



708 W Washington St, Augusta, WI 54722

**\$1,950,000**

Doctors of Physical Therapy - 3 Locations NNN Leases

Mixed Use | 11.08% CAP | 11,000 SqFt - 3 Buildings Augusta, Thorp and Chetek WI



Scott Knepper  
WI WI 85731-94  
715.514.0201



Jake Tanner  
WI 91017-94  
715.514.0201

Listing Added: Yesterday  
Listing Updated: Yesterday



## Details

Asking Price	<b>\$1,950,000</b>	Property Type	<b>Mixed Use, Office</b>
Sub Type	<b>Medical Office</b>	Investment Type	<b>Net Lease</b>
Investment Sub Type	<b>NNN</b>	Class	<b>B</b>
Lease Type	<b>NNN</b>	Tenant Credit	<b>No Credit Rating</b>
Tenancy	<b>Single</b>	Lease Term	<b>3 years</b>
Lease Commencement	<b>03/31/2024</b>	Lease Expiration	<b>03/30/2027</b>
Remaining Term	<b>1.2 years</b>	Square Footage	<b>11,000</b>
Net Rentable (SqFt)	<b>11,000</b>	Price per SqFt	<b>\$177.27</b>
Cap Rate	<b>11.08%</b>	Occupancy	<b>100%</b>
Occupancy Date	<b>06/30/2024</b>	NOI	<b>\$216,000</b>
Year Built	<b>2008</b>	Buildings	<b>3</b>
Stories	<b>1</b>	Zoning	<b>Commercial</b>
Rent Bumps	<b>5% each renewal term (3 Years)</b>	Broker Co-Op	<b>Yes</b>
Ownership	<b>Hickock Real Estate LLC</b>		

## Marketing Description

3 Buildings in Augusta/Thorp/Chetek with a national tenant that specializes in smaller communities.

Addresses - 831 Dallas St, Chetek WI; 708 W Washington, Augusta; 205 E Hill St, Thorp WI

About the Tenant -

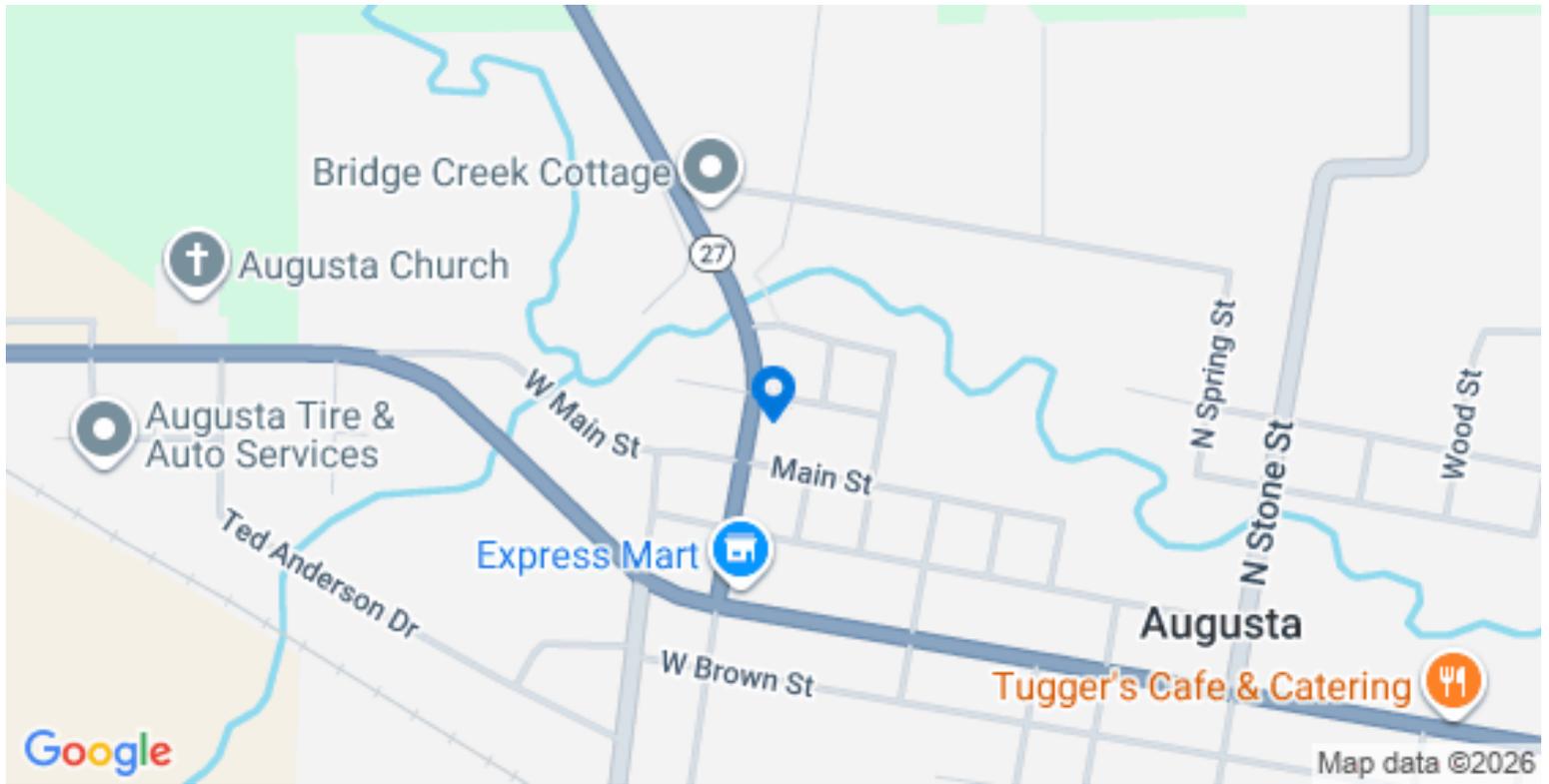
With almost 20 years in business, Doctors of physical therapy practice provides evidence-based musculoskeletal and neuromuscular rehabilitation to help patients increase movement quality, reduce pain, restore function, and prevent future disability, typically in an outpatient setting. Core services include evaluation, individualized treatment planning, and one-on-one treatment sessions that emphasize functional outcomes and patient education. The business can operate as insurance-based, hybrid, or cash-heavy, and may layer in specialty programs (sports performance, pre-/post-surgical rehab, balance and fall prevention, injury-prevention screens) to differentiate in a crowded market.

## Investment Highlights

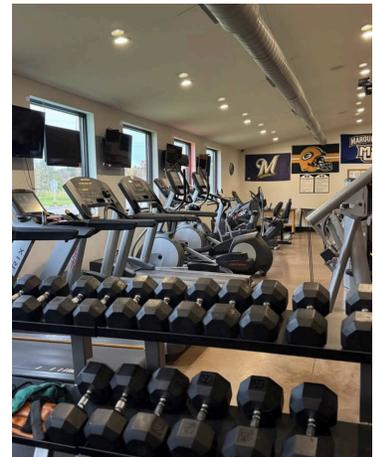
When buying buildings occupied by doctors of physical therapy, key investment highlights center on long-term leases, and growing demand for outpatient rehab and wellness services. These assets can deliver durable cash flow, attractive risk-adjusted returns, and upside from both rent growth and eventual sale to healthcare-focused buyers



Location (1 Location)



Property Photos (7 photos)



# Demographic Insights



(https://maps.google.com/maps/@32.026744,-81.098821,11z/data=!0m1!1e1!12b1?source=apiv3&rapsrc=apiv3)

1 mile

3 miles

5 miles

## Population

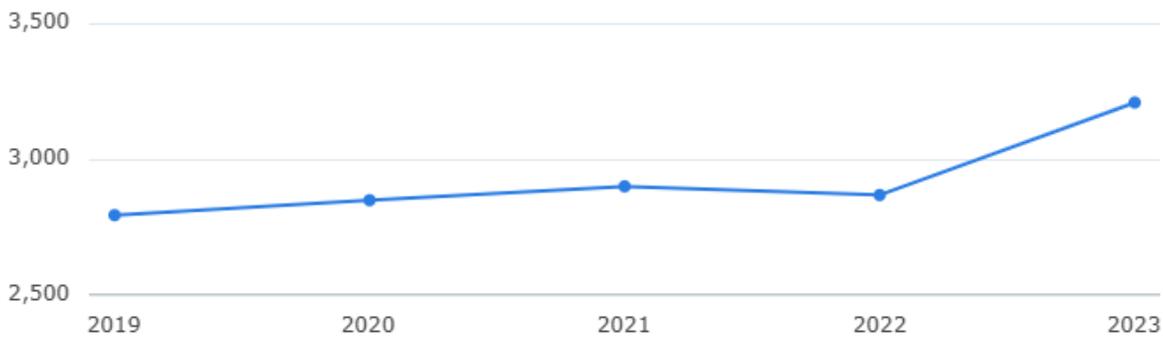
# 3,208

↑ 11%

Compared to 2,868 in 2022

↑ 14%

Compared to 2,794 in 2019



## Household Income

**\$59k**

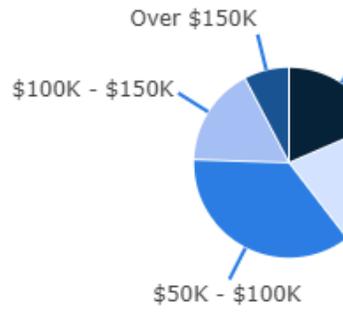
Median Income

**\$76.3k**

2028 Estimate

↑ **29%**

Growth Rate



## Age Demographics

**31**

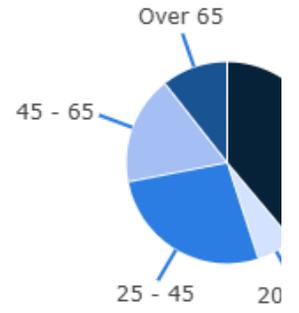
Median Age

**36**

2028 Estimate

↑ **16%**

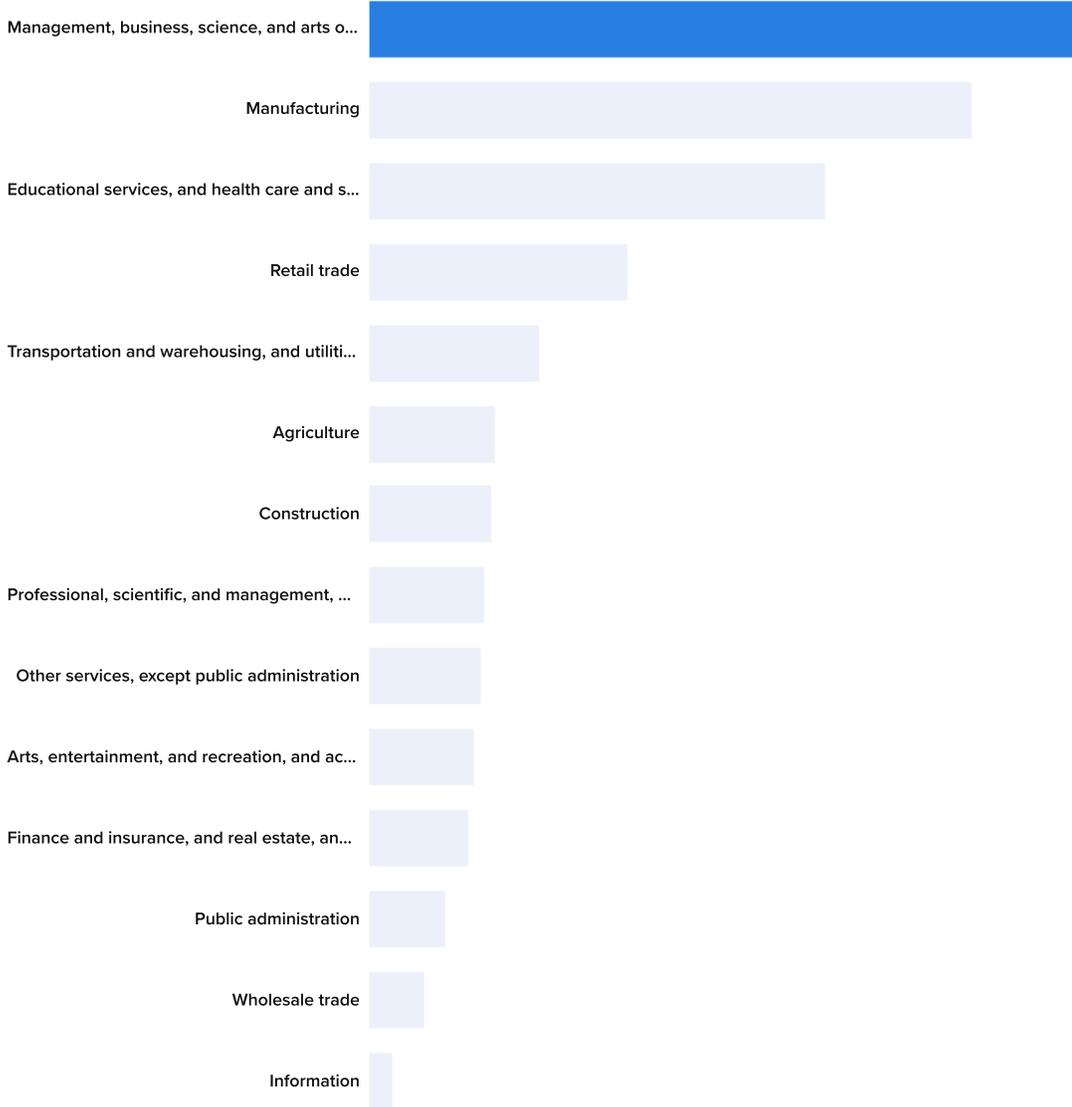
Growth Rate



## Number of Employees

2,150

### Top Employment Categories



## Housing Occupancy Ratio

7:1

15:1 predicted  
by 2028



## Renter to Homeowner Ratio

1:3

1:2 predicted  
by 2028

