

Investment Opportunity: Commercial Restaurant Janesville, WI

Investment Options

Available for
Sale or Lease

flexibility for either
term ownership or
operational leasing.

Lease Rate:
\$15.00 SF/yr
(NNN)

A competitive
triple-net lease
rate for a
high-visibility
location.

Demographics

3 MILES

- 🏠 Total Households: 16,874
- 👤 Total Population: 38,843
- 💰 Average HH Income: \$77,727

5 MILES

- 🏠 Total Households: 27,162
- 👤 Total Population: 64,636
- 💰 Average HH Income: \$83,224

10 MILES

- 🏠 Total Households: 45,243
- 👤 Total Population: 109,160
- 💰 Average HH Income: \$88,477

Key Highlights



Proven Customer Base

Over 1 million visits were
recorded at nearby
establishments in the
last year.



Excellent Visibility

Features both building
and pylon signage with
direct visibility from
the interstate.



Strong Co-Tenancy

Surrounded by rooftops,
schools, and major office
buildings, ensuring
consistent traffic.



Strategic Business Hub

Neighbors include Culver's,
Blain Supply Corp DQ,
Dean Clime, St. Mary's
Hospital, and Grainger.



Property Profile: At a Glance



Free-Standing Restaurant

Located at 652 Midland Rd,
Janesville, WI 53546 in the
Midlands business park.



5,069 SF Building

Ample space suitable for a
variety of restaurant
concepts.



1.59 Acre Lot

Features ample customer
parking and potential for
outdoor space.



Zoned B-4

Commercial zoning
appropriate for business
and retail use.

Unbeatable Location



Contact for More

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