

SILVERNAIL PLAZA INVESTMENT SALE



Drone Footage

OFFERING MEMORANDUM

2000 SILVERNAIL ROAD
WAUKESHA, WI

FOUNDERS **3**
REAL ESTATE SERVICES





Contact

Nick Tice, CCIM

414.249.2202

414.899.7555

ntice@founders3.com

Conor Farrell

414.249.2215

414.238.7656

cfarrell@founders3.com

Ross Koepsel, CCIM

414.249.2222

414.803.7159

rkoepsel@founders3.com

The material contained in this Offering Memorandum is confidential and for the purpose of the Real Estate described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material and is not to be used for any purpose or made available to any other person without the express written consent of Founders 3 Retail Services, LLC ("Broker").

This Offering Memorandum was prepared on September 10, 2025 by Broker solely for the use of prospective purchasers of 2000 Silvernail Road, Waukesha, WI 53186 (the "Real Estate"). Neither Broker, R-K Associates of Waukesha LP, nor any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents and no legal commitments or obligations shall arise by reason of the package or any of its contents. Seller reserves the right to eliminate any portion or all of the Real Estate for any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of the Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real estate.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Real Estate. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Real Estate unless and until a written agreement satisfactory to the Seller hereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Interest of the Seller or Broker.

The terms and conditions stated in the section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to Broker at your earliest convenience.

TABLE OF CONTENTS

- Property Overview **4**
- Offering Highlights **5**
- Tenant Overview **6**
- Aerials **7 - 8**
- Location and Market Overview **9 - 11**

PROPERTY OVERVIEW

ACCESS

- Silvernail Road

YEAR BUILT/RENOVATED

- 1991

TRAFFIC COUNTS

- Silvernail Road: 8,100 cpd
- Grandview Boulevard: 23,800 cpd
- I-94: 85,000 cpd

PARCEL

- 5.09 Acres (Tax Key #WAKC0974012002)

ZONING

- B-5 (PUD)

PARKING

- ±322 Parking Spots

2024 NNN BREAKDOWN

- Real Estate Taxes: \$1.60 PSF
- Insurance: \$0.24 PSF
- CAM: \$2.16 PSF

TOTAL: \$4.00 PSF

**Adjacent to I-94
servicing 85,000
vehicles per day**

AREA DEMOGRAPHICS

2024 Demographics

	1 MILE	3 MILE	5 MILE
Population	4,414	50,710	110,868
Median HH Income	\$72,041	\$87,293	\$97,976
Total Employees	3,385	40,802	78,978

**OVER \$72K
MEDIAN
HOUSEHOLD
INCOMES IN A
1,3, AND 5-MILE
RADIUS OF
THE SUBJECT
PROPERTY**

OFFERING HIGHLIGHTS



OFFERING

Pricing	\$4,600,000
Cap Rate	Contact Broker
Net Operating Income	Contact Broker
Lease Types	NNN
Landlord Responsibilities	Contact Broker

PROPERTY SPECIFICATIONS

Rentable Area	45,597 SF
Year Built/Remodeled	1991
Ownership	Fee Simple (Land and Building)

TENANT OVERVIEW



BioLife Plasma is a subsidiary of the global biopharmaceutical company Takeda Pharmaceuticals, specializing in the collection of plasma to produce life-saving and life-sustaining therapies. Operating a large network of donation centers in the U.S. and Europe, the company focuses on high-quality standards, donor safety, and creating a positive experience for donors. The collected plasma is then processed into treatments for rare and chronic conditions, making BioLife a critical part of the global plasma-derived therapies value chain. BioLife Plasma operates a global network of over 260 state-of-the-art plasma donation centers in the U.S. and Europe.



Carpetland USA Flooring Center is a 100% employee-owned company serving Southeastern Wisconsin and Northeastern Illinois for over 25 years, providing quality products and services for residential and commercial needs. It is part of a larger network of Carpetland USA stores, including a separate entity in the Iowa/Illinois region which is a third-generation, locally owned and operated business. Carpetland is a flooring solution company that designs, manufactures, and supplies carpets, rugs, vinyl, and wall coverings.

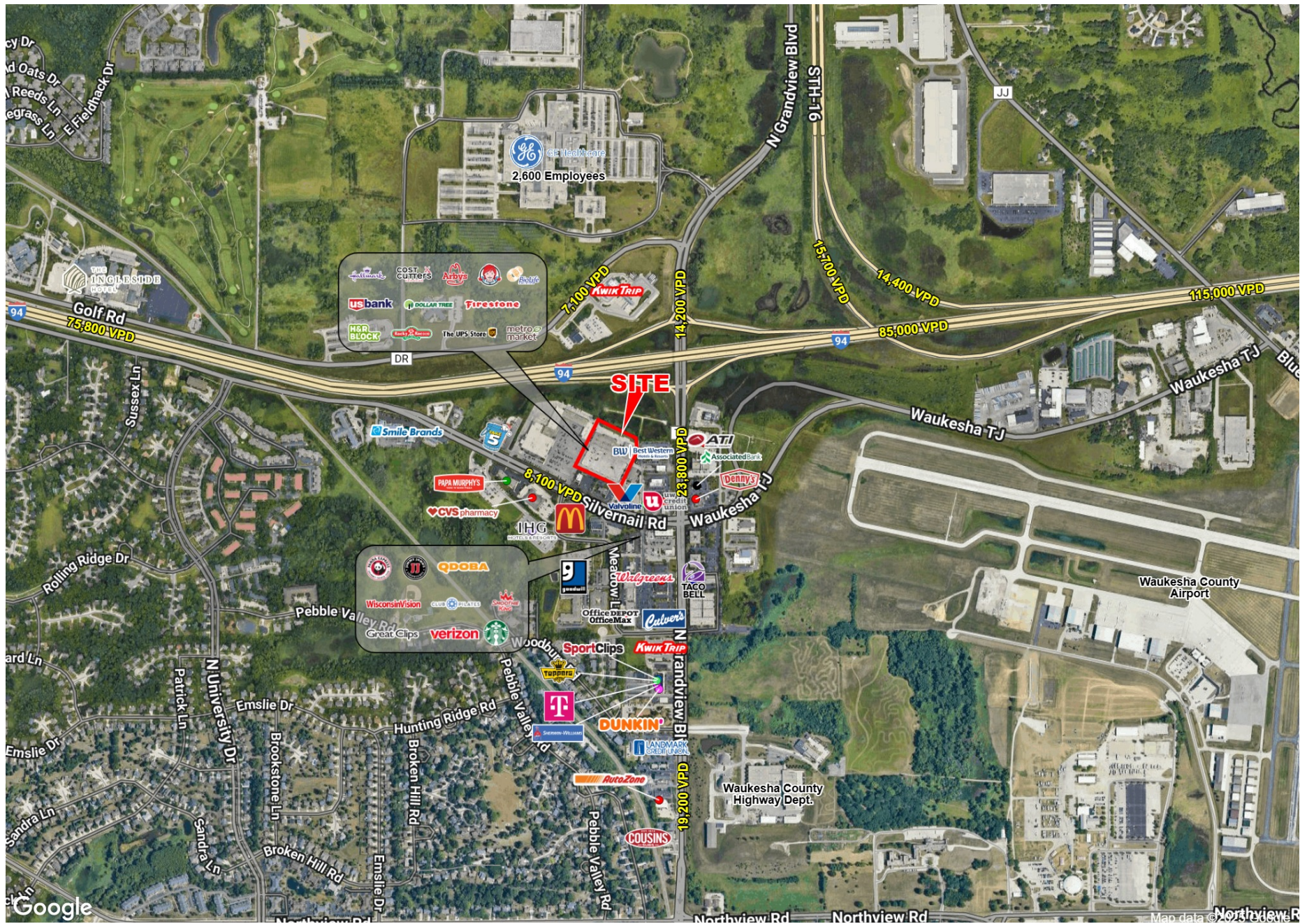


H&R Block, Inc. is a leading provider of tax preparation services and financial products founded in 1955 by brothers Henry W. and Richard Bloch in Kansas City, Missouri. The company is publicly traded on the New York Stock Exchange under the ticker symbol HRB. The company utilizes an omnichannel strategy that includes retail offices (both company-owned and franchise), online platforms, and software. Revenue is primarily generated from service fees, product sales, and interest income, with most revenue occurring during tax season.



Rocky Rococo is a Wisconsin-based, family-owned pizza and pasta restaurant chain founded in 1974 by Wayne Mosley and Roger Brown. The company is known for its pan-style pizzas made with fresh dough and hand-pattied Italian sausage, as well as its signature slice box for convenient, portable slices. Headquartered in Oconomowoc, Wisconsin, Rocky Rococo operates over 30 restaurants in Wisconsin and Minnesota and offers franchising opportunities.





LOCATION & MARKET OVERVIEW



Demographics

The City of Waukesha located about 15 miles west of Downtown Milwaukee, has a population of approximately 71,790 people as of 2025. It is the 8th most populous city in the state of Wisconsin. The median age in Waukesha is 39.0 and it is home to over 2,830 businesses. It is at the center of Waukesha County, bordered to the North by Interstate 94 and surrounded by the beltline Les Paul Parkway. Its central location makes it a great destination to both live and work. It is part of the Milwaukee-Waukesha-West Allis Metropolitan Statistical Area with a total population of 1,566,802 as of 2025. By area, the City of Waukesha covers 25.80 square miles. The city is connected to the rest of Waukesha County and neighboring Milwaukee County by Interstate 94, US Highway 18, US Highway 45-Alt, State Highways 16 and 59, as well as numerous MCTS and Waukesha Metro Transit routes.



Education

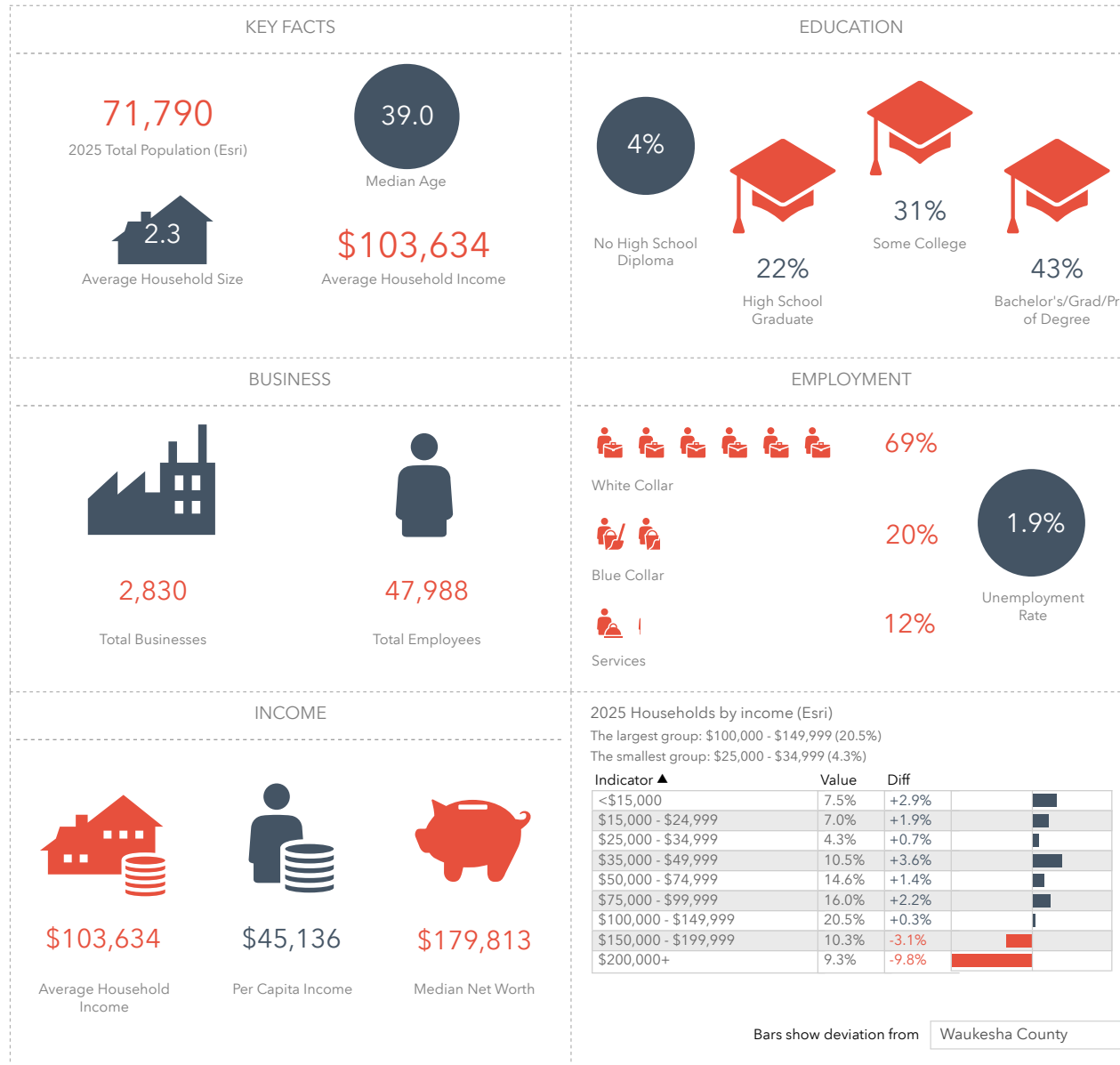
The Waukesha School District is a school district that serves the city of Waukesha and parts of the Village of Waukesha, Town of Brookfield, City of Brookfield, and City of Pewaukee in Waukesha County, Wisconsin. The district serves over 12,000 students and administers six high schools, four middle schools, 12 elementary schools, including charter schools. It is governed by a board of nine members. The city is also home to several private schools including Catholic Memorial High School, Mt. Calvary Lutheran, and Trinity Lutheran. Higher education in the city includes University of Wisconsin-Milwaukee at Waukesha, which offers two-year associate degrees, Waukesha County Technical College, and Carroll University, which is the oldest college in the state operating since 1846.



Economy

In the City, 43% of the community holds a bachelor's degree and the average household income is \$103,634. Some of the largest employers in the city include GE Healthcare and Waukesha Memorial Hospital, both with over 2,100 employees. Followed by the Waukesha School District, the County of Waukesha, and Cooper Power Systems each with over 1,000 employees. Downtown Waukesha attracts both residents and visitors from across the state of Wisconsin. Downtown City of Waukesha is home to countless shops, salons, restaurants and professional service businesses, most of which are independently owned. The city has a thriving historic downtown boasting concerts, a farmer's market, scenic Riverwalk, and festivals.

LOCATION & MARKET OVERVIEW - WAUKESHA



LOCATION & MARKET OVERVIEW - WAUKESHA COUNTY

