



K&G Fashion Superstore - Milwaukee, WI

Recent 7-Year Lease Extension | 7.3 Years of Firm Term | Strong Fixed Rental Increases | Absolute NNN Lease | WI Location





8604 W BROWN DEER ROAD, MILWAUKEE, WI 53224

Single-Tenant Net Leased K&G Fashion Superstore

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, absolute NNN K&G Fashion Superstore in Milwaukee, WI.

\$1,800,000

ASKING PRICE

7.47%

CAP RATE

NNN

LEASE STRUCTURE

7.3 Years

LEASE TERM REMAINING

Fee Simple

OWNERSHIP INTEREST



Net Lease Capital Markets

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Vice Chairman

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Broker of Record: John J. Malloy | WI RE Lic. #52002-90

Investment Highlights

K&G Fashion Superstore | 80+ Locations | Wholly Owned Subsidiary of Tailored Brands, Inc. (S&P: B+)

- K&G Fashion Superstore is an off-price retail chain specializing in men's, women's, and children's apparel, footwear, and accessories, with a strong emphasis on career and formal wear at discount prices
- K&G Fashion Superstore operates 80+ locations in AZ, CA, CO, FL, GA, IL, IN, MD, MA, MI, MO, NV, NJ, NY, NC, OH, PA, TX, and VA
- The brand is a wholly owned subsidiary of Tailored Brands Inc., which also owns Men'sWearhouse and Jos. A. Bank
- Tailored Brands, Inc. is rated B+ with a stable outlook from S&P

Recent 7-Year Extension | Absolute NNN Lease | 7.3 Years of Firm Term Remaining | 1 (5-Year) Options | Fixed Rental Increases Every 5 Years

- K&G recently executed a 7-year lease extension, effective February 1, 2026 and taking the current lease expiration to January 31, 2033
- Absolute NNN Lease – Fee Simple (Land & Building ownership)
- 7.3 Years of Firm Term Remaining plus 1 (5-Year) option
- Fixed rental increases every 5 years through the primary and option term(s)- (19.94% Increase Feb-2031 & Feb-2033)
- Zero landlord obligations- absolute NNN lease

Located directly on U.S. Route 41 (29,048 VPD) | Strong National Tenant Lineup in the Immediate Vicinity | 0.60 Miles to the Hwy 181 & U.S. Route 41 (48,772 VPD) | Strong Suburban Milwaukee Demos | 11 Miles to Downtown Milwaukee

- Located on the primary east/west retail corridor connecting Northern Milwaukee to I-43 and I-41
- Highly visible and easily accessible, with one (1) curb cut located directly along U.S. Route 41 and one (1) curb cut along N 85th St
- Strong national tenant lineup in the immediate vicinity: Menards, ALDI, Walmart Supercenter, ETE Reman, and a roster of QSR brands that include: Deny's, Taco Bell, McDonald's, IHOP, Dunkin', and Wendy's
- 0.60 miles to the Hwy 181 & U.S. Route 41 junction (48,772 VPD)
- Healthy suburban Milwaukee demographics 143,259 people with an average household income of \$86,822 within 5 miles
- 11 miles to downtown Milwaukee





Investment Overview

Price/Cap Rate

Price	\$1,800,000
Cap Rate	7.47%
Annual Base Rent*	\$134,409 (\$6.52 PSF)

* The current annual rent is \$97,797, and increases to \$134,409.08 effective February 1, 2026. Seller to credit the buyer at closing for any gap rent between closing and the rental increase.

Executive Summary

Address	8604 W Brown Deer Road Milwaukee, WI 53224
Tenant	K&G Fashion Superstore
Lease Entity	K&G Men's Company LLC
Use	Retail
Rentable Building Area (SF)	20,615
Acreage	1.38 Acres
Expense Structure	NNN
Rent Increases	See Rent Schedule
Rent Commencement Date	September 1, 2012
Lease Expiration Date	January 31, 2033
Lease Term Remaining	7.3 Years Remaining
Ownership Interest	Fee Simple (Land & Building)





ANDY'S Rocky Rococo TACO VALOZ

BMO

LAKEVIEW FUNERAL HOME

A1 BEAUTY, EL TACO FELIZ #1

WAL-MART SUPERCENTER

WISCONSIN WORKS

TKC MUSIC AssociatedBank

Advance Auto Parts McDonald's TACO BELL

VERIFIED HEALTH & BEAUTY, WINNERS CHAPEL INTERNATIONAL TRUCANNABLISS DOLLAR TREE

Walgreens

MENARDS

PAPARAZZI TOTAL FASHION

GRANVILLE STATION

LendNation

Denny's

EFE

IHOP DUNKIN'

Self Storage

enterprise

MRS

Wendy's

Firestone COMPLETE AUTO CARE

BROWN DEER LIQUOR, A-1 NAILS, NOVA MEDICAL, J&K BUSINESS SERVICES, J&S AFRICAN CENTER, YUMMI FOODS, 617 DANCE SPACE, LILY BELL'S IS FINE DINING octapharma plasma

N 85TH ST (4,433VPD)

41

W BROWN DEER RD (29,048VPD)

DOWNTOWN MILWAUKEE (11 MILES)

GREATER MILWAUKEE AUTO AUCTION

THAI BANGKOK, EXTREME SNEAKERS, QUICK PANTRY, LIQUOR DEPOT

Scrub-A-Dub CHASE Public Storage

HOPE CHRISTIAN SCHOOLS AMOCC

K&G FASHION SUPERSTORE

CHICAGO RED HOTS, DRE'S ALL STAR KUTZ, GREGORY M. RAJALA, PT, CITGO BROWN DEER SALES OFR



VERIFIED HEALTH & BEAUTY, WINNERS
CHAPEL INTERNATIONAL,



THAI BANGKOK, EXTREME
SNEAKERS, QUICK PANTRY,
LIQUOR DEPOT

CHICAGO RED HOTS,
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BROWN DEER SALES

BROWN DEER LIQUOR, A-1 NAILS,
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A1 BEAUTY, ANDY'S, EL TACO FELIZ #1, PAPA RAZZI
TOTAL FASHION, TKC MUSIC, WISCONSIN WORKS,
LAKEVIEW FUNERAL HOME,
LendNation, **Rocky & Rocco**, **TACO VELDZ**, **TAKE 5**, **ALDI**,
Associated Bank, **Advance Auto Parts**, **Walgreens**, **Go-E**,
PMTC, **AMOCO**, **BMO**, **McDonald's**, **MAZDA**, **MYRLES MAGIC**,
WAL-MART SUPERCENTER, **MENARDS**, **Self Storage**, **LILY BELL**, **McDonald's**

OFR

GREATER MILWAUKEE
AUTO AUCTION

Christ. College. Character.
HOPE
CHRISTIAN SCHOOLS³

Public Storage

UNIVERSITY OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

CHASE

Scrub-A-Dub
CAR WASH & OIL CHANGE CENTER

K&G
FASHION
SUPERSTORE

W BROWN DEER RD (29,048 VPD)

N 85TH ST (4,433 VPD)





CHICAGO RED HOTS,
DRE'S ALL STAR KUTZ,
GREGORY M. RAJALA, PT
BROWN DEER SALES

THAI BANGKOK, EXTREME
SNEAKERS, QUICK PANTRY,
LIQUOR DEPOT

Christ. College. Character.
HOPE³
CHRISTIAN SCHOOLS

Public Storage

CHASE

Scrub-A-Dub
CAR WASH & OIL CHANGE CENTER



K & G
FASHION SUPERSTORE

BROWN DEER LIQUOR, A-1 NAILS,
NOVA MEDICAL, J&K BUSINESS
SERVICES, J&S AFRICAN CENTER,
YUMMI FOODS, 617 DANCE SPACE,
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plasma

A1 BEAUTY, ANDY'S, EL TACO FELIZ #1, PAPARAZZI
TOTAL FASHION, TKC MUSIC, WISCONSIN WORKS,
LAKEVIEW FUNERAL HOME,



The Investment





Lease Abstract & Property Details

Property Overview

Rentable Building Area (SF)	20,615
Acreage	1.38 Acres
Year Built/Renovated	1984/2007
Parcel	033-0441-000

Lease Abstract

Address	8604 W Brown Deer Road Milwaukee, WI 53224
Tenant Trade Name	K&G Fashion Superstore
Lease Entity	K&G Men's Company LLC
Credit Rating	N/A- K&G is not rated (Refer to pg. 10)
Rent Commencement Date	September 1, 2012
Lease Expiration Date	January 31, 2033
Lease Term Remaining	7.3 years
Renewal Options	1 (5-Year)
Annual Rent (PSF)	\$134,409 (\$6.52 PSF)
Percentage Rent	None
Rent Increases	See Rent Schedule
Lease Structure	NNN
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	Yes, Annual Reporting

Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
2/01/2026 - 1/31/2031	\$134,409	\$6.52	\$11,201	\$0.54	-
2/01/2031- 1/31/2033	\$161,209	\$7.82	\$13,434	\$0.65	19.94%
Option 1: 2/1/2033- 1/31/2038	\$185,535	\$9.00	\$15,461	\$0.75	15.09%

Bold = Current Rent

Market Overview - Milwaukee, WI

Milwaukee, WI

Milwaukee is the **largest city in Wisconsin** and the economic and cultural hub of the state's southeastern region, situated along the western shore of Lake Michigan. It anchors the Milwaukee metropolitan area, which has a **population of over 1.5 million people**, with the city itself home to about **565,000 residents**. The city's location on major transportation corridors, including Interstates 43, 94, and 41, as well as its proximity to Chicago just 90 miles south, positions it as a key regional logistics and business center. Milwaukee is also served by General Mitchell International Airport, providing domestic and limited international air service.

The economy of Milwaukee is **diverse, with strong representation from manufacturing, financial services, healthcare, food and beverage production, and higher education**. Historically a major brewing and industrial city, it **remains home to major companies like Harley-Davidson, Northwestern Mutual, Johnson Controls, Rockwell Automation, and Molson Coors**. Healthcare systems such as Advocate Health and Froedtert Health are among the largest employers, and the presence of universities including the University of Wisconsin–Milwaukee and Marquette University contributes to a sizable student population and research activity. The metro area has also developed as a center for water technology innovation and advanced manufacturing.

Culturally, Milwaukee is known for its vibrant festival scene, including **Summerfest, one of the largest music festivals in the world**, and a strong arts community with institutions like the Milwaukee Art Museum and the Milwaukee Repertory Theater. The city also has a major professional sports presence with the **Milwaukee Bucks (NBA) and Milwaukee Brewers (MLB)**, contributing to year-round visitor activity. While the city faces challenges including pockets of poverty and crime rates above the national average, it continues to attract investment and new residents due to its strategic location, improving downtown core, and relatively low cost of living.

Largest Employers in Milwaukee, WI

Employer	Industry	Number of Employees
Advocate Health	Healthcare	35,000+
Froedtert Health & Medical College of WI	Healthcare	20,000+
Milwaukee Public Schools	Education	10,000+
Northwestern Mutual	Financial Services	7,000+
City of Milwaukee	Government	6,500+
Rockwell Automation	Manufacturing	6,000+
WEC Energy Group	Energy	4,500+
Harley-Davidson	Manufacturing	4,000+
Marquette University	Education	3,500+
Molson Coors Beverage Company	Manufacturing	3,000+

Demographics	1 Mile	3 Mile	5 Mile
2024 Population	9,960	46,962	143,259
2024 Households	4,122	19,348	56,724
2024 Avg. Household Income	\$47,597	\$79,439	\$86,822



Tenant Synopsis - K&G Fashion Superstore

Tenant Synopsis

K&G Fashion Superstore is an off-price retail chain specializing in men's, women's, and children's apparel, footwear, and accessories, with a strong emphasis on career and formal wear at discount prices. The company is a **wholly owned subsidiary of Tailored Brands, Inc., which also owns Men's Wearhouse and Jos. A. Bank**. The brand competes on value, offering name-brand and private-label merchandise at prices that are often 60% or more below traditional department stores.

Founded in 1989 and headquartered in Atlanta, Georgia, K&G has **approximately 80+ stores across the United States**, with the largest concentration in major metropolitan markets. Stores are corporate operated rather than franchised.

S&P **upgraded Tailored Brands Inc. to 'B+' from 'B' on debt repayment in January 2025**, S&P maintained a 'Stable' outlook on the company. S&P noted, "The upgrade reflects the **decrease in Tailored Brands' outstanding debt**, supported by free operating cash flow (FOCF) generation. Tailored Brands **reported \$261 million in FOCF in the third quarter on a year-to-date basis, which it used to repay \$264 million of outstanding debt**. This offset a margin decline, improving adjusted leverage to the 2.2x area in the quarter from 2.3x in the first quarter, when the company completed a debt-funded stock repurchase." The rating agency also **forecast reported FOCF will increase to over \$200 million in the fiscal year ending on Feb. 1, 2025**, partially due to better inventory management and lower capital spending. S&P expects reported FOCF will decline to the \$180 million-\$190 million range over the next two years as working capital inflow normalizes following post-pandemic volatility.

K&G Fashion Superstore

Trade Name	K&G Fashion Superstore
Sector	Off-price retail (Focus on formal wear)
Credit Rating	N/A- Wholly owned subsidiary of Tailored Brands, Inc.
Number of Locations	80+ Locations
Website	www.kgstores.com

Tailored Brands, Inc.

Company Type	Private
S&P Credit Rating	B+ / Outlook: Stable



Representative Photo



Representative Photo



Representative Photo



YEAR FOUNDED
1989



COMPANY TYPE
Subsidiary



HEADQUARTERS
Atlanta, GA



WEBSITE
kgstores.com



LOCATIONS
80+



S&P CREDIT RATING
N/A



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