



Taken August 2024

12132 W CAPITOL DR
WAUWATOSA, WI 53222

**HOME DEPOT
RETAIL CENTER OUTPARCEL**

EXCLUSIVELY LISTED BY

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INTRODUCTION

Bang Realty is pleased to offer for sale Stratford Plaza Retail Center in Wauwatosa, WI.

This ±25,701 SF class A retail center and is 76.2% occupied.

An outparcel to Home Depot, this center is located right off of the Interstate 41 with over 150,000 vehicles per day.

STRATFORD PLAZA

WAUWATOSA, WI

\$5,935,000
PRICE

6.35%
CAP RATE

EXECUTIVE SUMMARY

ADDRESS	12132 W Capitol Dr Wauwatosa, WI 53222
GLA	±25,701 SF
LOT SIZE	±2.98 Acres
ZONING	Commercial
PARCEL NUMBER	2579994008
YEAR BUILT	2005
OCCUPANCY	76%

INCOME & EXPENSES

Rental Income	\$413,324
Expense Reimbursements	\$223,167
Effective Gross Income	\$636,491
Expenses	(\$275,761)
Net Operating Income	\$360,730

PROPERTY HIGHLIGHTS

- Plenty of upside to lease the vacant space including the prime end cap
- All leases are NNN
- Strong tenant mix with national credit tenants
- Outparcel to Home Depot in strong retail area
- Located within the Milwaukee MSA with over 1.5 million residents
- Just 10 miles from downtown Milwaukee
- Right off of the I-41 with over 150,000 VPD
- Advance Auto and Sherwin Williams represent 41% of the space and 36% of the income
- Surrounded by institutionally owned properties

STRONG TENANT STABILITY

YEARS AT THIS LOCATION	
Advance Auto	16
Regional Finance	8
Sherwin Williams	19
GNC	18
Wing Stop	12
Toppers Pizza	21

STRATFORD PLAZA

WAUWATOSA, WI



±19,585 VPD 124th St

New Asphalt in Shaded Areas
July 2024

±51,718 VPD Capitol Dr

PARCEL LINE IS APPROXIMATE
Buyer to verify all information.

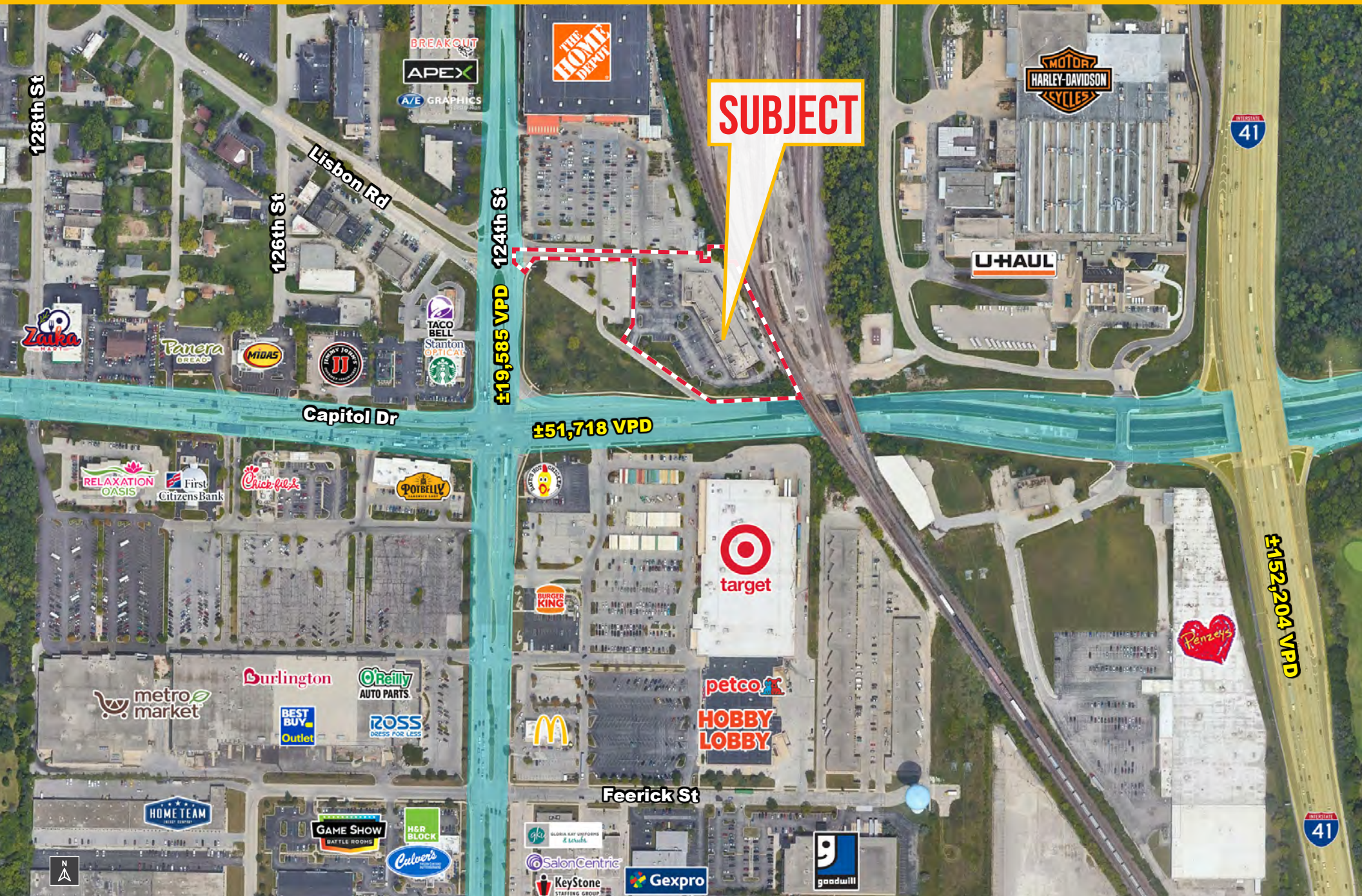
RENT ROLL

TENANT NAME	SUITE	SIZE	%	BEGIN	END	CONTRACT RENT			INCREASES	OPTIONS
						\$/YEAR	\$/MONTH	PSF		
Advance Auto Parts	A,B,C	6,343	24.7%	7/1/2020	6/30/2030	\$95,130	\$7,928	\$15.00	In Option	2x5
EmployBridge LLC dba Remedy Temps	D	1,600	6.2%	4/1/2023	3/1/2028	\$41,352	\$3,446	\$25.85	2.5% Annual	1x5
Vacant	E1	1,500								
Regional Finance Corp of Wisconsin	E2	1,500	5.8%	8/10/2018	11/30/2025	\$33,744	\$2,812	\$22.50	In Option	2x5
Sherwin-Williams	G, H, I	4,388	17.1%	3/1/2007	2/28/2027	\$103,200	\$8,600	\$23.52	In Option	2x6
Vacant	J	2,211								
GNC	K	1,600	6.2%	4/01/2023	3/31/2028	\$40,640	\$3,387	\$25.40		
Wingstop	L, M	2,563	10.0%	3/24/2014	4/30/2026	\$49,338	\$4,111	\$19.25	In Option	2x5
Toppers Pizza	N	1,600	6.2%	1/1/2006	12/31/2031	\$47,840	\$3,987	\$29.90	4.18% 1/29	1x5
Vacant	O	2,396								
TOTAL		25,701	76.2%			\$413,324	\$34,444	\$16.08		

Source: Provided Rent Roll and Leases

STRATFORD PLAZA

WAUWATOSA, WI



TENANT PROFILES

SHERWIN-WILLIAMS

Sherwin-Williams Company is an American company based in Cleveland, Ohio. It is primarily engaged in the manufacture, distribution, and sale of paints, coatings, floorcoverings, and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams has over 5,000 company-owned locations.

WEBSITE	sherwin-williams.com
LOCATIONS	5,000+
NYSE	SHW
MARKET CAP VALUE	±\$70 Billion



Advance Auto Parts, Inc. is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do it yourself customers. As of October 2023, Advance operated 4,785 stores and 320 Worldpac branches in the United States and Canada.

WEBSITE	advanceautoparts.com
LOCATIONS	±4,785
NYSE	AAP
MARKET CAP VALUE	±\$3.5 Billion

GNC

GNC Holdings, LLC is an American multinational retail and nutritional manufacturing company based in Pittsburgh, Pennsylvania. It specializes in health and nutrition related products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products. GNC has more than 4,000 retail locations throughout the U.S.

WEBSITE	gnc.com
LOCATIONS	4,000+



Wingstop Inc. is an American international chain of restaurants that primarily sells chicken wings. Wingstop locations are decorated with a 1930s and 1940s pre-jet aviation theme. The restaurant chain was founded in 1994 in Garland, Texas, and began offering franchises in 1997. There are more than 2,000 restaurants open across the globe.

WEBSITE	wingstop.com
LOCATIONS	2,000+
NASDAQ	WING
MARKET CAP VALUE	±\$11 Billion



Regional Finance has been providing personal loans for over 30 years through a network of more than 350 locations in 19 states. We offer a variety of personal loans, from debt consolidation loans that make paying your bills easier, to auto repair loans and appliance loans for those times you need something fixed fast.

WEBSITE	regionalfinance.com
LOCATIONS	±350



TENANT PROFILES



Toppers Pizza is a chain of pizza restaurants in the United States. The company was founded by Scott Gittrich in 1991 in Champaign, Illinois. In 1993 the first Toppers Pizza location in Wisconsin opened in Whitewater, Wisconsin, where the company is headquartered today. Toppers has grown to over 70 locations nationwide.

WEBSITE toppers.com

LOCATIONS 70+



Remedy Intelligent Staffing is a national leader in professional staffing and workforce management solutions. Serving the staffing industry since 1985, Remedy Staffing matches talent with opportunity. Remedy began franchising in 1988 and soon after embarked on a national expansion program, opening over 150 franchise offices across the U.S.

WEBSITE remedystaffing.com

LOCATIONS 60+



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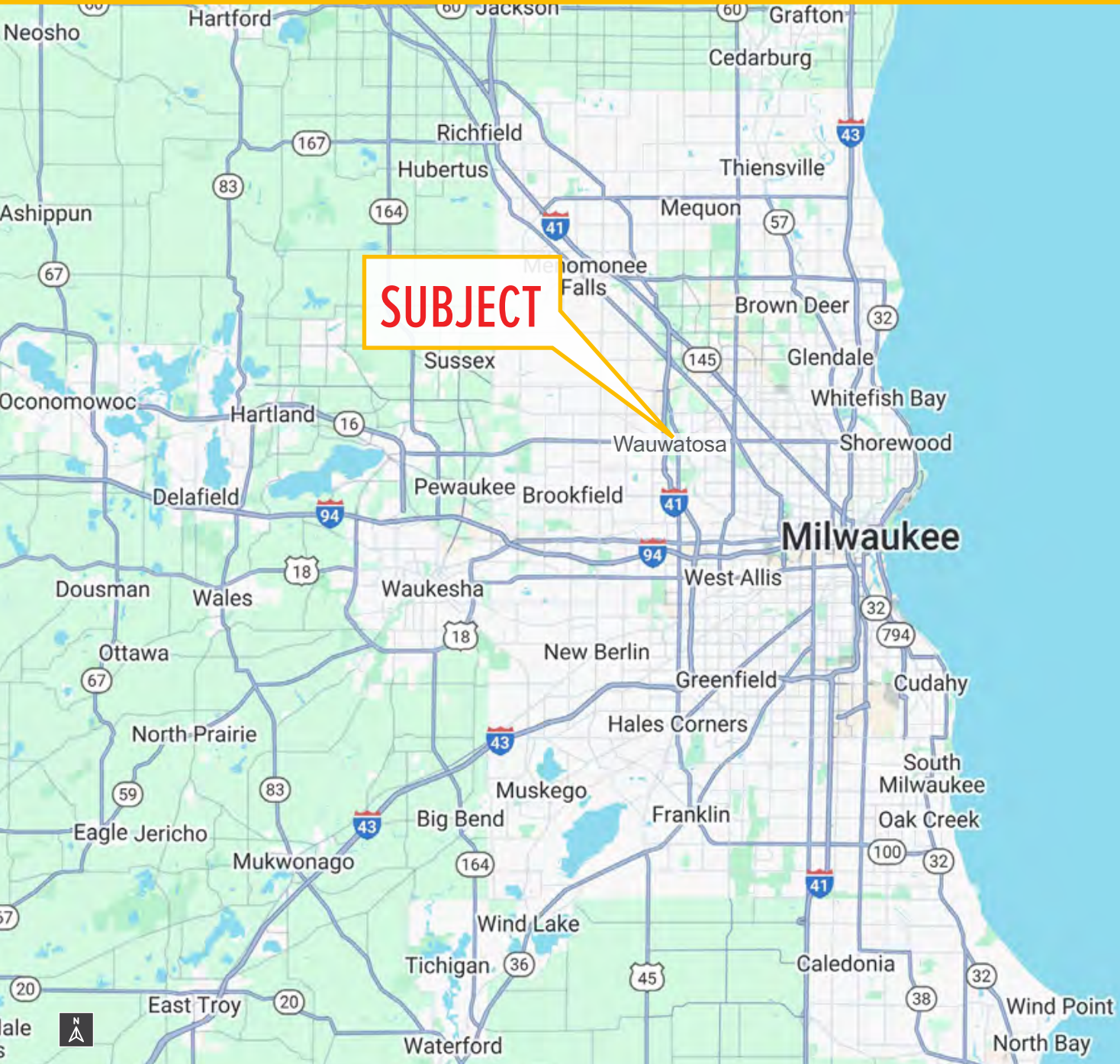
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