



ALDI AT HARTFORD CENTRE

1589 E Sumner Street
Hartford, WI 53207





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Wisconsin Broker of Record:

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ALDI

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ALDI

1589 E Sumner Street
Hartford, WI 53207

Year Built:

2013

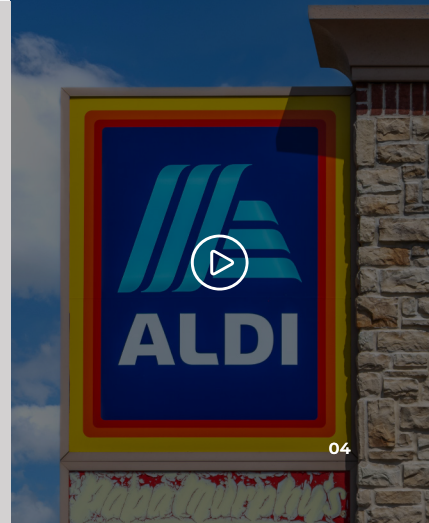
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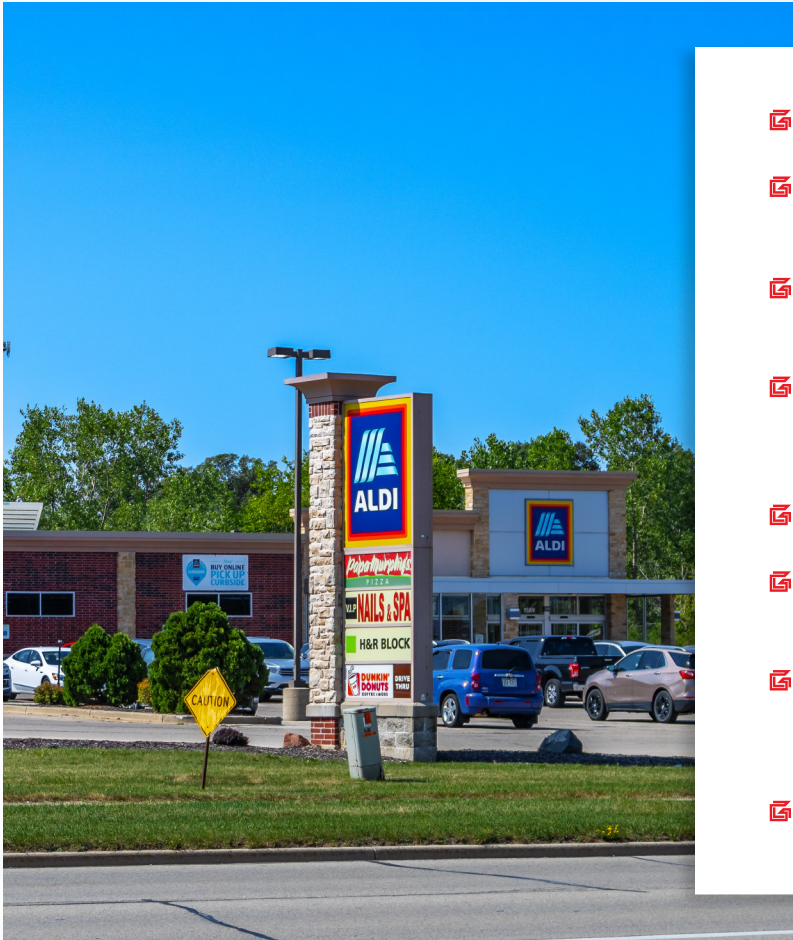
16,399 SqFt



GOMEZGROUP

**Freestanding
Condo Interest**





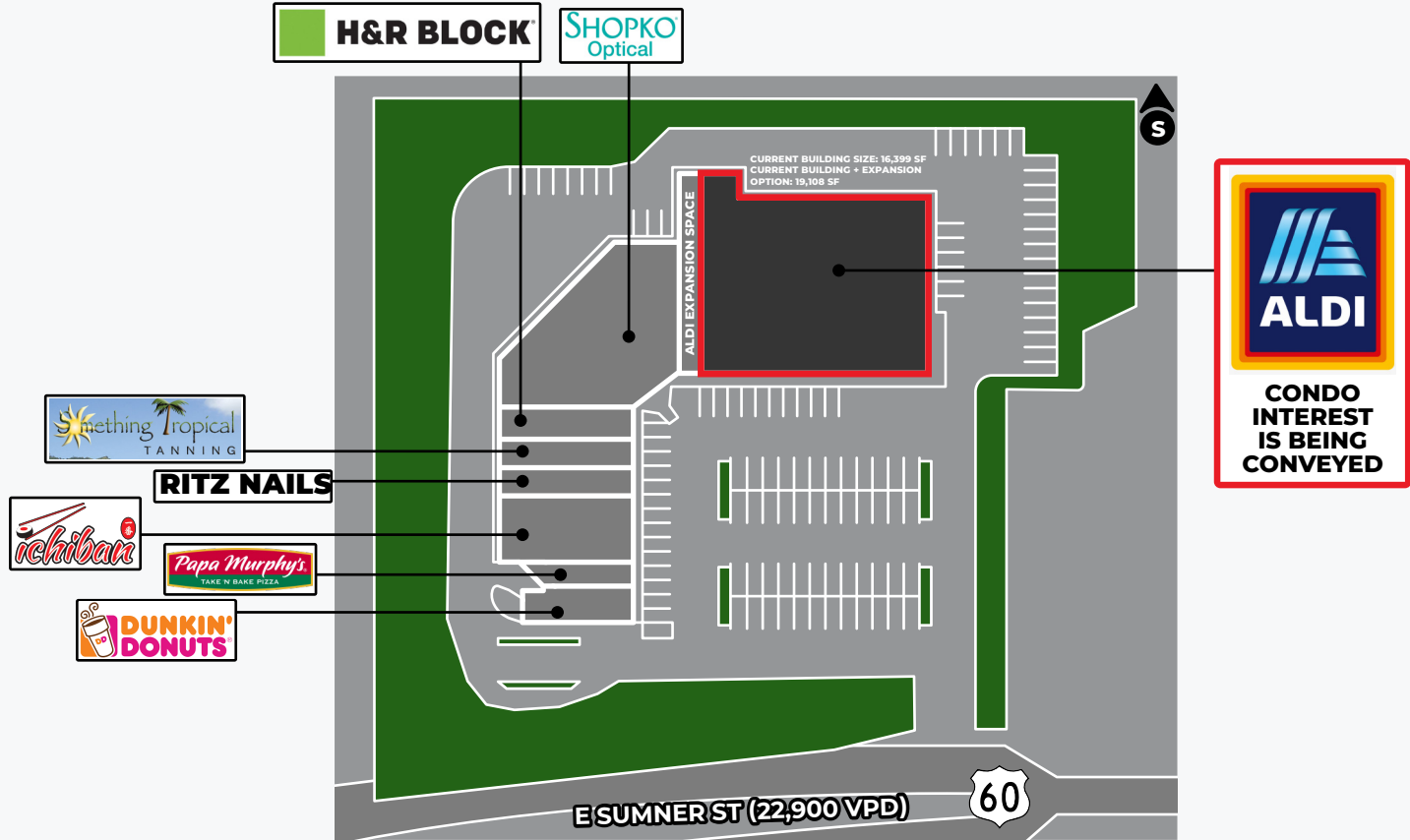
- Free & Clear of Debt
- Long-Term Lease with Limited Landlord Responsibilities
- 80% More Annualized Foot Traffic From March to July 2024, Per Placer.ai
- Early Lease Extension Option Exercised in 2019, Proving Long-Term Commitment to the Site
- Four 5-Year Renewal Options Remaining
- Expansion Option Adds 2,709 SqFt to ALDI Space
- ALDI Leads Grocery Segment with a 26.7% YoY Increase in Foot Traffic in Q2 2024
- Over 5,800 Visits on Average Per Week, Per Placer.ai

- ❑ Anchor Tenant Within Hartford Centre
- ❑ Located in One of the Main Retail Corridors in Hartford, WI
- ❑ \$83,000+ Average HH Income in 3 Mile Radius
- ❑ Excellent Visibility and Great Access on E Sumner St with 22,900 VPD
- ❑ Near Several National Retailers such as Starbucks, McDonald's, Jimmy John's, Kwik Trip, Anytime Fitness, Super 8, Wyndham, and More
- ❑ Directly Adjacent to Multiple Hotels with Over 75+ Rooms

[▶ WATCH PROPERTY VIDEO](#)



► SITE PLAN: HARTFORD CENTRE





CHRISTIE





QDOBA
MEXICAN EATS





COST CUTTERS
HAIR SALON

festival
foods

planet fitness

Caribou COFFEE

Culver's

Dairy Queen

Advance! Auto Parts

SHERWIN WILLIAMS

NAPA

Aurora Medical Center

McDonald's

STARBUCKS COFFEE

ANYTIME FITNESS

HORIZON
Home Care & Hospice



SNAP
FITNESS 24-7

MASTERTSON
STAFFING SOLUTIONS
— 15 YEARS —

LANDMARK CREDIT UNION

ALDI

Kwik Trip

~Soup Korner~
Pizza Hut
Good Food Fast
SUBWAY



COUNTY HWY K

60

SIGNALIZED INTERSECTION

ESUMER ST (22,900 VPD)

LONE OAK LN

QDOBA
MEXICAN EATS

HARTFORD CENTRE

SHOPKO Optical

DUNKIN' DONUTS

Papa Murphy's
TAKE 'N BAKE PIZZA

ichiban

RITZ NAILS

Something Tropical TANNING

H&R BLOCK

AmericInn
LODGE & SUITES
45 ROOMS

Super 8
BY WYNDHAM
32 ROOMS

HILLDALE DR

Associated Bank

60

SUBWAY Casey's
SHOE maurices
AT&T sensation

TRITON
TRAILERS

Hartford
Inishing Inc

HARTFORD CENTRE
SHOPKO Optical
DUNKIN' DONUTS
Papa Murphy's
RITZ NAILS
H&R BLOCK



Walmart
Supercenter

Menasha
MAKES IT HAPPEN

STEEL RAFT CORP

ROSSMAN
ELEMENTARY SCHOOL

Associated Bank

Laufer
TRUCKING INC

THE CITY COMPANY
YOUR SERVICE OUR GOAL

e-ImageData
microfilm scanners

Auto Zone

ANYTIME FITNESS

E SUMNER ST (22,900 VPD)



E SUMNER ST (22,900 VPD)

N MAIN ST

BRANCH ST

SNO-WAY
SNOW & ICE CONTROL EQUIPMENT

Culver's

DO Dairy Queen

STARBUCKS COFFEE

TACO BELL

Advance Auto Parts

Subway
Pizza Hut

SHERWIN WILLIAMS

McDonald's

NAPA

Aurora Medical Center

Walgreens



E SUMNER ST (22,900 VPD)

HELGESEN
Custom Hydraulic Tank & Complex Fabrication
Design & Manufacture

ABZ ANGE B'S
Subs Penitins & More!

COUSINS
SUBS

COBBLESTONE
HOTEL & SUITES

BUMPER BUMPER

Mobil

five nine

LANDMARK CREDIT UNION

HVM/K (9,100 VPD)

AmericInn

Super 8

HARTFORD UNION
HIGH SCHOOL

COST CUTTERS
HAIR SALON
festival
planet fitness
Caribou COFFEE

ALDI



Lease Type
NNN

Lease Guarantor
Corporate

Rent Commencement Date
December 1, 2013

Lease Expiration Date
August 31, 2030

Term Remaining on Lease
±6 Years

Options
Four 5-Year

Increases
5% Every 5 Years in Option Periods



TENANT'S NAME

LEASE TYPE

AREA

LEASE
FROMLEASE
TOANNUAL
RENTANNUAL
RENT PER
AREARENT
INCREASERENT
INCREASE
DATE

OPTIONS

ALDI

NNN

16,399

12/01/2013

08/31/2030

\$171,042

\$10.43

-

-

FOUR 5-YEAR

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	09/01/2020 – 08/31/2030	\$14,254	\$171,042
	09/01/2030 – 08/31/2035 (OPTION 1)	\$14,964	\$179,569
	09/01/2035 – 08/31/2040 (OPTION 2)	\$15,716	\$188,589
	09/01/2040 – 08/31/2045 (OPTION 3)	\$16,495	\$197,936
	09/01/2045 – 08/31/2050 (OPTION 4)	\$17,328	\$207,939

NOI
\$171,042



Cap Rate
7.00%



Price
\$2,443,000



Price/ft Bldg.
\$148.97





Founded in 1961, ALDI, Inc. has been a dominant player in the U.S. market with over 40MM customers each month. The privately owned company has over 2,000+ stores in 37 states and has been recognized as a value leader among the U.S. Grocery Stores for the seventh year in a row. Headquartered in Batavia, IL, ALDI employs over 25,000 employees as of 2022, and continues to steadily grow. ALDI is partnered with a variety of farmers and growers that offer a wide variety of fresh, organic, in-season produce and is committed to bringing the highest quality of products at low prices. As of 2022, over 150+ new sites have opened and have expand its options to online shopping options, Instacart, Curbside Grocery Pickup and more. Since 2017, the company has done over \$3.4 billion in capital spending and plan to add over 900 new locations.



HARTFORD, WI

The town of Hartford is located in Washington County and lies on the outer northwest edge of Milwaukee metropolitan area in Wisconsin. With an employment growth rate of 3.07%, the most common industries within the area include Health Care & Social Assistance, Retail Trade, and Manufacturing. The town is home to many booming business opportunities from new retail stores opening, expansions, commercial developments, and national tenants moving into the area. The mixed industrial space in Hartford is home to 7 out of the 20 largest private-sector employers that specialize in packing, software development, printing, and manufacturing making this the ideal area for economic growth. Ranked as one of the safest and fastest-growing cities in Wisconsin, Hartford is only a 40-minute drive to Milwaukee and many other attractions. Within the last 25 years, Downtown Hartford has become a place popular of new housing, shops, restaurants, and more.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2023 Population	4,713	20,135	28,754
2028 Population Projection	4,860	20,589	29,283
Annual Growth 2023-20278	0.6%	0.5%	0.4%
Median Age	42.8	41.4	42.4
Bachelor's Degree or Higher	25%	25%	25%

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2023 Households	1,898	8,035	11,366
2028 Household Projection	1,959	8,223	11,588
Annual Growth 2023-2028	0.6%	0.5%	0.4%
Owner Occupied Households	1,402	5,978	8,743
Renter Occupied Households	557	2,245	2,844
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$58.3MM	\$252.7MM	\$375.6MM

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$81,335

\$83,099

\$89,323

Median Household Income

\$58,621

\$71,094

\$75,699

► HOUSING

Median Home Value

\$262,184

\$234,012

\$253,540

Median Year Built

1993

1990

1989



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