

PAWN AMERICA BUILDING

7530 W. LINCOLN AVENUE, WEST ALLIS, WI 53219

NNN INVESTMENT
FOR SALE



OFFERING SUMMARY

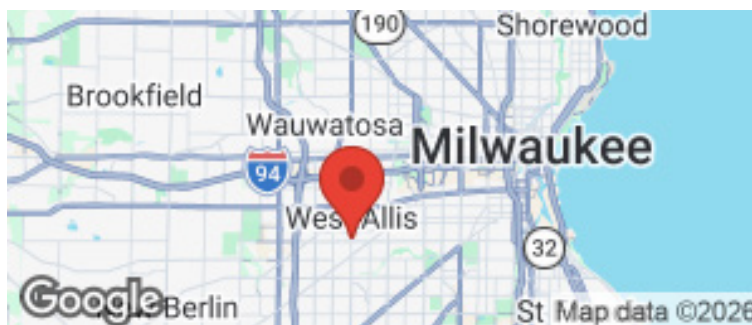
SALE PRICE:	\$1,900,000
NOI:	\$150,999.96 <i>Lease Expires 9/15/2031 One 5-Year Renewal Option</i>
CAP RATE:	7.95%
OCCUPANCY:	100%
BUILDING SIZE:	8,105 SF
PARKING:	22 Surface Stalls
LOT SIZE:	0.33 Acres
SIGNAGE:	Building
CROSS STREETS:	S. 76th St. & W. Lincoln Ave
ZONING:	Building C-2, Neighborhood Commercial District

PROPERTY OVERVIEW

This offering presents the opportunity to acquire a single-tenant net leased investment occupied by Pawn America, a well-established regional operator with a long-term operating history. The property is strategically positioned at the signalized northeast corner of Lincoln Avenue West and 76th Street South in West Allis, Wisconsin, providing strong visibility, convenient access, and consistent daily traffic exposure.

Pawn America executed a 15-year lease commencing in September 2016 with a current expiration date of September 15, 2031. The lease structure provides investors with stable and predictable income backed by a nationally recognized pawn and retail operator. In addition, the tenant maintains one five-year renewal option, offering the potential for extended occupancy and continued cash flow.

The property benefits from its location within an established commercial corridor serving the greater Milwaukee metropolitan area. The signalized intersection location enhances customer accessibility while surrounding retail, residential neighborhoods, and commuter traffic contribute to the site's long-term viability.



AMK PROPERTIES TEAM
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SALIENT INFORMATION

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ADDRESS:

7530 West Lincoln Avenue

West Allis, Wisconsin, WI 53219

Milwaukee County

BUILDING INFORMATION:

Building Size: 8,105 SF

Year Built: 1958 / Remodeled 2012

Stories: Main Floor: 4,005 SF
Lower Level: 4,100 SF

Roof: Flat

Heating & Cooling: Rooftop HVAC

Electrical: 240 Volt; 3-Phase

Foundation: Concrete Block

Exterior Walls: Brick

Parking: 22 Surface Spaces

Signage: On Building

Acreage: 0.33 Acres

Frontage: 120 FT - West Lincoln Avenue
120 FT - South 76th Street

APN: 476-0659-000

Zoning: C-2, Neighborhood Commercial District



TENANT INFORMATION:

Current Tenant: Pawn America

Least Term: Through September, 15, 2031

Current Lease Rate: \$11,458.33/Month - Net Base
Through September 15, 2026

New Lease Rate: \$12,583.33/Month - Net Base
October 1, 2026 - September 15, 2031

Renewal Option: One (1) 5-yr Renewal Option
\$13,864.58 per month.

Pawn America – Operates 17 physical store locations in Wisconsin and Minnesota, and affiliated on-line sales. The stores employ more than 200 employees and have served over a half-million customers. Pawn America operates four stores in Wisconsin.



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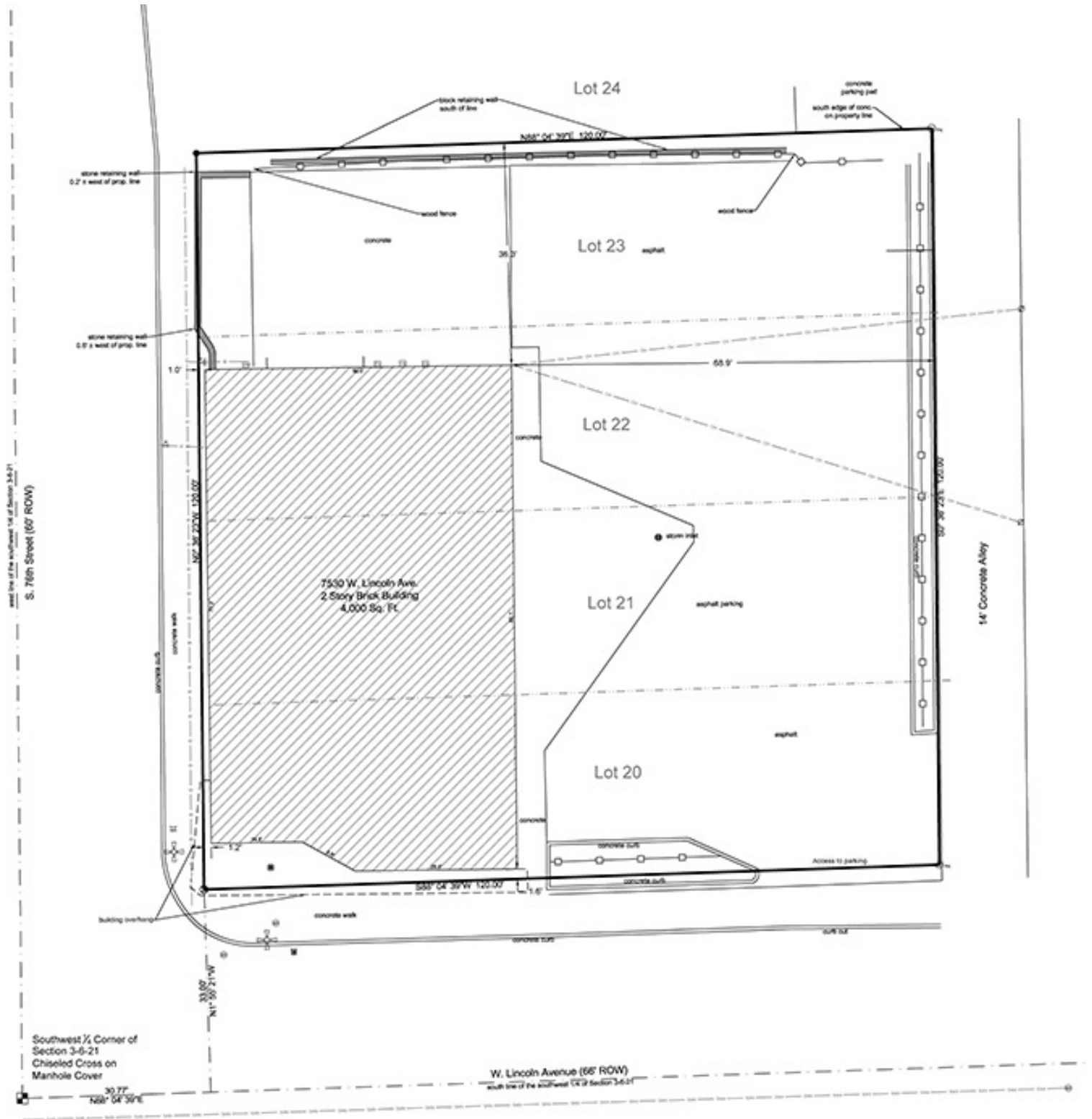
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SITE PLAN

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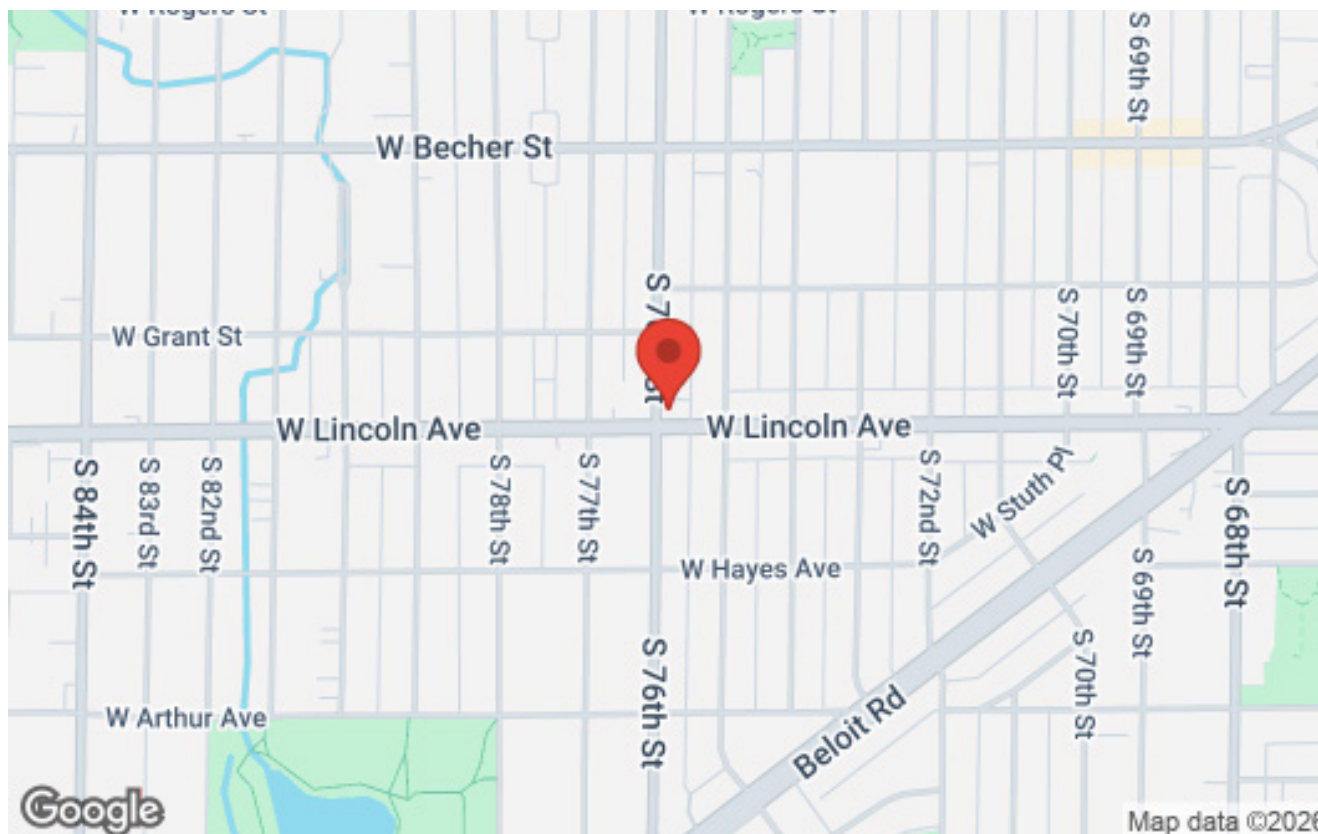
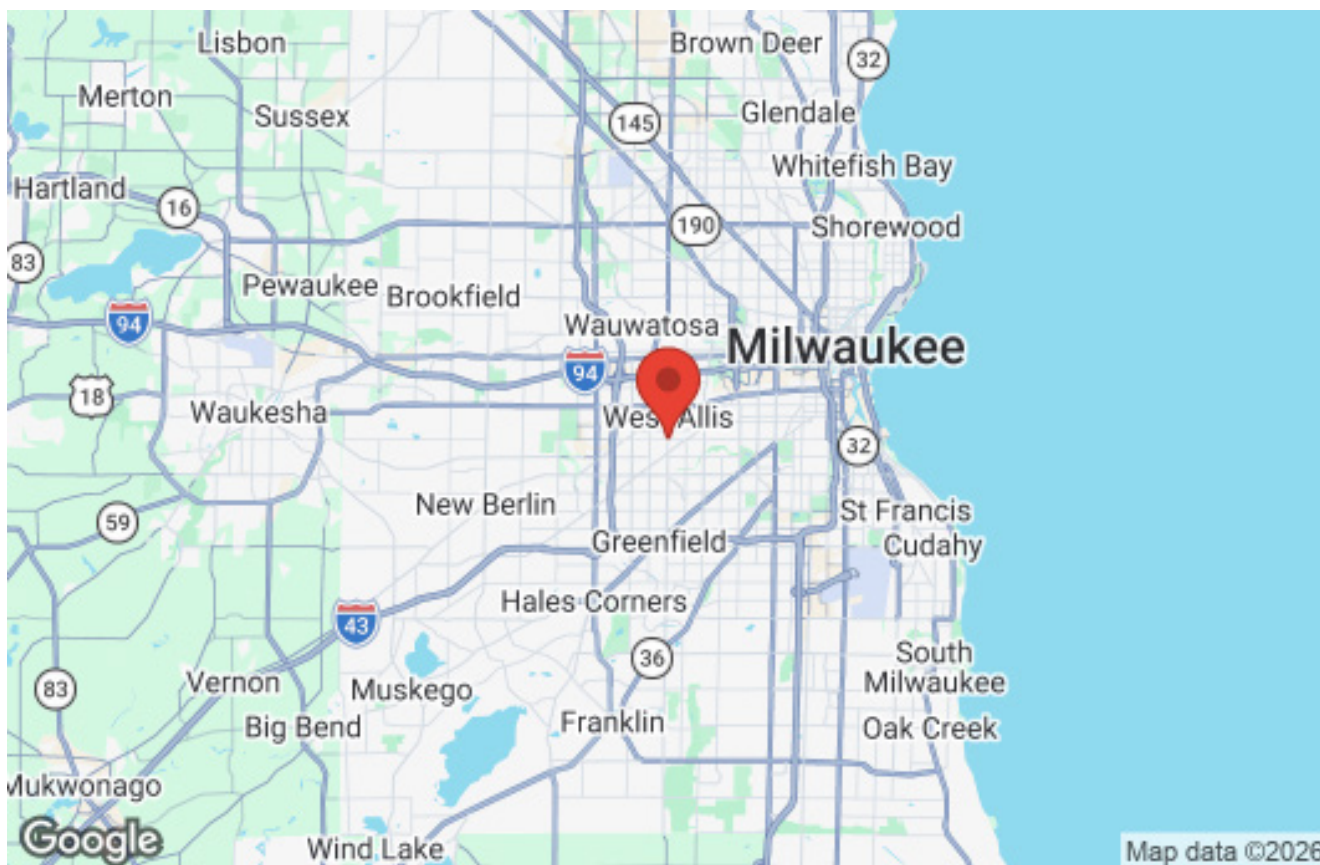
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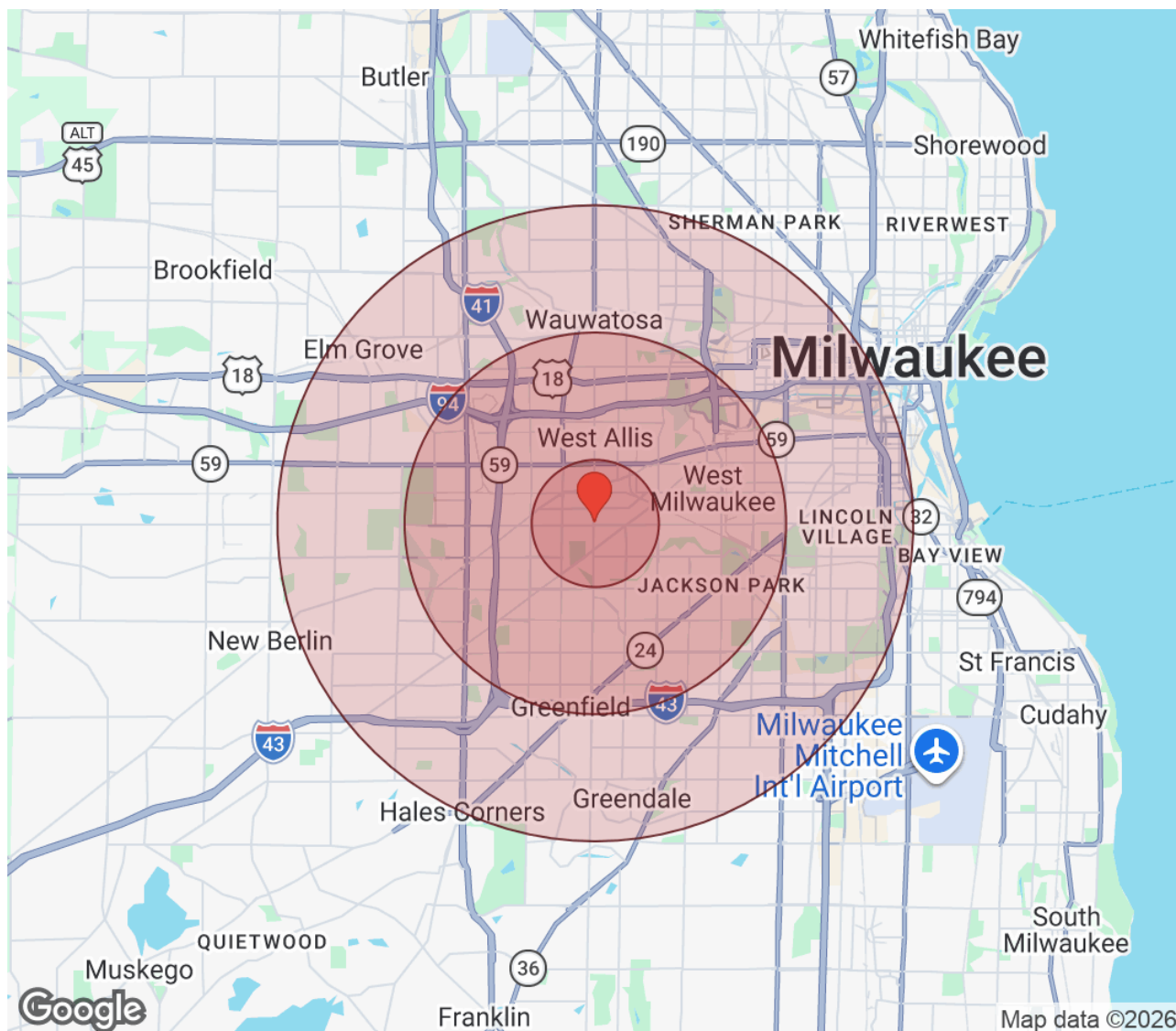
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DEMOGRAPHICS

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Distance: 1 Mile 3 Mile 5 Mile

Population	1 Mile	3 Mile	5 Mile
Male	12,104	76,542	204,551
Female	11,697	75,565	202,320
Total Population	23,801	152,107	406,870

Housing	1 Mile	3 Mile	5 Mile
Total Unit	11,786	72,035	183,148
Occupied	10,894	66,669	169,077
Owner Occupied	5,885	36,264	82,611
Renter Occupied	5,009	30,405	86,466
Vacant	892	5,366	14,071

Age	1 Mile	3 Mile	5 Mile
Age 0 - 14	4,201	27,672	79,592
Age 15 - 24	2,407	17,695	56,387
Age 25 - 54	10,142	63,286	165,284
Age 55 - 64	2,968	17,786	43,840
Age 65+	4,083	25,668	61,765

Income	1 Mile	3 Mile	5 Mile
Median	\$69,151	\$67,859	\$64,189
Under \$15k	1,063	5,789	18,922
\$15k - \$25k	645	4,296	12,106
\$25k - \$35k	926	5,572	14,462
\$35k - \$50k	1,371	8,765	21,615
\$50k - \$75k	1,942	11,982	28,527
\$75k - \$100k	1,700	9,966	22,278
\$100k - \$150k	1,969	12,044	27,209
\$150k - \$200k	757	4,564	12,412
Over \$200k	521	3,691	11,547



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DISCLAIMER

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Presented By:

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