



1025
MILWAUKEE AVE

SOUTH MILWAUKEE, WI

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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MILWAUKEE AVENUE

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EXECUTIVE SUMMARY

Address	1025 Milwaukee Avenue South Milwaukee, WI 53172
Total Sq. Ft.	Est. 3,600 SF
Parcel Size	0.17 Acres
Parking	7 Off-street parking spaces in rear
Year Built	1960
Tax Parcel ID	7710052000
Property Taxes (2023)	\$7,297.16
Lease Term	7 years
Renewal Options	Two 5-year options
Net Rental Rate	\$25,200.00 (\$7.00 PSF NNN)
Annual Increases	2.0% per annum
Lease Structure	Triple Net with Tenant paying 100% of Real Estate Taxes, Insurance, and Maintenance
Asking Price	\$360,000.00
Cap Rate	7.0%





INVESTMENT HIGHLIGHTS

Guardian Credit Union was originally formed in 1934 by Milwaukee based Harnishfeger Corporation in West Milwaukee, Wisconsin. Opening its doors as a credit union for the employees, it soon expanded to serve the surrounding community and eventually grew to 6 locations spread throughout southeastern Wisconsin. Guardian's goal has been to provide a source of credit at a fair interest rate and the opportunity for its members to improve their economic and social conditions.

Guardian Credit Union, like many other financial institutions, has owned the real estate in which they operate their branch locations. And like many other financial institutions, Guardian has decided to pursue a sale-leaseback of this branch in order to deploy their capital in their primary business of lending to customers.

OFFERING SUMMARY

SALE PRICE	\$360,000.00
CAP RATE	7.0%
PROPERTY ADDRESS	1025 Milwaukee Ave South Milwaukee, WI 53172
BUILDING SIZE	3,600 SF
TENANT	Guardian Credit Union
LEASE TERM	7 Years
RENEWAL OPTION	Two 5-year options
LEASE COMMENCEMENT	Upon Closing
ANNUAL RENT	\$25,200.00 (\$7.00 PSF NNN)
ANNUAL INCREASES	2.0% per annum
ESCALATIONS	Negotiable
CONSTRUCTION TYPE	Wood frame with a brick veneer
PROPERTY TAXES (2023)	\$7,297.16

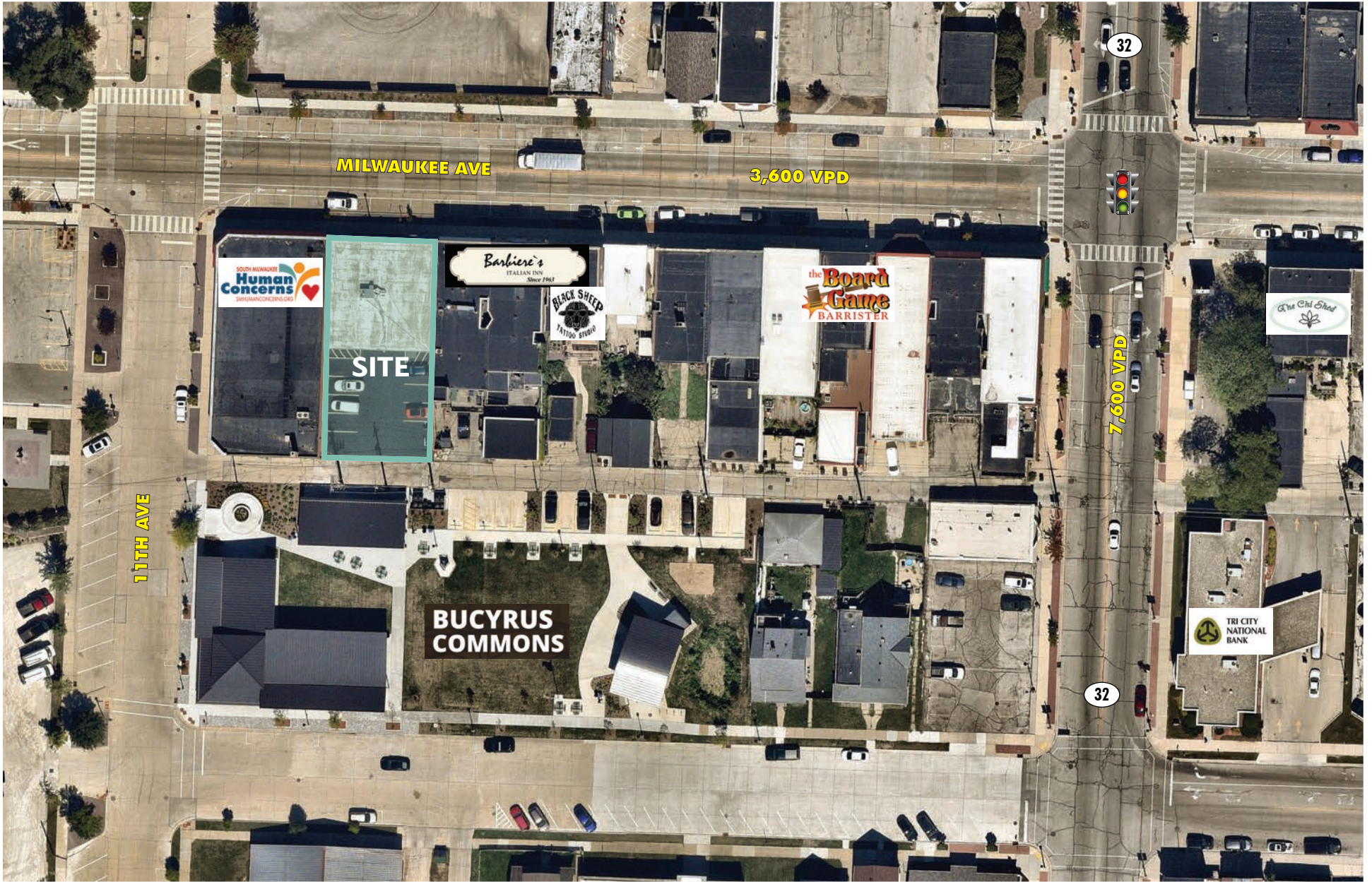


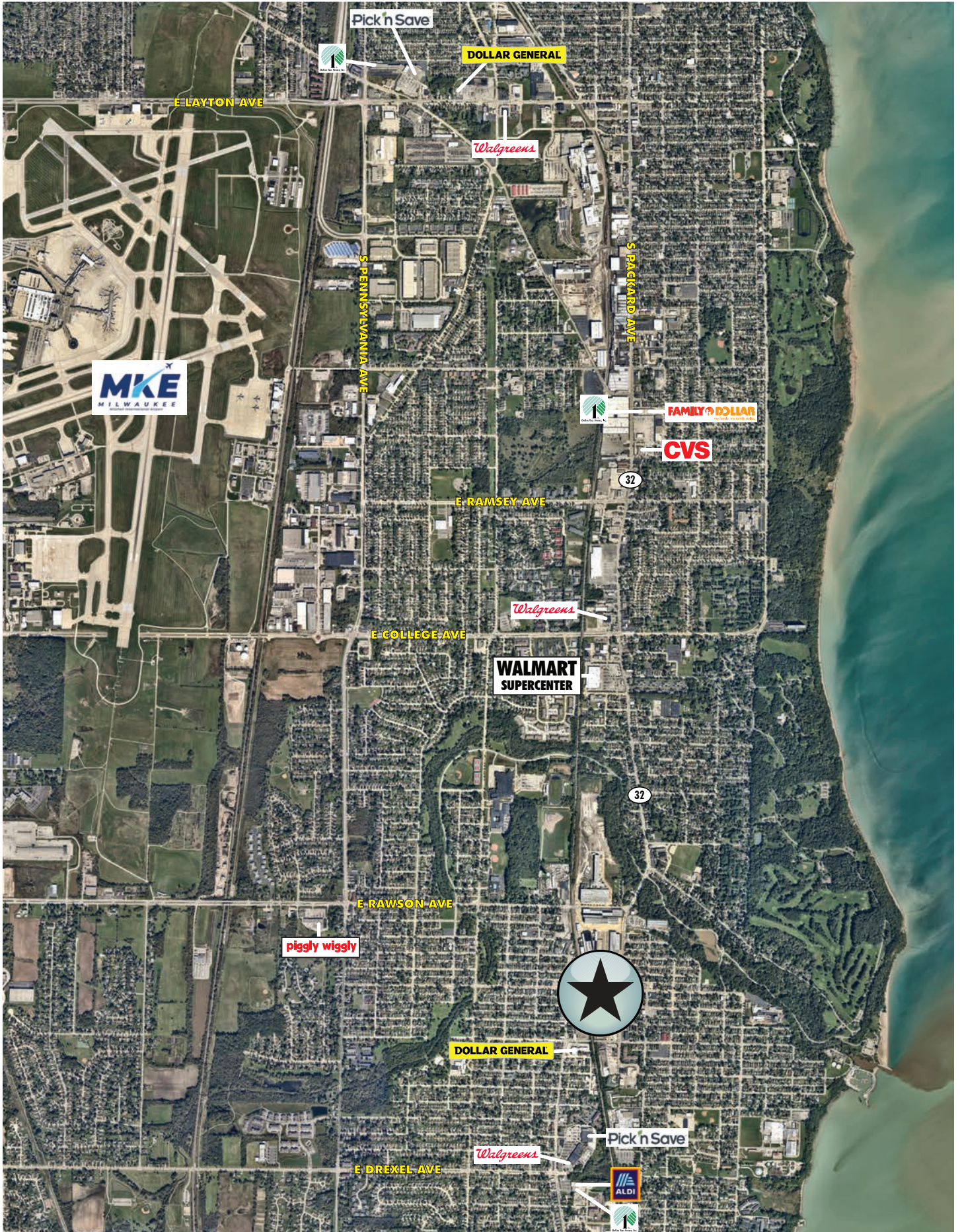
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AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	5 MILES	7 MILES
POPULATION			
2024 Population	12,630	108,677	206,882
GENERATIONS			
Generation Alpha	9.3%	8.7%	9.0%
Generation Z	21.4%	20.5%	21.5%
Millennials	24.5%	25.2%	25.7%
Generation X	19.3%	19.8%	19.6%
Baby Boomers	21.2%	21.0%	19.6%
Greatest Generations	4.5%	4.9%	4.6%
HOUSEHOLD INCOME			
Average Household Income	\$87,129	\$95,143	\$95,522
Median Household Income	\$65,233	\$73,367	\$71,551
HOUSING VALUE			
Median Home Price	\$235,690	\$253,347	\$261,474
Average Home Price	\$271,464	\$282,994	\$297,235
HOUSING UNITS			
Owner-Occupied Housing	54.1%	56.9%	56.4%
Renter-Occupied Housing	38.9%	37.9%	38.2%

LOW FLIGHT AERIAL





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