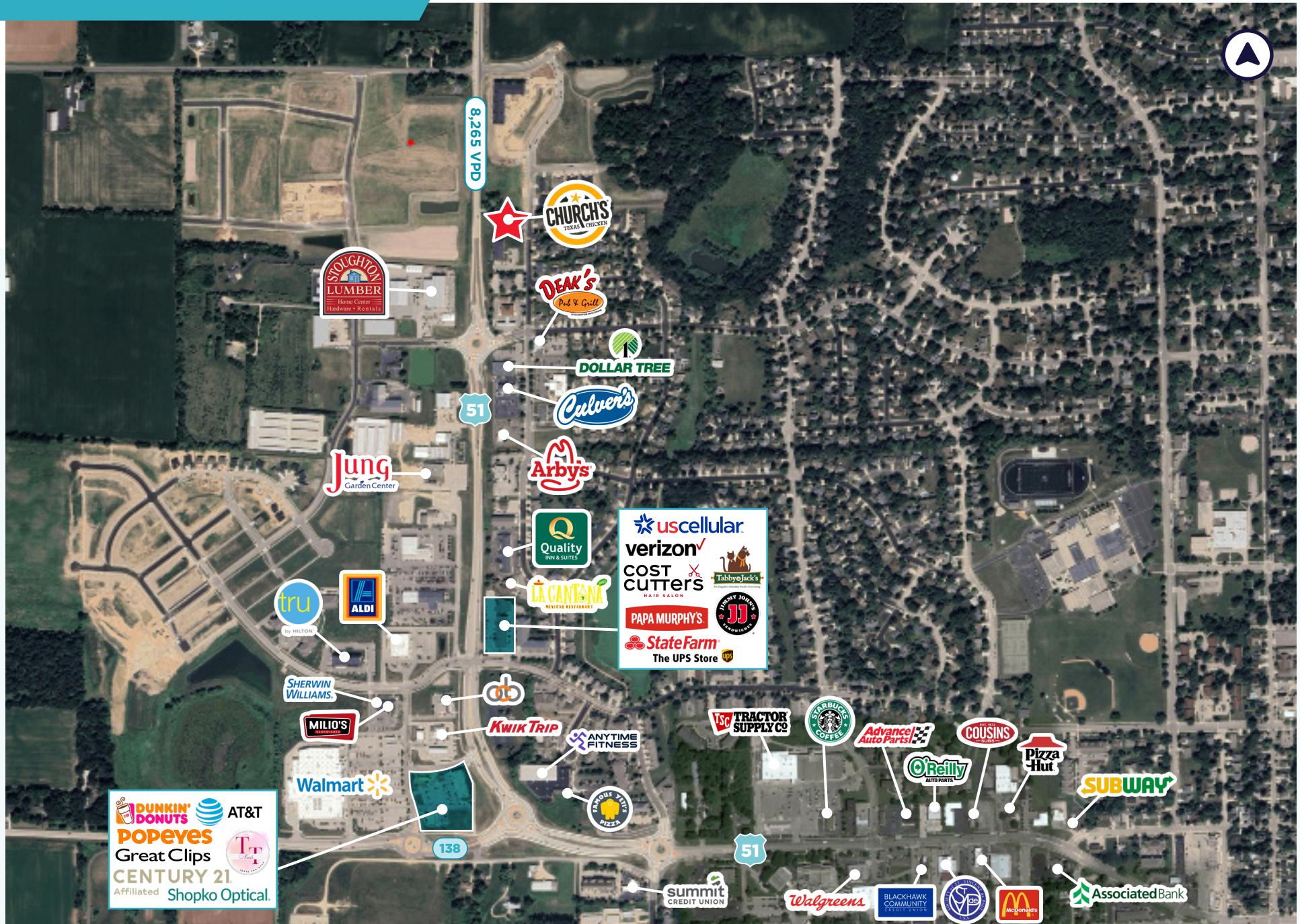
Zero landlord responsibilities, tenant handles all maintenance, taxes, insurance, and capital expenditures. Clean ownership structure with full control of the underlying real estate and land.



DESIRABLE RETAIL LOCATION

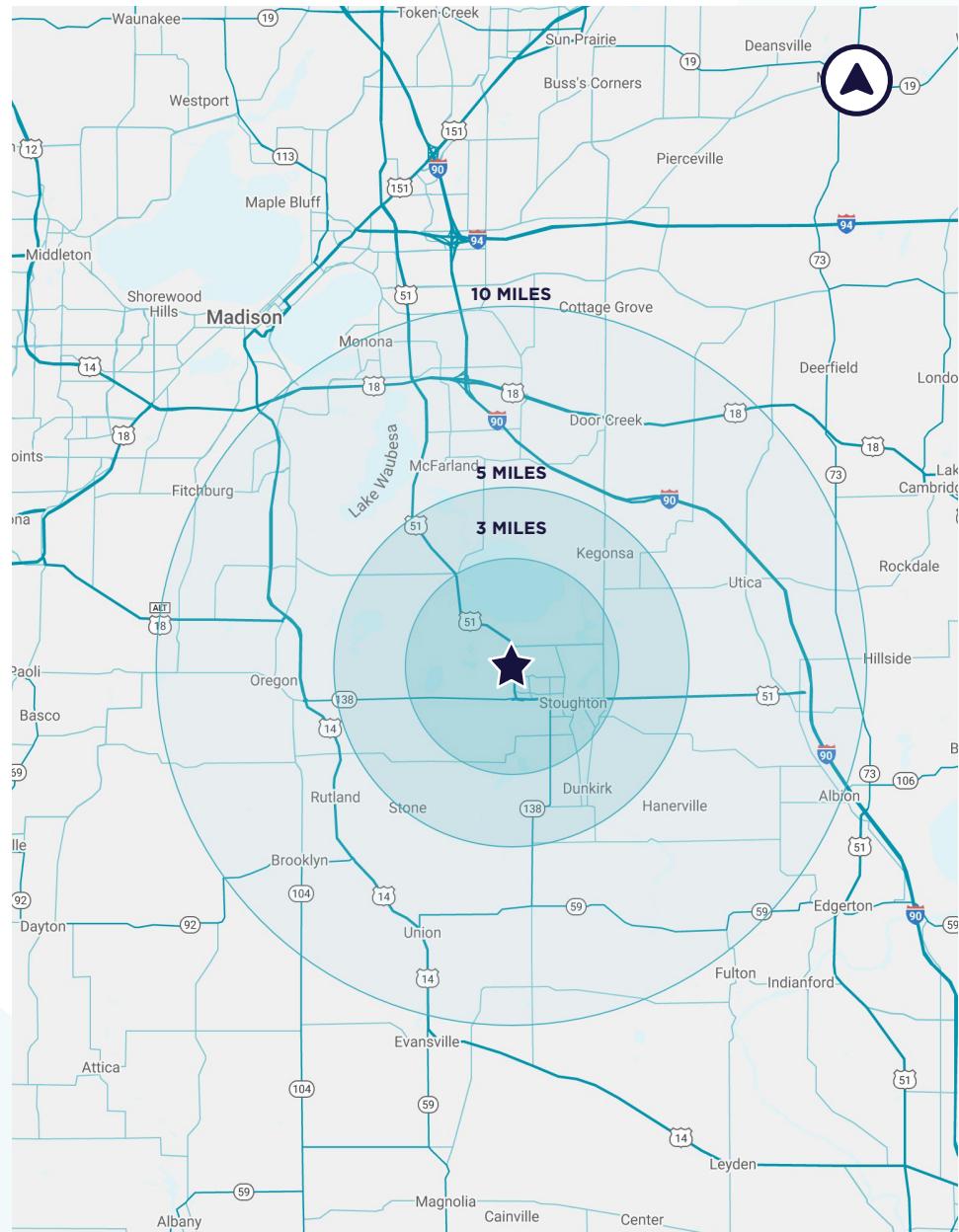
Stoughton is a rapidly growing, high-income community benefiting from strong population and housing expansion, proximity to Madison, supportive city planning, and a stable local economy, making it an increasingly attractive market for retail and commercial investment.

RETAIL MAP



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Estimated Population (2025)	16,828	20,696	84,209
Median Age (2025)	40.7	40.3	37.3
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
Estimated Households (2025)	7,035	8,660	35,435
Estimated Average Household Income (2025)	\$121,099	\$127,670	\$128,715
ANNUAL CONSUMER EXPENDITURE	3 MILES	5 MILES	10 MILES
Total Household Expenditure	\$744.8M	\$935.9M	\$4B
Total Retail Expenditure	\$376.7M	\$472.5M	\$2B
Apparel Expenditure	\$13.8M	\$17.3M	\$73M
Entertainment Expenditure	\$42.7M	\$53.4M	\$225.5M



ABOUT THE AREA

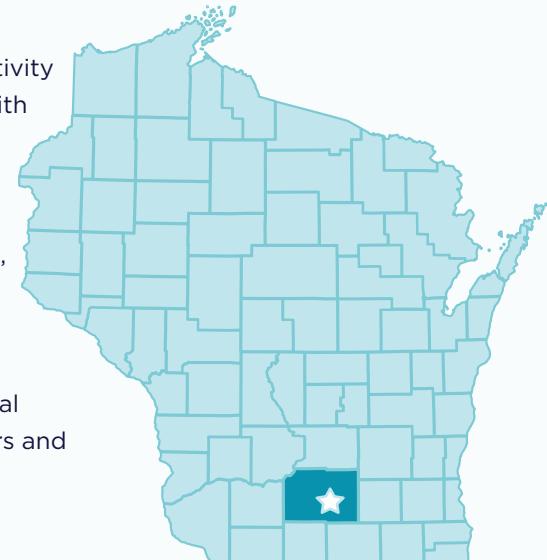


STOUGHTON, WISCONSIN

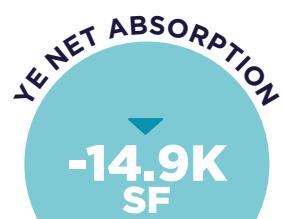
Stoughton, Wisconsin is a thriving community located just 20 minutes southeast of Madison, offering excellent connectivity via U.S. Highway 51 and Interstates 39/90. With a population of roughly 14,000, the city combines small-town charm with convenient access to the amenities and economic activity of the Madison metro area.

The local economy is diverse and resilient, anchored by major employers such as Stoughton Trailers, Cummins Filtration, and Uniroyal Engineered Products. Manufacturing remains a strong foundation, complemented by healthcare, technology, and professional services, while a growing base of small businesses and entrepreneurs continues to drive new investment.

Stoughton is experiencing steady growth through downtown revitalization, business park expansion, and new residential development. With its strong workforce, strategic location, and vibrant community character, Stoughton offers investors and businesses a compelling opportunity for growth in south-central Wisconsin.



DANE EAST - RETAIL MARKET STATS



MARKET FUNDAMENTALS

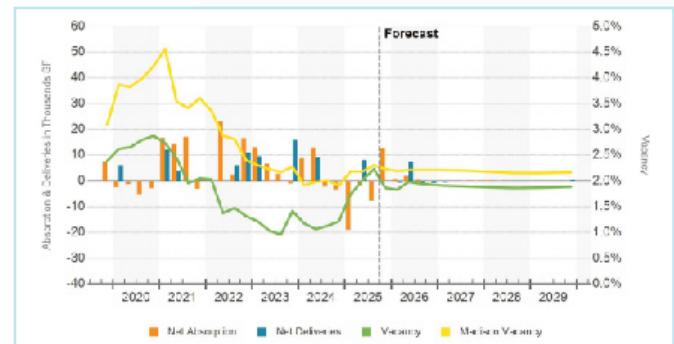
ECONOMIC INDICATORS

MARKET OVERVIEW

The Outlying Dane East retail submarket has a vacancy rate of 1.8% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.6%, a result of 8,000 SF of net delivered space and -15,000 SF of net absorption. Outlying Dane East's vacancy rate of 1.8% compares to the submarket's five-year average of 1.7% and the 10-year average of 2.6%. The Outlying Dane East retail submarket has roughly 68,000 SF of space listed as available, for an availability rate of 1.9%.

As of the fourth quarter of 2025, there is 8,100 SF of retail space under construction in Outlying Dane East. In comparison, the submarket has averaged 13,000 SF of under construction inventory over the past 10 years.

NET ABSORPTION, NET DELIVERIES & VACANCY





CHURCH'S TEXAS CHICKEN

Church's Texas Chicken is a leading quick-service restaurant brand founded in San Antonio in 1952. Known for its hand-battered chicken and signature honey-butter biscuits, the chain has grown to more than 1,500 locations worldwide. With strong brand recognition, a loyal customer base, and a proven franchise model, Church's continues to perform well across diverse markets.

TERM	20 years
LEASE START	April, 7th, 2025
LEASE EXPIRATION	April, 7th, 2045
LEASE TYPE	NNN
ANNUAL RENT	\$120,000
INCREASES	ten (10) percent every five (5) years

PRICING SUMMARY



YEAR 1 NOI \$120,000

CAP RATE 6.25%

SALE PRICE \$1,920,000

SQUARE FOOTAGE 3,183 SF

PRICE PER SF \$502.51 PSF

STATE OF WISCONSIN

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 sub agent 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 Definition of Material Adverse Facts below).
- (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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. 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 "Definition of Material Adverse Facts" below).
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.

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.

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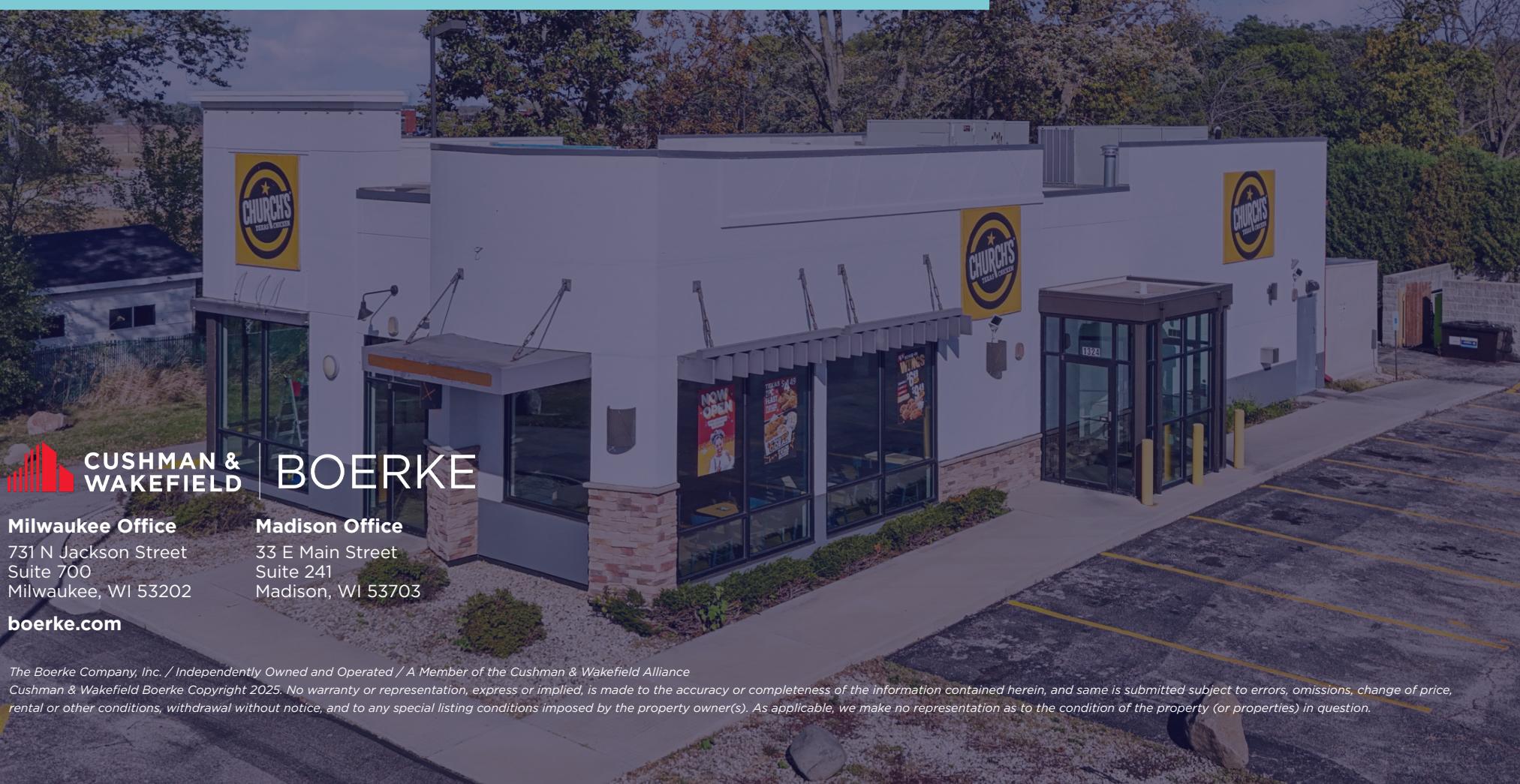
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