

Burger King

515 4th Street • La Crosse, WI 54601

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Sales Price:

\$966,000

Cap Rate:

5.95%

NOI:

\$57,500

Lease Expires:

June 2030

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54601

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All property tours are strictly by appointment only and subject to owner approval.



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OFFERING SUMMARY

Sale Price:	\$966,000
Building Size:	2,971
Lot Size:	+/- .58 acres
Price / SF:	\$325.14
Cap Rate:	5.95%
NOI:	\$57,500
Built:	1984
Lease Expiration:	06/30/2030
Parcel #:	17-20021-010

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,300	46,940	67,260
Average HH Income	\$58,050	\$76,980	\$80,710

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BUILDING INFORMATION

Tenancy	Single
Year Built	1984
County	LaCrosse
Ownership Type	Fee Simple
Lease Type	Absolute NNN
Options:	(2) two, (5) five year options left

PROPERTY HIGHLIGHTS:

- Zero landlord responsibilities [tenant pays for CAM, taxes, insurance and maintains all aspects of the premises].
- Burger King Franchisee has been on site for 20+ years with a recent extension in Dec 2024 for an additional 5 years
- Established Operator [Cave Creek Enterprises LLC]
- Property sits on a signalized triangular intersection that benefits from 40,000+ VPD
- Below Market Rent [\$19.35 / SF]
- Prime Urban downtown location
- Institutional Quality Neighbors Hampton Inn Suites and LaCrosse City Hall



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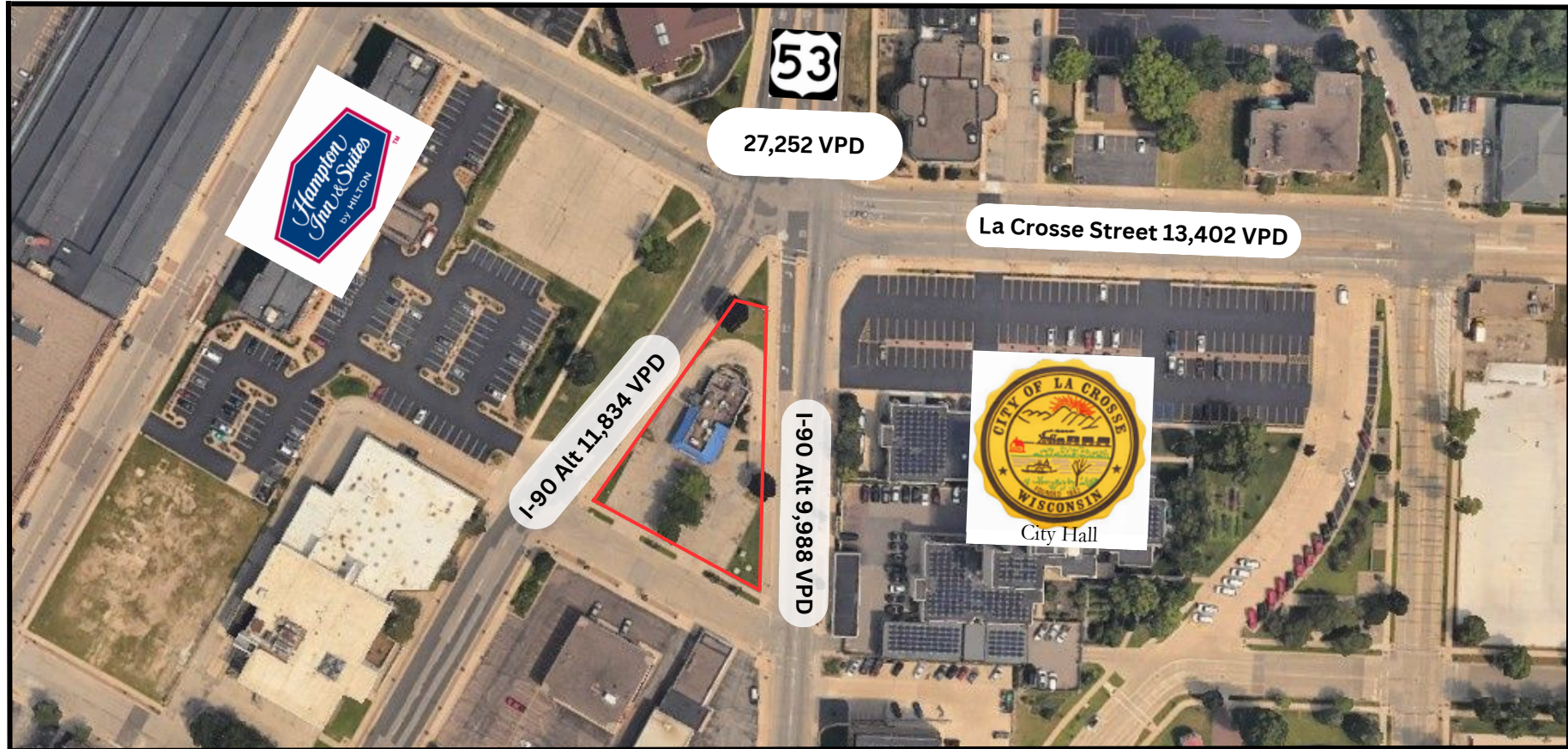


Downtown La Crosse and Tourist Hub

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Traffic Counts:

US-53 (main road):	27,252 VPD
La Crosse Street:	13,402 VPD
I-90 Alt (East):	11,834 VPD
I-90 Alt (north)	9,988 VPD

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La Crosse, Wisconsin

La Crosse is the economic and cultural hub of Western Wisconsin, strategically located along the Mississippi River at the intersection of Wisconsin, Minnesota, and Iowa. The city anchors a broad regional trade area and serves as the primary center for healthcare, education, retail, and employment in the Tri-State region.

The local economy is supported by a diverse mix of industries, including healthcare, higher education, manufacturing, transportation, and retail. Major employers in the area include Mayo Clinic Health System, Gundersen Health System, Kwik Trip, Organic Valley, Trane Technologies, and City Brewing Company. The city is also home to the University of Wisconsin–La Crosse, Viterbo University, and Western Technical College, which contribute to a skilled workforce and year-round economic activity.

La Crosse functions as the dominant retail destination for surrounding communities, drawing consumers from across Western Wisconsin and neighboring states. Downtown La Crosse has experienced significant revitalization, featuring a vibrant mix of restaurants, shops, hotels, entertainment venues, and riverfront attractions.

Tourism is another important economic driver, with visitors attracted by the area's scenic Mississippi River setting, outdoor recreation, festivals, and historic downtown district. Combined with its stable economic base, strong institutional employers, and regional influence, La Crosse remains one of the Midwest's most attractive secondary markets for commercial real estate investment.



Marketing Agents

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