

Piggly Wiggly Grocery Store for Sale

106 West Oak Street, Boscobel, WI



Fully Leased NNN Grocery Store

Sale Price: \$1,630,000 • CAP Rate: 6.85% • NOI: \$111,720



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For more information,
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Piggly Wiggly

Boscobel, Wisconsin

Exclusively Listed By

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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Investment Overview



Investment Summary

The Piggly Wiggly located at 106 West Oak Street, Boscobel, Wisconsin presents an opportunity to acquire a well-located grocery-anchored retail asset occupied by one of Wisconsin's most recognizable neighborhood supermarket brands. The approximately 29,546 square-foot store sits on approximately 2.1 acres with 84 parking stalls in the heart of Boscobel's primary retail corridor, immediately adjacent to Gundersen Boscobel Area Hospital and within minutes of U.S. Highway 61, providing excellent accessibility and visibility. The property was substantially renovated in 2014 and operates as a single-tenant supermarket.

As the community's primary full-service grocery destination, the property serves residents throughout Boscobel and the surrounding rural trade area, where grocery competition is limited. Essential-service retailers such as grocery stores have historically

demonstrated resilience across economic cycles, benefiting from consistent consumer demand and recurring shopping patterns. The store's central location within the market further reinforces its position as a critical retail destination for the local population.

The investment offers the stability associated with a necessity-based tenant while providing exposure to a market with limited new retail development. Piggly Wiggly stores throughout Wisconsin are independently operated and maintain strong ties to their local communities, making them an important component of neighborhood retail ecosystems.

Additional Investment Highlights

- All Piggly Wiggly leases are corporate guaranteed
- Established grocery location serving Boscobel and surrounding Grant and Crawford County communities.
- High visibility frontage along West Oak Street with convenient access from U.S. Highway 61 and Wisconsin Highway 60.
- Adjacent to Gundersen Boscobel Area Hospital, generating consistent daily traffic.
- Essential-service tenancy supported by recurring consumer demand for grocery shopping.
- Located within Boscobel's primary commercial corridor alongside complementary retailers and service providers.
- Modern construction (2014) with a functional supermarket layout designed for long-term grocery operations.
- Overall, the property represents an attractive investment opportunity combining the defensive characteristics of grocery-anchored real estate with the stability of an established community-serving location in southwest Wisconsin.

Property Photos



Tenant Overview/Lease Abstract

Tenant Overview



Piggly Wiggly operates over 500 stores with more than 5,000 employees in 18 states. Piggly Wiggly®, LLC is an affiliate of C&S Wholesale Grocers, Inc., For over 100 years, C&S has provided first-class warehousing and distribution services to its customers. From more than 50 warehouse facilities throughout the United States, C&S serves some of the largest supermarket chains in the nation. Their corporate offices are located in Keene, N.H.

TENANT	SQ. FT.	LEASE	% OF BUILDING	ANNUAL RENT	ESCALATOR(S)	TERM ENDS	OPTION	LENGTH	RENT/SQ. FT.
Piggly Wiggly	29,546	NNN	100%	\$111,720.00	-	6/30/2031	1	5 Years	\$3.64

Annual Net Operating Income	\$111,720.00
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*Annual Sales Available - Contact Broker

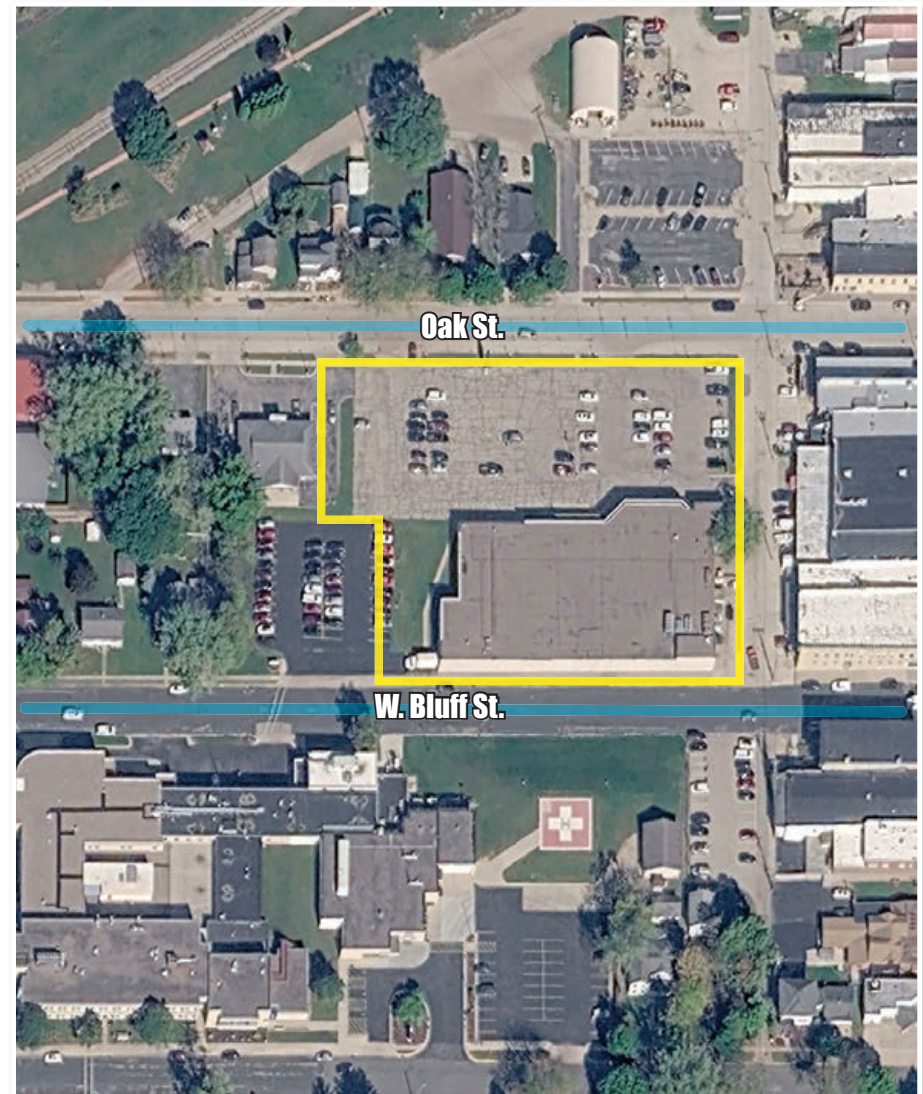
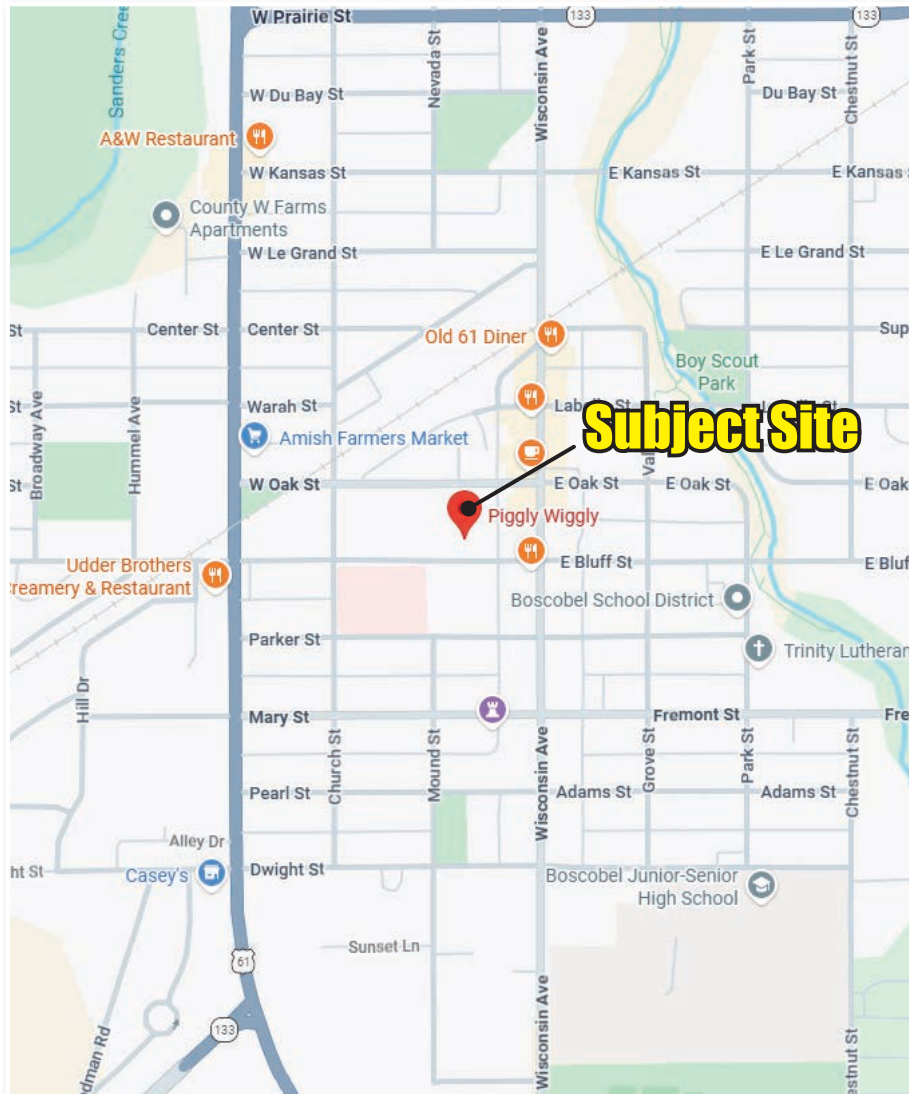
Lease Abstract

GUARANTOR	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	OPTION	LEASE STRUCTURE
C&S Wholesale Grocers	6/14/2001	6/30/2031	\$9,310.00	\$111,720.00	5 Years (\$117,306)	NNN
Tenant Responsibilities	Real Estate Taxes, Insurance, Utilities, Interior Repairs and Maintenance, HVAC and Electrical					
Landlord Responsibilities	Repairs and Maintenance to Exterior Walls, Foundations of the Building, Plumbing, Electrical, Parking Lot					

Property Aerial



Property Aerial/Map



Demographic Snapshot

KEY FACTS



Population:
5,430



\$62,538 Median
Household Income



Average Household
Size

INCOME



\$29,882
Per Capita Income



\$206,614 Median
Net Worth

BUSINESS



250 Total Businesses



2,627 Total
Employees

EMPLOYMENT



White Collar: 47.5%



Blue Collar: 34.5%

EDUCATION



High School
Graduate: 32%



Some
College: 18.3%



Bachelor's/
Grad/PD: 15.8%

HOUSEHOLDS BY INCOME

<\$25,000	13.1%
\$25,000 to \$34,999	14.9%
\$35,000 to \$49,999	24.1%
\$50,000 to \$74,999	22.9%
\$75,000 to \$99,999	5.6%
\$100,000 to \$149,999	13.1%
\$150,000 to \$199,999	5.1%
\$200,000+	1.2%

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

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.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
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
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
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.*)

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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