

**3030 MILTON AVE
JANESVILLE, WI**



***LOW RENT
*HIGH TRAFFIC COUNTS**

Colliers

ACTUAL PROPERTY

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 3030 Milton Ave. Janesville, WI. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Christian Pera from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 3030 Milton Ave. Janesville, WI or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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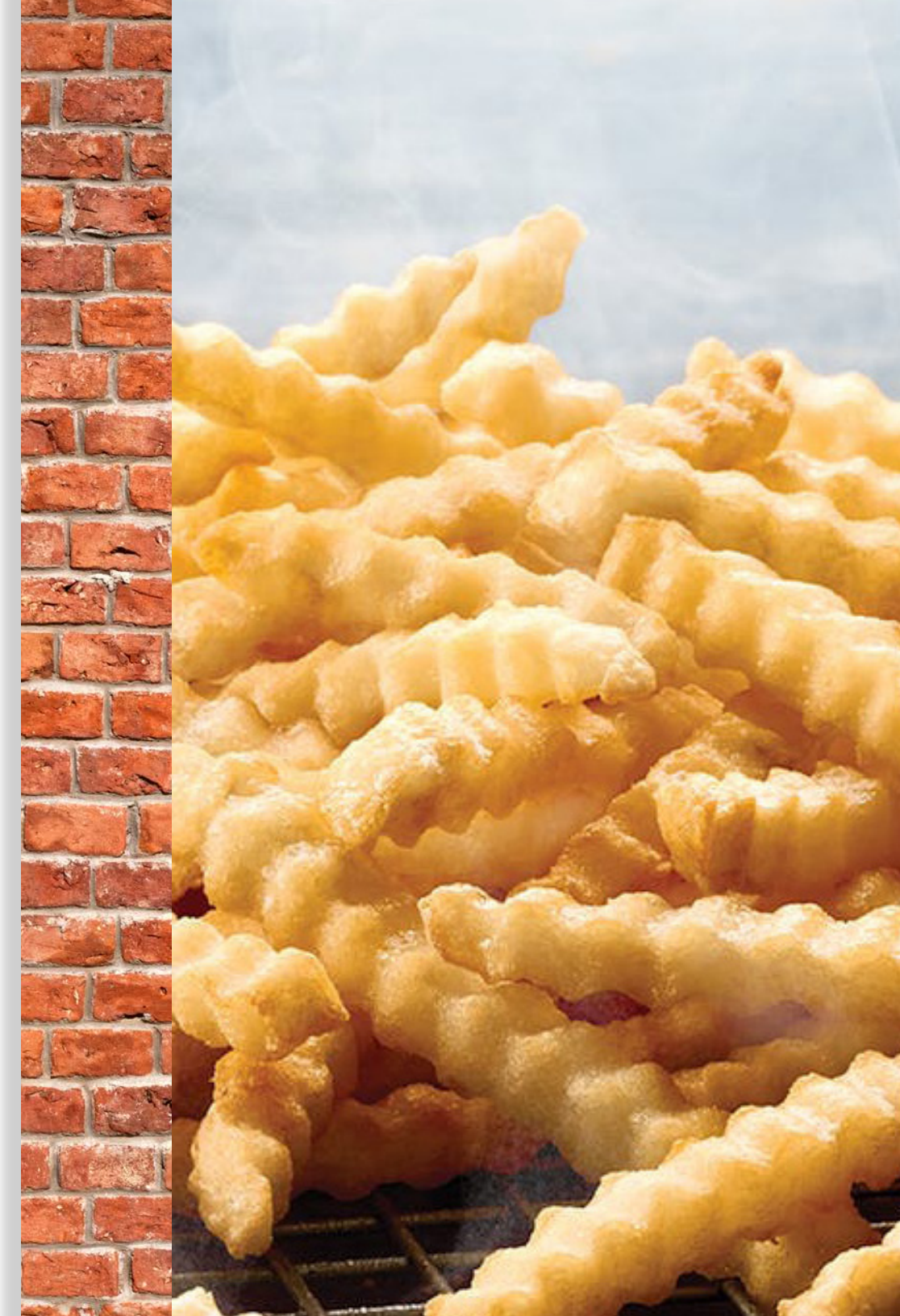
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INVESTMENT SUMMARY

EXECUTIVE SUMMARY

Colliers Net Lease Investment Group is excited to present a truly unique real estate investment opportunity. We invite qualified investors to explore the possibility of acquiring a ground lease in the super popular Raising Canes restaurant situated in the heart of the main retail corridor at 3030 Milton Ave. Janesville, WI. This exceptional property is strategically positioned at the Northeast corner of I-14 & Milton Ave (Route 26), nestled near numerous national tenants and in front of 2 grocery stores. I-14 & Milton Ave is the first intersection you come to when exiting I-90.

The immediately proximate area is filled with hotels, car dealerships and many notable retailers including Target, Menards, Home Depot, Best Buy, TJ Maxx, Woodmans Food Market, HyVee Grocery, Applebees, O'Reilly's and so much more.

This unique opportunity is offered at \$3,118,280 with a low net income of \$145,000 that translates to a cap rate of 4.65%



OFFERING HIGHLIGHTS

Offering Price

\$3,118,280

Current NOI

\$145,000

CAP Rate

4.65%

Lease Term

15 YEARS

Options to Renew

5, 5 Year Options

Lease Type

Absolute NNN

Rent Commencement

The earlier of when they open for business, or at the end of the construction period est. January 6, 2025

Escalations

10% EVERY 5 YEARS

Construction Complete Date

EST. Winter 2024

* LEASE IS NON-CONTINGENT



PROPERTY INFORMATION

PROPERTY DETAIL PROFILE

Strategic Location

- Located in the main retail hub of Janesville
- High barrier to entry – extremely tight real estate market
- Directly off of the heavily traveled I-90 Which is the artery from Rockford to Madison.
- Immediate area is occupied by numerous industrial facilities resulting in heavy daytime traffic.
- Numerous retailers in the immediate area including Target, Menards, Home Depot, Best Buy, TJ Maxxs, Hyvee Grocery, Applebees, & much more

Strong Investment Fundamentals

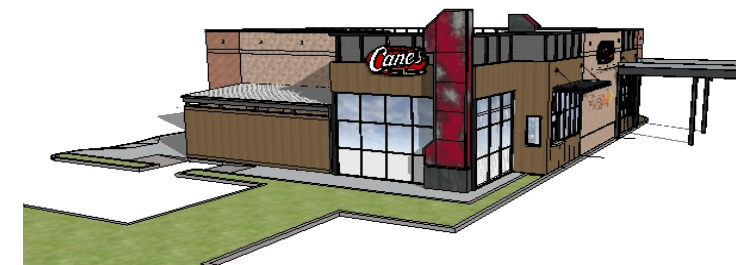
- Corporate Guarantee
- Sought after brand.
- Dense Market
- Absolute NNN



Front Elevation



Rear Elevation



RETAIL MAP



SITE PLAN









ABOUT RAISING CANES

Raising Cane's Chicken Fingers is a fast-food restaurant chain founded in Baton Rouge, Louisiana, in 1996 by Todd Graves and Craig Silvey. Specializing in high-quality chicken tenders, the company operates over 700 locations across the United States and internationally. Known for its simple menu featuring fresh, never-frozen chicken, Cane's commitment to quality has contributed to its success in the competitive fast-food industry. The chain emphasizes a straightforward approach, focusing on a limited menu to ensure consistency and customer satisfaction.

raisingcanes.com

Ownership
Private

Founded
1996

Tenant
Raising Cane's

Locations
749+
As of February 2024

Revenue
\$2.28+
Billion

Headquarters
Baton Rouge, LA

Countries
4

#1 fastest growing
fast food chain in the
US





MARKET OVERVIEW

MARKET OVERVIEW



As of January in Janesville, WI, the market reflects a steady balance between supply and demand across various sectors. The real estate landscape remains dynamic, with a diverse range of properties available for both residential and commercial purposes. Home prices have shown resilience, with moderate appreciation seen in recent months, making it an opportune time for both buyers and sellers. The rental market continues to attract interest, with rental properties experiencing stable demand. Businesses in Janesville are navigating a competitive yet supportive environment, leveraging the city's strategic location and robust infrastructure. Employment rates remain steady, contributing to a sense of economic stability within the community. Overall, Janesville presents a promising landscape for investors, homeowners, and entrepreneurs alike, with opportunities for growth and prosperity in the year ahead.

In addition to its economic landscape, Janesville, WI, boasts a vibrant and close-knit community, characterized by its strong sense of belonging and civic engagement. The city's diverse demographics enrich its cultural tapestry, with a blend of age groups, ethnicities, and backgrounds contributing to its unique identity. Families are drawn to Janesville for its reputable schools, safe neighborhoods, and ample recreational opportunities, including parks, trails, and community events throughout the year. The city's population, while maintaining its traditional roots, also reflects a growing influx of younger residents attracted to its affordable cost of living and quality of life amenities. Moreover, Janesville's healthcare infrastructure continues to evolve, ensuring residents have access to comprehensive medical services and facilities. This cohesive blend of community spirit, demographic diversity, and quality of life factors further enhances Janesville's appeal as a desirable place to live, work, and thrive.

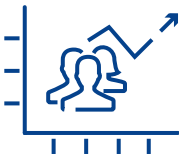


Janesville is part of the Madison, WI MSA Dane and Rock County



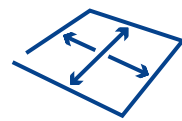
58,000+

Strategically loated along Milton Ave, A major retail and commuter thoroughfare.



5.4%

Population Growth (2022-2027)



2024

Brand New Building

Upcoming Redevelopment coming to JanesvilleMall in 2025

MAIN ARENA (+/- 140,000 TOTAL SF)

- 1,500 Spectator Capacity
- Year-Round ice for hockey, skating and other activities

MULTI-PURPOSE ARENA

- 250 Spectator Capacity
- Adjustable space - Featuring ice, hard court flooring, and indoor turf

MULTI-USE/CONFERENCE SPACE

- 25,800 Square Feet
- Space for trade shows, conventions, expos, banquets, and community events
- Space for basketball courts, volleyball courts, pickleball, open gym, and more
- The Woodman's Center will also include team/locker rooms, coaches' office space, meeting rooms, training room, concessions, storage and administrative space.

ECONOMIC OVERVIEW



TRANSPORTATION AND LOGISTICS

Janesville's strategic location along major transportation routes, including Interstate 90 and Highway 14, makes it a hub for transportation and logistics activities. This includes distribution centers, warehousing facilities, and transportation services

TOURISM & RECREATION

Janesville's natural beauty, including parks, trails, and recreational areas like the Rock River, attracts tourists and outdoor enthusiasts. Tourism-related activities, such as hospitality and outdoor recreation services, contribute to the local economy.

AGRICULTURE

Agriculture also plays a role in the Janesville economy, with nearby farmland producing crops and livestock. Agribusinesses, farm equipment manufacturers, and related services support the agricultural sector.

RETAIL & COMMERCE

Janesville has a robust retail sector, with various shopping centers, stores, and restaurants catering to residents and visitors alike. Retail contributes to employment and consumer spending in the area.



DEMOGRAPHICS

SNAPSHOT

1 mile



3,799
people



1,713
households



\$70,220
average HHI

3 mile



42,336
people



17,774
households



\$87,621
average HHI

5 mile



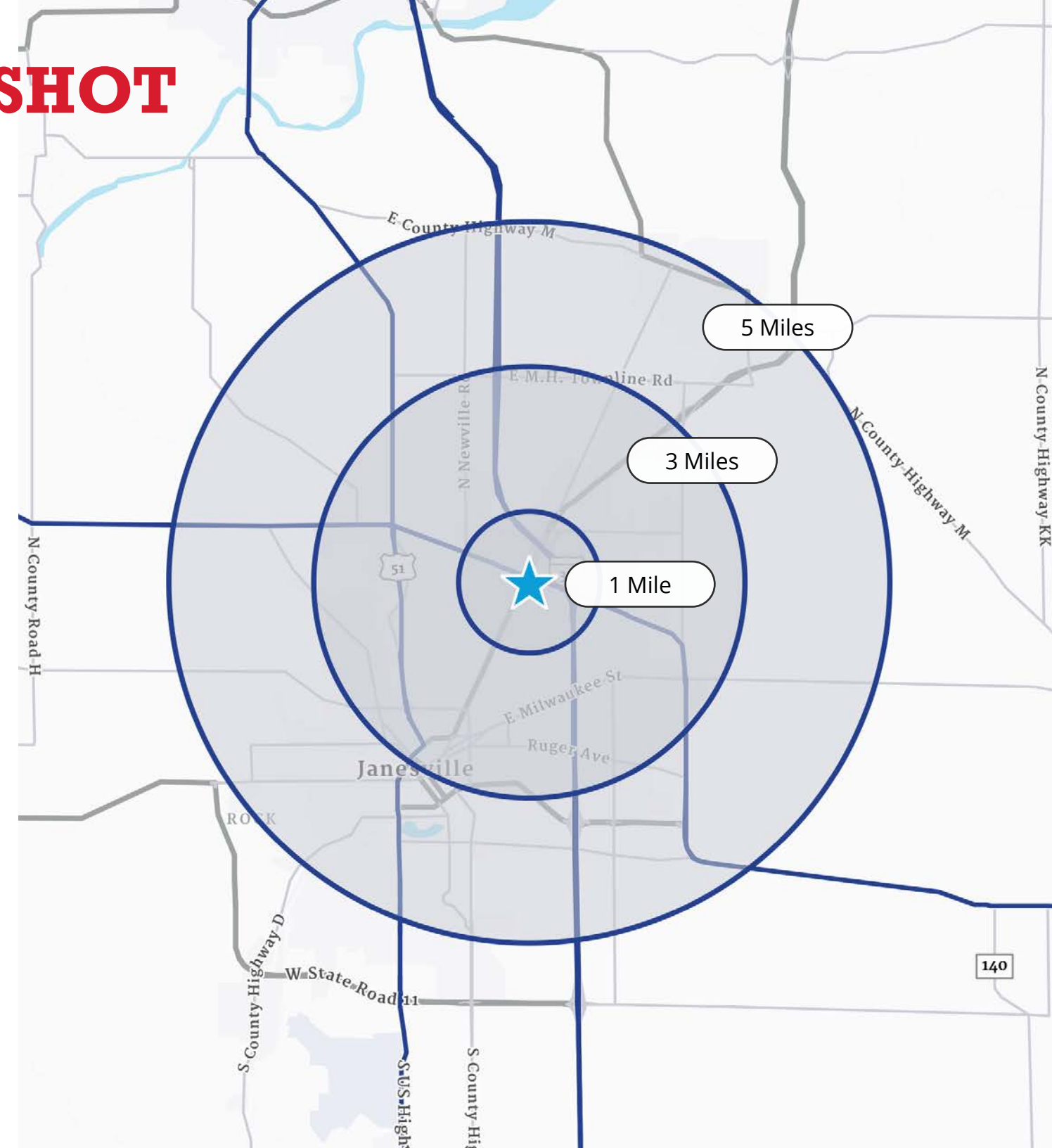
67,804
people



28,197
households



\$85,878
average HHI





RAISING CANE'S

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