

# Washington Place

1003 - 1005 WASHINGTON ST | GRAFTON, WI

Prime Net-Leased Neighborhood Retail Center



# Investment Overview

Newmark is pleased to present Washington Place, a 100% fee simple, stabilized neighborhood retail investment located at 1003–1005 Washington Street in Grafton, Wisconsin. The +/- 11,000 SF asset is strategically positioned along the State Highway 60 trade corridor, just 1.5 miles west of Interstate 43 and within blocks of Downtown Grafton, one of Ozaukee County’s most active and rapidly evolving mixed-use districts.

The property benefits from strong visibility, dual ingress/egress, and consistent traffic volumes, supported by its proximity to the signalized intersection of Highway 60 and Highway O (12th Avenue). Washington Place serves as a daily-needs retail destination anchored by necessity-based tenancy and reinforced by surrounding residential density, employment centers, and ongoing downtown investment.

Anchored by Little Friends Learning Center, a tenant with nearly 25 years of continuous occupancy, the asset demonstrates durable tenancy, long-term market relevance, and historically stable cash flow.



# Pricing Summary

**\$1,600,000**

**SALE PRICE**

**11,792 SF**

**BUILDING SIZE**

**100%**

**OCCUPIED NET  
LEASED INVESTMENT**

**\$123,148**

**NET OPERATING INCOME**

**7.70%**

**CAP RATE**

**12.0% +**

**AVERAGE CASH-ON-CASH RETURN**



# Investment Highlights



## Stabilized Neighborhood Retail Asset

- ±11,000 SF
- 100% leased
- Offered fee simple



## True NNN Lease Structure

- Tenants responsible for CAM, taxes, and insurance
- Landlord obligations limited to roof and structure



## Long-Term Anchor Tenancy

- Little Friends Learning Center
- ± 25 years of continuous occupancy



## Durable, Predictable Cash Flow

- \$132,000 annual base rent
- \$12.33/SF NNN



## Built-In Rent Growth

- 2–3% annual contractual escalations



## Embedded Value Creation

- Below-market in-place rents create identifiable mark-to-market value enhancement potential



## Prime Infill Location

- Ideally positioned a few blocks from Downtown Grafton
- Strong pedestrian activity and residential density



## Strong Regional Fundamentals

- Proximity to national retailers, healthcare anchors, and major employment nodes



## Municipal Alignment

- Located within Grafton's TIF District No. 6

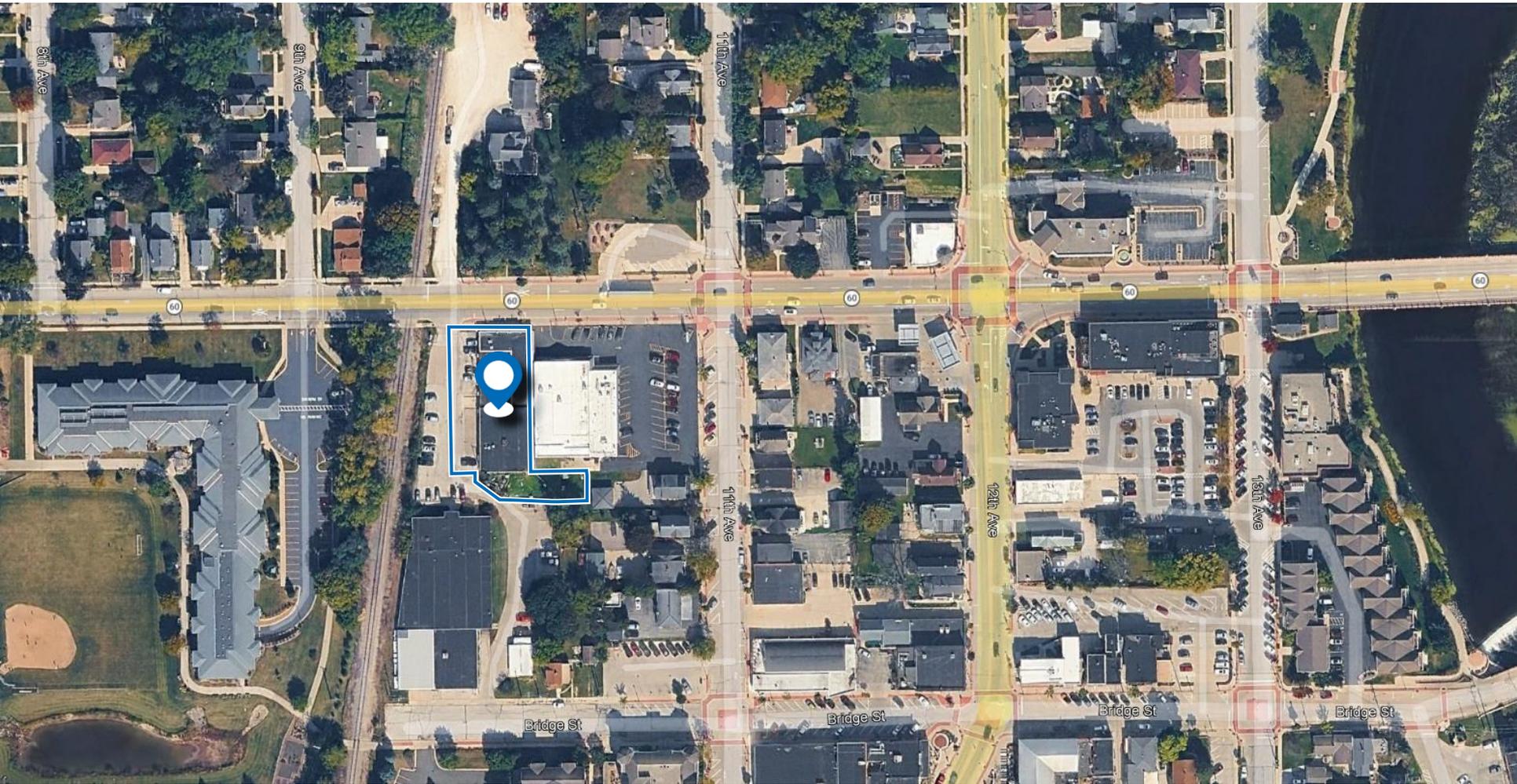


## Attractive Risk-Adjusted Returns

- 12%+ average cash-on-cash returns
- Mid-20% IRR

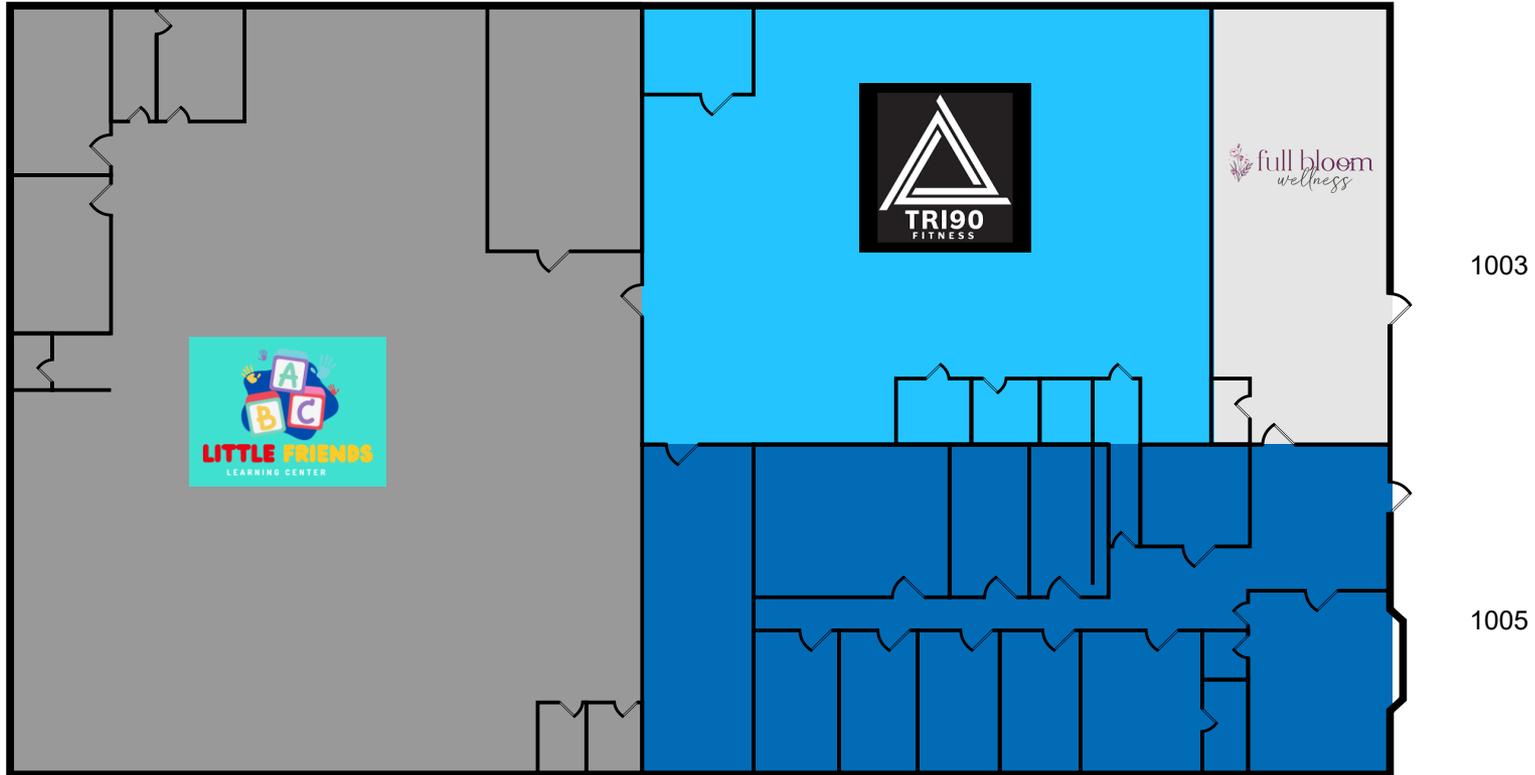
# Parcel Map

1003-1005 WASHINGTON ST, GRAFTON, WI



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# Floor Plan



■ Little Friends Learning Center    ■ The Honor Clinic    ■ TRI90 Fitness    ■ Full Bloom Health & Wellness

# Tenant Summary

## Little Friends Learning Center — Anchor Tenant



### 1214 10th Ave, Grafton, WI 53024

- **Business Overview:** Licensed early childhood education provider
- **Tenure:** In place for 25+ years
- **Lease Status:** Recently renewed for a 10-year term, underscoring long-term commitment
- **Operator Profile:** Family-owned, offering a warm, home-like environment that fosters confidence and curiosity
- **Curriculum:** Dance, music, art, sports, yoga, and educational games within a well-rounded program
- **Investment Highlights:** Seasoned anchor with durable income and deep community roots

## Full Bloom Health & Wellness — New Lease In 2024



### 1003 Washington St, Grafton, WI 53024

- **Business Overview:** Licensed massage therapy and wellness practice
- **Commencement:** March 2024; previously operated under a different name in Cedarburg
- **Operating Model:** Partnership-driven approach focused on measurable outcomes and holistic recovery
- **Market Presence:** Well-integrated locally with an active digital footprint that supports client engagement
- **Investment Highlights:** Newly executed, market-rate lease with a purpose-driven operator in a growing wellness category

## The Honor Clinic (Veteran’s Services)

### 1005 Washington St, Grafton, WI 53024

- **Business Overview:** Clinical psychologist specializing in serving veterans throughout the Milwaukee MSA
- **Commencement:** February 2026

## Tri90 Fitness — Recently Established Location



### 1206 10th Ave, Grafton, WI 53024

- **Business Overview:** Boutique functional fitness studio
- **Commencement:** 2022
- **Training Philosophy:** Three-phase methodology—stabilization, strength, and power—scalable for all fitness levels
- **Client Experience:** Inclusive, technique-forward environment emphasizing personal progression
- **Investment Highlights:** Experience-based user that drives traffic, complements co-tenancy, offers strong local appeal, and substantial rent upside/below-market rent

# Retail Aerial

1003-1005 WASHINGTON ST, GRAFTON, WI



# Rent Roll Profit & Loss

Please complete and sign the confidentiality agreement provided in this document and return to Michael C Wirth to receive the full OM including the financial details.

## CONTACT

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**Michael C Wirth**

*Managing Director*

t 414-908-9165

[michael.wirth@nmrk.com](mailto:michael.wirth@nmrk.com)

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## Location & Market Fundamentals:

- Within blocks of Downtown Grafton, Washington Place benefits from a walkable, increasingly active setting anchored by boutique retail, destination dining, entertainment, and recently delivered luxury apartments. Downtown's continued rise as a regional draw drives steady foot traffic and supports resilient tenant performance.
- Located in Grafton's Historic District and within Tax Increment Financing (TIF) District No. 6, highlighting ongoing municipal investment in infrastructure, placemaking, and long-term economic vitality.
- Positioned along the State Highway 60 corridor which is surrounded by a deep mix of daily-needs and destination retailers—Costco, Target, Meijer, The Home Depot, T.J. Maxx, Dick's Sporting Goods, ALDI, and Walgreens—plus high-volume food and beverage such as Chick-fil-A, Chipotle, Panera Bread, and Starbucks, and robust services spanning wireless, fitness, medical, pet, and home.
- Regional operators including Kwik Trip, Goodwill, Cousins Subs, and Fiddleheads Coffee broaden the trade-area draw, while Downtown Grafton adds walkable boutiques, salons, and chef-driven concepts.
- The balanced merchandising mix, coupled with adjacency to the Port Washington Road/Grafton Commons node, generates consistent weekday and weekend traffic, strong cross-shopping, and durable tenant demand—reinforcing Washington Place as a convenient daily-needs destination.
- Approximately 500 multifamily units and 1,000 single- and two-family homes have been delivered, are under construction, or are approved within the immediate trade area, supporting sustained consumer spending and long-term demand growth

# Downtown Grafton – A Strategic Demand Driver

Located just blocks from the property, Downtown Grafton has undergone a meaningful transformation into a mixed-use lifestyle destination. The area features:

- Curated retail and local service offerings
- Chef-driven dining and entertainment venues
- New luxury apartment developments supporting walkability and density
- Year-round community programming and events

This proximity enhances tenant performance by capturing both local residential demand and destination-driven traffic, positioning Washington Place as a complementary, convenience-oriented extension of the downtown ecosystem.



# Northern Ozaukee County Retail Submarket

The North Ozaukee retail submarket has a vacancy rate of 2.0% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.8%, a result of 88,000 SF of net delivered space and 51,000 SF of net absorption.

North Ozaukee's vacancy rate of 2.0% compares to the submarket's five-year average of 2.5% and the 10-year average of 3.9%.

Among the retail subtypes, neighborhood center vacancy stands at 3.4%, power center vacancy is 3.3%, strip center vacancy is 2.9%, and general retail vacancy is 1.3%. The North Ozaukee retail submarket has roughly 160,000 SF of space listed as available, for an availability rate of 3.3%.

As of the first quarter of 2026, there is no retail space under construction in North Ozaukee. In comparison, the submarket has averaged 26,000 SF of under construction inventory over the past 10 years.

The North Ozaukee retail submarket contains roughly 4.7 million SF of inventory.

Market rents in North Ozaukee are \$16.10/SF. Rents have changed by 4.0% year over year in North Ozaukee, compared to a change of 3.5% across Milwaukee as a whole. Market rents have changed by 3.3% in neighborhood center properties year-over-year, 2.5% in power center properties, 4.5% in strip center properties, and 4.7% in general retail properties. Annual rent growth of 4.0% in North Ozaukee compares to the submarket's five-year average of 2.8% and its 10-year average of 2.0%.



# Property Photos

1003-1005 WASHINGTON ST, GRAFTON, WI



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1003-1005 WASHINGTON ST, GRAFTON, WI



# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
  - The duty to exercise reasonable skill and care in providing brokerage services to you.
  - The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
  - The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
  - The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
  - The duty to safeguard trust funds and other property held by the Firm or its Agents.
  - The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker’s duties to a customer under section 452.133 (1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

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(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

## DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.



## FOR MORE INFORMATION

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Milwaukee, WI 53202

t 414-347-9400

**NEWMARK**

[NMRK.COM](http://NMRK.COM)

# Confidentiality Agreement

1003 - 1005 Washington Street,  
Grafton, Wisconsin 53024

1003 - 1005 Washington Street, Grafton, Wisconsin 53024 (the "Property") from GRAFTON 1005 LLC (the "Owner"). To assist you in an evaluation of a potential acquisition of the Property, we will provide you with certain oral and written information concerning the Property. As a condition to furnishing, you with such information, Potential Purchaser agrees as follows:

1. Potential Purchaser will treat confidentially all Evaluation Material (as defined herein) which Owner, its affiliates, partners, lenders, employees, agents, attorneys, accountants, advisors or references provide to Potential Purchaser. The term "Evaluation Material" shall include, but shall not be limited to, materials and documents of an operational, economic, marketing, financial or technical nature, analyses, compilations, studies or other documents prepared by Potential Purchaser containing, or based in whole or in part on, any information furnished by Owner whether before or after the date of this Agreement.
2. Potential Purchaser acknowledges and agrees that the Evaluation Material is a valuable asset of the Owner, has competitive value, and is of a confidential nature and to be used solely for the purposes of evaluating the Property for acquisition. Potential Purchaser agrees that the Evaluation Material will be kept confidential by it and its clients and their partners, lenders, employees, lenders and other advisors and shall not, except as hereinafter provided, without the prior written consent of Owner, be disclosed by it or its clients other than for the purpose of evaluating the Property. Moreover, Potential Purchaser further agrees to transmit Evaluation Material only to those of its clients who need such information for the purpose of evaluating the Property and who shall (i) be advised by Potential Purchaser of this letter agreement (the "Agreement") and (ii) agree with Potential Purchaser to be bound by the provisions hereto. Potential Purchaser shall be responsible for any breach of this Agreement by it or its clients.
3. In the event the Potential Purchaser elects not to pursue the purchase of the Property, or upon Owner's written request, Potential Purchaser will promptly return to Owner the Evaluation Material and all copies thereof without retaining any copies.
4. The term Evaluation Material does not include information which (i) becomes generally available to the public, other than as a result of disclosure by Potential Purchaser or its clients, (ii) was available to Potential Purchaser on a non-confidential basis prior to its disclosure to Potential Purchaser or its clients by Owner, or (iii) becomes available to Potential Purchaser or its clients on a non-confidential basis from a source other than Owner; provided, however, that such source is not bound by a confidentiality agreement with Owner.
5. If Potential Purchaser is requested or required (by deposition, interrogatory, request for documents, subpoena, civil investigative demand or similar process) to discuss any of the Evaluation Material, Potential Purchaser will notify the Owner promptly so that the Owner may seek any appropriate protective order and/or take any other action. In the event that such protective order is not obtained, or that the Owner waives compliance with the provisions hereof, (a) Potential Purchaser may disclose to any tribunal or other person only that portion of the Evaluation Material which Potential Purchaser is advised by legal counsel is legally required to be disclosed and shall use its reasonable best efforts to obtain assurance that confidential treatment will be accorded such Material, and (b) Potential Purchaser shall not be liable for such disclosure unless such disclosure to such tribunal or other person was caused by, or resulted from, a previous disclosure by you not permitted by this Agreement.
6. It is understood and agreed that money damages would not be a sufficient remedy for any breach of this Agreement by Potential Purchaser and that the Owner shall be entitled to specific performance and injunctive relief as remedies for any such breach. Such remedies shall not be deemed to be the exclusive remedies for the breach of this Agreement by Potential Purchaser but shall be in addition to all other remedies available at law or in equity to the Owner. It is further

understood that no failure or delay by the Owner in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder.

7. Although Potential Purchaser understands that Owner has endeavored to include in the Evaluation Material information, which it believes to be accurate, Owner does not make any representation or warranty as to the accuracy or completeness of the Evaluation Material. Potential Purchaser agrees that neither Owner nor its clients shall have any liability to Potential Purchaser under this Agreement for any cause whatsoever.
  8. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin and may not be changed, waived or terminated orally and shall be binding upon the parties and their successors and assigns.
  9. The Potential Purchaser confirms the understanding that any agreements between it and the Owner concerning the Property will exist only when such agreement is in writing and duly executed by the parties thereto and that the Property may be withdrawn from the market by the Owner at any time and for any reason prior to such a written agreement.
10. If the foregoing terms are acceptable, please sign and date below.

ACCEPTED AND AGREED to this on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*Prospective Purchaser:*

Signed: \_\_\_\_\_

Company: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Website: \_\_\_\_\_