

MARINETTE COMMONS



OFFERING MEMORANDUM

2910 ROOSEVELT ROAD, MARINETTE, WISCONSIN 54143

TABLE OF CONTENTS



- Conditions of Offering 3
- Investment Summary
 - Investment Highlights 4
 - Key Features 5
 - Site Aerials 6
- Property Summary
 - Property Description 7
 - Location & Market 8
 - North-Facing Aerial 9
- Financial Summary
 - Rent Roll 10
 - Pro Forma 11
 - Tenant Summaries 12



CONDITIONS OF OFFERING



OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum (“The Memorandum”) is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire 2910 Roosevelt Road, in Marinette, Wisconsin (“The Property”). The Memorandum, prepared by Mid-America Real Estate-Wisconsin, LLC (hereinafter collectively referred to as “MAREW”), contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon MAREW, The Owner or The Memorandum and based on such documents, information and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, MAREW and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor MAREW or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from MAREW and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum’s contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or MAREW; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum’s contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum’s contents in any fashion or manner detrimental to the interest of The Owner or MAREW or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or MAREW is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing MAREWs or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum or The Property must be directed to MAREW. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of MAREW.

REPRESENTATION

The Potential Purchaser understands and agrees that MAREW is not representing The Potential Purchaser in this Proposed Sale. MAREW is only representing The Owner in this Proposed Sale.

AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor MAREW is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor MAREW can determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor MAREW has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters.

REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Owner and/or MAREW shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Owner and/or MAREW from pursuing any other remedies at law or in equity, which it may have. If The Owner and/or MAREW is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Owner and/or MAREW prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Owner and/or MAREW’s reasonable attorneys’ fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.

INVESTMENT HIGHLIGHTS



Mid-America Real Estate Wisconsin has been retained on behalf of the owner to sell a 13,925-square-foot retail center in Marinette, Wisconsin. This property is an outlot to a Walmart Supercenter in Marinette's retail district.

TENANTS	AT&T, GameStop, Cost Cutters, Shopko Optical, Cosmo Prof, Vapor Land, Vivid Nails
YEAR BUILT	2012
GLA	13,925 SF
SITE AREA	1.40 Acres
OCCUPANCY	100%
2025 NOI	\$297,410
LOCATION	2910 Roosevelt Road, Marinette, Wisconsin 54143
TRAFFIC COUNT	Roosevelt Road - 12,500 VPD
TAX ID	251-00622.009
2023 TAX BILL	\$43,505.84
PARKING	93 Stalls

KEY FEATURES



WALMART OUTLOT

The subject property is strategically positioned in front of a Walmart Supercenter, a prime location that attracts over 2.6 million visits annually (Placer.ai). This enhances the visibility of the property and increases the potential customer base for shopping center.

DIVERSE TENANT LINEUP

Marinette Commons boasts a diverse tenant mix offering a wide array of goods and services. From optical and beauty products to cell phones and gaming consoles, the tenants' nationwide presence and success in various markets highlight the strong demand for their offerings.

ACCESS & SIGNAGE

Marinette Commons is located just 0.6 miles south of U.S. Hwy 41. The property has one access point along Roosevelt Road which is highly visible with 12,500 VPD. Additional access comes from the Walmart ring road. There is pylon signage along Roosevelt Road for the center.

LOCATION

Located on the border of Wisconsin and Michigan, Marinette is a vibrant community. The subject property is conveniently situated 2 miles west of Lake Michigan on Roosevelt Road, along U.S. Hwy 41. This prime location makes it an ideal stop-and-shop destination for communities in northern Wisconsin.

IDEAL MARKET

Marinette features strong demographics for this center with 35,500 residents, 16,177 households, and an average household income of \$78,525 in a fifteen-mile radius.

DESIRABLE DEMOGRAPHIC PROFILE

within 15 mile

Population



35,500

Daytime Population



36,384

Average HH Income



\$78,525

Median Age



44.4

Average Home Value



\$181,423

SITE AERIAL



PROPERTY DESCRIPTION



The subject property is a freestanding, 13,925-square-foot building with a 75-foot bay depth, occupying 1.40 acres of land. Marinette Commons, positioned in Marinette, Wisconsin, is a seven-tenant retail center situated in the outlot of the Walmart Supercenter, which draws over 2.6 million visits annually.

The property is strategically located on Roosevelt Road, the main retail corridor of Marinette, enhancing its visibility and accessibility. The current tenancy offers a wide variety of goods and services to the surrounding communities, including telecommunications, gaming, beauty products, and optical services.



Marinette Commons boasts a 100% occupancy rate with a diverse tenant lineup comprising AT&T, GameStop, Cost Cutters, Shopko Optical, Cosmo Prof, Vapor Land, and Vivid Nails. The center benefits significantly from its proximity to major retailers like Walmart, Aldi, Menards, Starbucks, McDonald's, Kohl's, TJ Maxx, and Jack's Fresh Market, which drive substantial foot traffic to the area.

The demographics of the surrounding community are favorable, with 35,500 residents, 16,177 households, and an average household income of \$78,525 within a fifteen-mile radius. The property's prime location, strong tenant mix, and high visibility make it an ideal investment opportunity.


The property has an ECR that allows shared ingress and egress over the access area at no cost. Additionally, there are use restrictions imposed by Walmart, prohibiting the operation of discount stores, gas stations, health/fitness centers, adult stores, pawn stores, and 'payday advance' stores."

LOCATION & MARKET



- Marinette is located approximately fifty miles northeast of Green Bay and sixty miles north of Appleton. U.S. Highway 41 connects all these cities and makes Marinette easily accessible from major cities, seeing 17,800 VPD.
- This retail center caters to the surrounding community of Marinette. Within a 15-mile radius there are 16,177 households and 35,500 residents with an average household income of \$78,525.
- The offering benefits significantly from its proximity to Marinette's retail hub, including the Walmart Supercenter, which naturally drives increased foot traffic to the center.
- Some nearby retailers include Walmart, Aldi, Menards, Starbucks, Kohl's, TJ Maxx and Petco.
- The following table summarizes the demographics profile of the communities surrounding the Subject Property.

DEMOGRAPHIC PROFILE			
Distance from Subject:	5 miles	10 miles	15 miles
2024 Population	25,061	31,487	35,500
Forecasted 2029 Population	24,534	30,810	37,591
Annual % Change 2023 to 2029	-0.42%	-0.43%	-0.43%
2024 Households	11,488	14,415	16,177
Forecasted 2029 Households	11,449	14,363	16,126
Annual % Change 2023 to 2029	-0.07%	-0.07%	-0.06%
2024 Daytime Population	29,105	33,999	36,384
2024 Average Household Income	\$76,439	\$77,614	\$78,525
2024 Median Household Income	\$59,321	\$59,921	\$60,787
2024 Per Capita Income	\$35,138	\$35,490	\$35,830
2024 Median Age	43.3	43.9	45.1



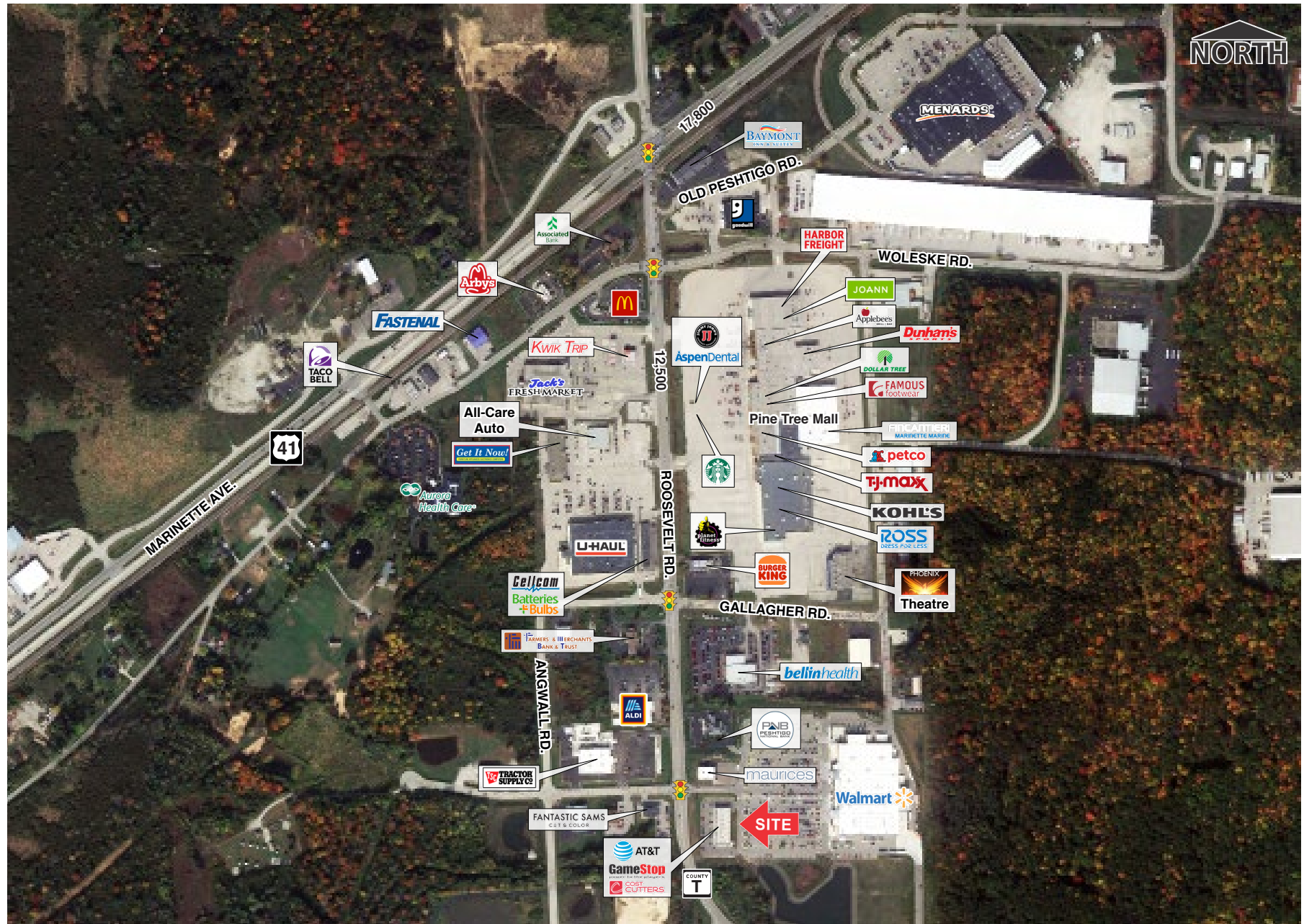
Placer.ai

Walmart Supercenter: 2900 Roosevelt Road

Annual Visits: 2.3M	Visits YoY: +5.8%
Annual Visitors: 136.9k	Visits Yo2Y: +12.6%
Visit Frequency: 16.79	Visits Yo3Y: +20.9%
Average Dwell Time: 29 min	Median Dwell Time: 22 min



NORTH-FACING AERIAL



RENT ROLL



Tenant	Square Footage	Lease Start	Lease Expiration	Rent PSF	2025 Annual Rent	Est. Exp. Recovery	Admin Fee	Gross Rent	Options	Comments
AT&T	2,100	8/8/2018	8/31/2028	\$26.00	\$54,600	\$14,053	\$0	\$68,653	Three (3-Year) \$5,005/Month \$5,505/Month \$6,056/Month	Controllable CAM capped at 5% non-cumulative annual growth
Game Stop	2,000	12/31/2017	1/31/2027	\$25.75	\$51,500	\$11,048	\$0	\$62,548	One (3-Year) \$4,291/Month	CAM Capped at 5% non-cumulative annual growth
Cost Cutters	1,200	12/31/2017	12/31/2025	\$25.00	\$30,000	\$8,588	\$252	\$38,840	One (5-Year) \$2799/Month	Full NNN
Vapor Land	2,100	12/31/2024	12/31/2027	\$19.00 Current \$19.48 1/1/2026 \$19.96 1/1/2027	\$39,900	\$15,029	\$0	\$54,929	Two (5-Year) With 2.5% Annual increases	Full NNN
Cosmo Prof	2,200	12/10/2019	4/30/2027	\$16.22	\$35,684	\$15,118	\$0	\$50,802	One (5-Year) \$39,248/Annually - Option 1	Controllable CAM capped at 5% non-cumulative annual growth
Vivid Nails	825	12/31/2017	4/30/2028	\$26.75 Current \$27.55 5/1/2025 \$28.38 5/1/2026 \$29.23 5/1/2027	\$22,508	\$5,904	\$433	\$28,404	One (5-Year) With 3% Annual Increases	Full NNN
Shopko Optical	3,500	6/12/2023	6/30/2028	\$20.00	\$70,000	\$22,448	\$0	\$92,448	Two (5-Year) \$77,000/Option 1 \$84,700/Option 2	Controllable CAM capped at 5% non-cumulative annual growth
TOTAL	13,925				\$304,192	\$92,188	\$685	\$397,065		





2025 Pro Forma Marinette Commons Marinette, WI		
Building Square Footage	13,925	
	PSF	Annual
Income		
Base Rent	\$21.85	\$304,192
Admin Fee	\$0.05	\$685
Recoveries		
Total Recovery	\$6.62	\$92,188
Effective Gross Income	\$28.51	\$397,065
Expenses		
Property Taxes	\$3.31	\$46,154
Insurance	\$0.34	\$4,765
Common Area Maintenance	\$2.66	\$37,100
Management Fee	\$0.84	\$11,636
Total Operating Expenses	\$7.16	\$99,655
Net Operating Income	\$21.36	\$297,410

Notes:

- Expenses are 2023/2024 actuals, grown at 3% for a 2025 estimate.
- Base Rent is reflected as 2025 income.

TENANT SUMMARIES



AT&T is a leading global telecommunications company providing mobile and fixed telephone services, broadband, and digital TV. AT&T offers advanced mobile services, next-generation TV, high-speed internet, and smart solutions for businesses and consumers. This is an AC Wireless LLC multi-tenant operator based in Birmingham, Michigan which operates 42 locations in four different states.

Locations	5,326
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Website	www.att.com
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Cost Cutters is a nationwide hair salon chain offering affordable haircuts and styling services for the whole family. Known for their professional and friendly staff, Cost Cutters provides a range of services including haircuts, coloring, and styling, along with a selection of hair care products. With convenient locations and a commitment to quality and value, Cost Cutters makes it easy for customers to get the look they want.

Locations	700
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Website	www.costcutters.com
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GameStop is a leading global retailer specializing in video games, electronics, and gaming merchandise. With a wide range of new and pre-owned gaming products, including consoles, accessories, and collectibles, GameStop caters to gamers of all ages. Known for its knowledgeable staff and trade-in program, GameStop provides a unique shopping experience for gaming enthusiasts.

Locations	6,100
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Website	www.gamestop.com
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Cosmo Prof is a premier distributor of professional beauty products, offering an extensive range of salon-quality hair, skin, and nail products. Catering to licensed professionals, Cosmo Prof provides top brands, educational resources, and business solutions to enhance the success of beauty professionals. With convenient locations and an online store, they deliver essential products and support to salons and spas.

Locations	1,300
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Website	www.cosmoprofbeauty.com
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TENANT SUMMARIES



Shopko Optical

Shopko Optical is dedicated to providing comprehensive eye care and high-quality eyewear. With locations across 13 states, they offer services such as eye exams, contact lens fittings, and treatments for various eye conditions, ensuring personalized care for each patient. In June 2024 the Fielmann group acquired Shopko Optical. The Fielmann Group has a market cap of \$3.78 billion and had revenues of \$2.46 billion in 2023.

Locations	140
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Website	www.shopko.com
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Vivid Nails

Vivid Nails & Spa is a family-run business offering a variety of nail services, including gel polish, manicures, and pedicures. Renowned for their friendly and personal service, they ensure a relaxing and high-quality experience for their clients. The salon operates Monday through Saturday from 10 AM to 7 PM, providing a welcoming atmosphere for all customers.

Locations	1
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Vapor Land

Known for its well-organized stores and knowledgeable staff, Vapor Land provides a welcoming shopping experience for all vaping needs. Their commitment to customer satisfaction is evident through their highly rated service and extensive product selection, making them a popular choice among vaping enthusiasts.

Locations	1
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For more information, please contact:



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