

SUSSEX GATEWAY

W249N5245 AND W249N5267 EXECUTIVE DRIVE
SUSSEX, WI 53089

OFFERING MEMORANDUM

ANCHORED BY DOLLAR TREE

38.66% OF CENTER GLA

SHADOW ANCHORED BY MEIJER

OPENED IN SUMMER OF 2016

100% OCCUPIED

UPSIDE POTENTIAL IN CONVERTING GROSS LEASES TO NET



SHADOW ANCHORED BY MEIJER GROCERY

OPENED IN SUMMER OF 2016





SUSSEX GATEWAY

W249N5245 AND W249N5267 EXECUTIVE DR. SUSSEX, WI 53089

 OFFERING PRICE:
\$4,200,000


 CAP RATE:
7.26%

 NET OPERATING INCOME:
\$305,098

 PRICE PER SQUARE FOOT:
\$169.12

GROSS LEASABLE AREA:	+/- 24,834 SF
CURRENT OCCUPANCY:	100%
YEAR BUILT / RENOVATED:	2006
LOT SIZE:	3.80 AC
TYPE OF OWNERSHIP:	Fee Simple



 [CLICK TO VIEW ON GOOGLE MAPS](#)

PROPOSED FINANCING:	65% LTV / 5 YR TERM / 25 YR AMORT / 6.00% RATE
CASH ON CASH RETURN:	\$94,025 / 6.40%
TOTAL RETURN:	(PRINCIPAL REDUCTION) \$142,620 / 9.70%

**Approximate Lot Lines: Split of Existing
3.8 Acre Parcel is Underway**

**~2.05 - 2.30 AC LOT
INCLUDED IN SALE**

**~1.50 - 1.75 AC LOT
NOT INCLUDED IN SALE
(CONTACT AGENT FOR DETAILS)**



RENT ROLL

TENANT	GLA	% OF GLA	RENT SCHEDULE				% OF TOTAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OCCUPANCY TERM	OPTIONS	LEASE STRUCTURE		
			PERIOD	MONTHLY RENT	ANNUAL RENT	RENT / SF								
Subway	1,600	6.44%	Current	\$2,956	\$35,472	\$22.17	8.42%	4/25/2006	6/30/2026	20+ Yrs.	None	NNN		
Dollar Tree	9,600	38.66%	Current	\$12,000	\$144,000	\$15.00	34.20%	7/1/2024	6/30/2034	1+ Yrs.	4-5 Yrs.	MG		
			7/1/2029	\$12,200	\$146,400	\$15.25								
			Option 1	\$12,400	\$148,800	\$15.50								
			Option 2	\$12,800	\$153,600	\$16.00								
			Option 3	\$13,200	\$158,400	\$16.50								
			Option 4	\$13,600	\$163,200	\$17.00								
Fresh Foods	3,200	12.89%	Current	\$4,800	\$57,600	\$18.00	13.68%	*5/1/2026	*4/30/2031	New	None	MG		
			Year 2	\$4,944	\$59,328	\$18.54							*Estimated – lease is pending signature	*Estimated – lease is pending signature
			Year 3	\$5,092	\$61,108	\$19.10								
			Year 4	\$5,245	\$62,941	\$19.67								
			Year 5	\$5,402	\$64,829	\$20.26								

RENT ROLL

TENANT	GLA	% OF GLA	RENT SCHEDULE				% OF TOTAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OCCUPANCY TERM	OPTIONS	LEASE STRUCTURE
			PERIOD	MONTHLY RENT	ANNUAL RENT	RENT / SF						
Tobacco & Vape	2,624	10.57%	Current	\$3,809	\$45,712	\$17.42	10.86%	3/1/2024	2/28/2029	1+ Yrs.	1-5 Yr.	MG
			3/1/2027	\$3,924	\$47,083	\$17.94						
			3/1/2028	\$4,041	\$48,496	\$18.48						
			Option	Annual Rent Increases								
Papa John's	1,373	5.53%	Current	\$1,831	\$21,968	\$16.00	5.22%	12/1/2023	12/1/2033	2+ Yrs.	3-5 Yrs.	MG
			12/1/2028	\$1,977	\$23,725	\$17.28						
			Option 1	\$2,135	\$25,623	\$18.66						
			Option 2	\$2,306	\$27,673	\$20.16						
			Option 3	\$2,491	\$29,887	\$21.77						
Sussex Nail Salon	1,383	5.57%	Current	\$2,068	\$24,812	\$17.94	5.89%	11/5/2015	MTM	10+ Yrs.	None	NNN

RENT ROLL

TENANT	GLA	% OF GLA	RENT SCHEDULE				% OF TOTAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OCCUPANCY TERM	OPTIONS	LEASE STRUCTURE
			PERIOD	MONTHLY RENT	ANNUAL RENT	RENT / SF						
Dental 360 Partners	2,000	8.05%	Current	\$3,096	\$37,153	\$18.58	8.80%	8/15/2018	8/15/2028	7+ Yrs.	2-5 Yrs.	NNN
			8/15/2026	\$3,189	\$38,268	\$19.13						
			8/15/2027	\$3,285	\$39,416	\$19.71						
			Option 1	3% Annual Increases								
			Option 2	3% Annual Increases								
Edward Jones	1,343	5.41%	Current	\$1,810	\$21,720	\$16.17	5.14%	4/13/2007	7/31/2027	18+ Yrs.	1-5 Yr.	NNN
			Option	Fair Market Rent								
Eastern Relaxation Massage	1,711	6.89%	Current	\$2,811	\$33,732	\$19.71	7.99%	12/1/2025	4/1/2031	New	1-5 Yr.	MG
			2/1/2028	\$2,895	\$34,744	\$20.31						
			2/1/2029	\$2,982	\$35,786	\$20.92						
			2/1/2030	\$3,071	\$36,852	\$21.54						
			Option	Annual Increases								
OCCUPIED	24,834	100.00%		\$35,181	\$422,169	\$17.00						

INCOME & EXPENSE SUMMARY

INCOME	CURRENT	PSF	CASH FLOW	PSF
Occupied Base Rent	\$422,169	\$17.00	\$422,169	\$17.00
Vacant Base Rent	\$0	\$0.00	\$0	\$0.00
Expense Reimbursements	\$31,354	\$1.26	\$31,538	\$1.27
Vacancy Factor	(\$22,676)	5.00%	\$0	0.00%
Effective Gross Income	\$430,847	\$17.35	\$453,707	\$18.27
Total Expenses	(\$125,749)	\$5.06	(\$126,664)	\$5.10
NET OPERATING INCOME	\$305,098	\$12.29	\$327,043	\$13.17

EXPENSES	CURRENT	PSF	CASH FLOW	PSF
Real Estate Taxes	\$53,000	\$2.13	\$53,000	\$2.13
Insurance	\$8,545	\$0.34	\$8,545	\$0.34
CAM	\$46,971	\$1.89	\$46,971	\$1.89
Management Fee (4.00% EGI)	\$17,233	\$0.69	\$18,148	\$0.73
TOTAL EXPENSES	\$125,749	\$5.06	\$126,664	\$5.10



INVESTMENT HIGHLIGHTS

MULTI-TENANT RETAIL BUILDING

- 24,834 +/- SQUARE FEET ON ~2.3 ACRES
- 100% OCCUPIED – 9 UNITS
- WELL MAINTAINED - BUILT IN 2006
- BRICK & BLOCK CONSTRUCTION
- LIST PRICE IS BELOW THE ASSESSOR'S ESTIMATED FAIR MARKET VALUE OF \$4,663,000

TENANT OVERVIEW

- AVERAGE TERM REMAINING OF FOUR YEARS WITH AVERAGE OCCUPANCY OF SEVEN YEARS
- ANCHORED BY DOLLAR TREE (APPROXIMATELY 39% OF THE GLA) ON A TEN-YEAR LEASE SIGNED IN 2024
- NEW FIVE-YEAR LEASES JUST SIGNED WITH EASTERN RELAXATION MASSAGE AND FRESH FOODS
- MIX OF LEASE STRUCTURES: TRIPLE-NET & MODIFIED GROSS
- MANAGEMENT FEE REIMBURSEMENT ALLOWED IN THE NET LEASES

LOCATION

- ACROSS THE ROAD FROM A MEIJER SUPERMARKET
- ADJACENT TO NEWER CONSTRUCTION CLUB CAR WASH & VEZZETTI FAMILY DENTAL CARE
- NEWER KWIK TRIP (2020) ACROSS FROM PEWAUKEE ROAD
- MARKET OCCUPANCY OF 98.7% - RETAIL

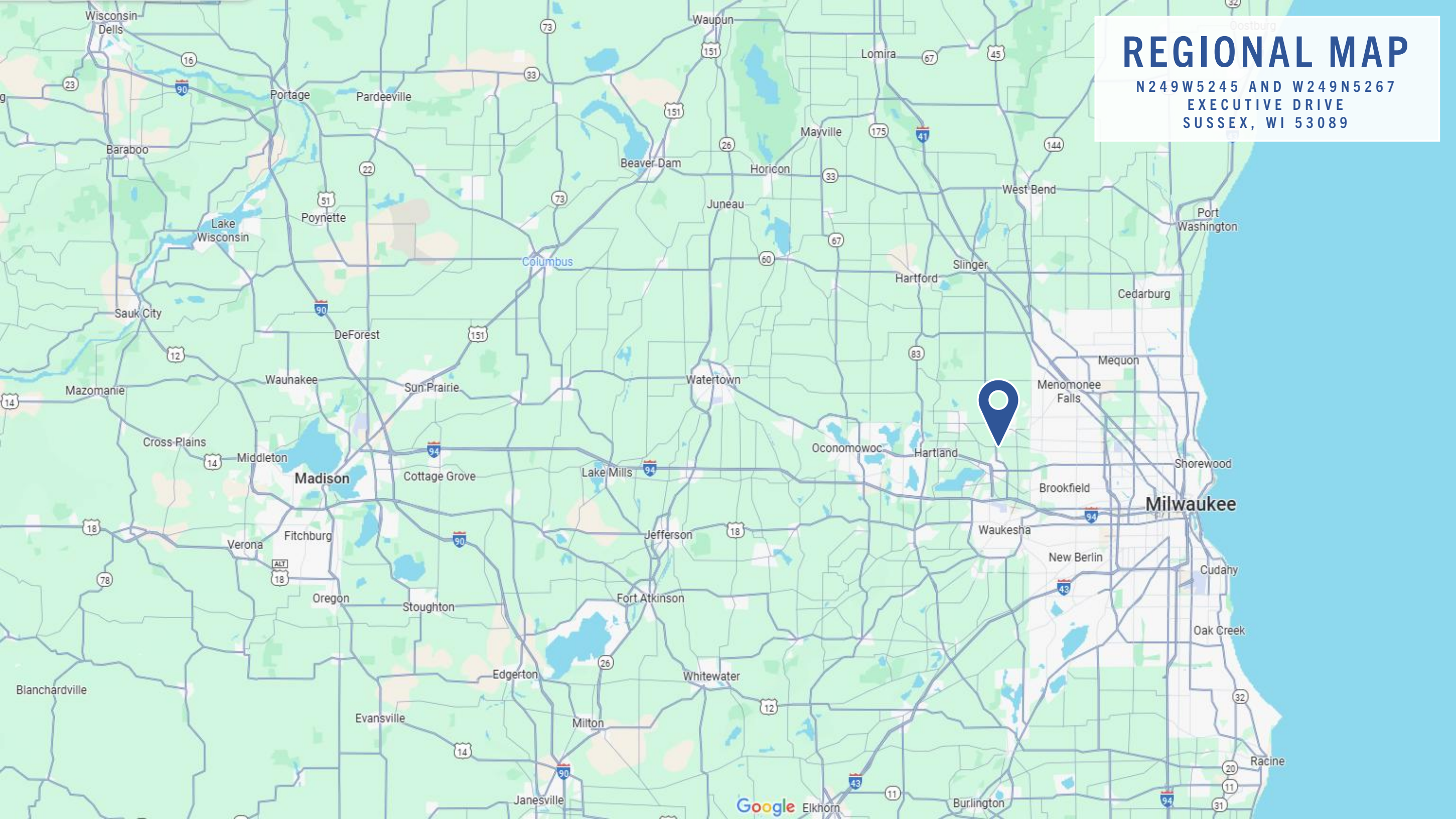
DEMOGRAPHICS

- OVER 58,000 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$128,878 WITHIN FIVE MILES
- PEWAUKEE ROAD TRAFFIC COUNTS – 19,856 (2025)



REGIONAL MAP

N 249 W 5245 AND W 249 N 5267
EXECUTIVE DRIVE
SUSSEX, WI 53089



**SCOOTER'S
COFFEE**

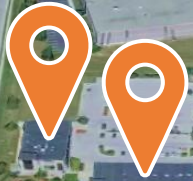
KWIK TRIP

**VEZZETTI FAMILY DENTAL CARE
RADIANT EYES: TOTAL EYE CARE**

CLUB CAR WASH

MEIJER GAS

MEIJER



DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	25,183	59,035	305,044
2024 Population	24,943	58,278	297,543
2020 Population	27,026	62,098	294,710
Median Age	43.1	43.9	43.2

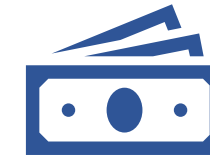
INCOME	3 Miles	5 Miles	10 Miles
Average	\$115,805	\$128,878	\$116,075
Median	\$91,751	\$102,104	\$91,779

TRAFFIC COUNTS

Pewaukee Road	19,856 (2025)
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HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	10,629	23,406	125,195
2024 Households	10,530	23,121	122,095
2020 Households	11,429	24,737	120,792

Source: © COSTAR 2025



AVERAGE HOUSEHOLD INCOME
FIVE MILE RADIUS

\$128,878



HOUSEHOLDS WITHIN FIVE MILE
RADIUS

23,121



POPULATION WITHIN FIVE MILE
RADIUS

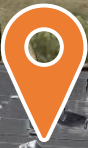
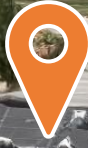
58,278



DAILY TRAFFIC COUNTS

19,856





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ACTIVITY ID:

SUSSEX GATEWAY

W249N5245 EXECUTIVE DR SUSSEX, WI 53089

OFFERING MEMORANDUM

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3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
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22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
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26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____

38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

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43 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
44 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
45 or affects or would affect the party's decision about the terms of such a contract or agreement.

46 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
47 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
48 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
49 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
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54