

Raising Cane's

Eau Claire, WI

\$ | Price:
\$2,903,225

% | Cap Rate:
4.65%

Brand New Construction

Fast Growing Restaurant Chain



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OFFERED EXCLUSIVELY BY

✉ **Christian Tremblay**
Vice President
ctremblay@northmarq.com
+1 201.919.6148

✉ **Blaise Bennett**
Associate Vice President
bbennett@northmarq.com
+1 314.301.1811

BJ Feller
Senior Vice President & Managing Director
bfeller@northmarq.com
WI Broker License #57176-90

Isaiah Harf
Regional Managing Director
iharf@northmarq.com

Mark Lovering
Associate Vice President
mlovering@northmarq.com

Robin Borgeson
Associate
rborgeson@northmarq.com

Sam Ray
Analyst
sray@northmarq.com

Ian Swindle
Analyst
iswindle@northmarq.com

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase the ground lease interest in the Raising Cane's located in Eau Claire, WI ("The Property"). The Property consists of a +/- 2,809 square foot, newly constructed freestanding retail building on a 1.09-acre parcel of land. Raising Cane's will operate under a brand new 15-year absolute net lease that features 10% rent escalations every five years in the primary base term and throughout the five (5), five-year extension options. Additionally, the lease features zero landlord responsibilities, making this a highly passive net lease investment opportunity. See *the lease abstract for full details*.

The Property is located in **Eau Claire, Wisconsin**, a city in Eau Claire county in the northwestern part of the state. The Property is strategically located in a dense retail trade area, and surrounded by many other national brand-tenants, such as Walmart Supercenter, Super Target, Sam's Club, ALDI, Kohl's, Menards, T.J. Maxx, and Best Buy. Additionally, the Property benefits from being brand new construction at the busy intersection of Gateway Drive Drive and Prill Road, with multiple points of access to the Property, providing the real estate with long-term residual value. Prill Road is a primary thruway for Eau Claire that sees over 19,200+ VPD and the Property's position along this road significantly helps to drive consumer traffic into the site.



Northmarq
303 E Wacker Dr, Suite 1111
Chicago, IL 60601
northmarq.com