



Taken August 2024

12132 W CAPITOL DR
WAUWATOSA, WI 53222

**HOME DEPOT
RETAIL CENTER OUTPARCEL**

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to offer for sale **Stratford Plaza Retail Center** in **Wauwatosa, WI**.

This **±25,725 SF class A retail center** and is over **85% occupied**, however Seller will guarantee rent for the two vacant suites for 2 years.

An **outparcel to Home Depot**, this center is **located right off of the Interstate 41** with over **150,000 vehicles per day**.

STRATFORD PLAZA

WAUWATOSA, WI

\$7,500,000
PRICE

7.24%
CAP RATE

EXECUTIVE SUMMARY

ADDRESS	12132 W Capitol Dr Wauwatosa, WI 53222
GLA	±25,725 SF
LOT SIZE	±2.98 Acres
ZONING	Commercial
PARCEL NUMBER	2579994008

INCOME & EXPENSES

Rental Income	\$588,306
Expense Reimbursements	\$300,710
Effective Gross Income	\$889,016
Vacancy Factor (5%)	\$44,451
Expenses	(\$301,699)
Net Operating Income	\$542,866

Retail Investment Group

PROPERTY HIGHLIGHTS

- 85% occupied, however Seller will guarantee rent for the two vacant suites for 2 years
- 100% of current leases are NNN
- Strong tenant mix with national credit tenants
- Outparcel to Home Depot in strong retail area
- Located within the Milwaukee MSA with over 1.5 million residents
- Just 10 miles from downtown Milwaukee
- Right off of the I-41 with over 150,000 VPD
- Advance Auto and Sherwin Williams represent 41% of the space and 36% of the income
- Surrounded by institutionally owned properties

STRONG TENANT STABILITY

YEARS AT THIS LOCATION	
Advance Auto	14
Regional Finance	6
Sherwin Williams	17
GNC	16
Wing Stop	10
Toppers Pizza	19
Noodles & Co	19

STRATFORD PLAZA

WAUWATOSA, WI



±19,585 VPD 124th St

±51,718 VPD Capital Dr

PARCEL LINE IS APPROXIMATE
Buyer to verify all information.

STRATFORD PLAZA

WAUWATOSA, WI



New Asphalt in Shaded Areas
July 2024

±51,718 VPD Capital Dr

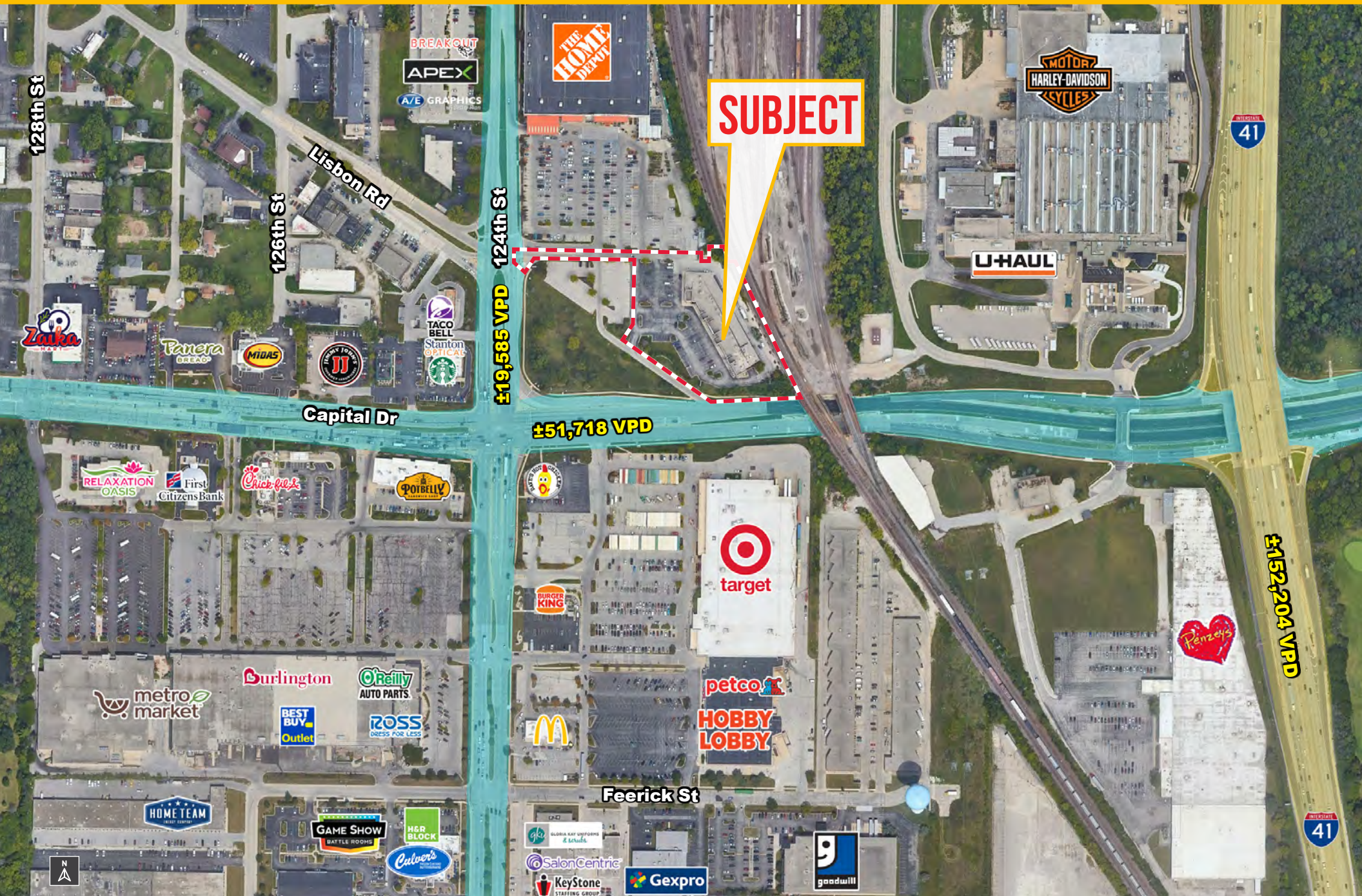
ALL LINES ARE APPROXIMATE
Buyer to verify all information.

RENT ROLL

TENANT NAME	SPACE	BEGIN	END	GLA	PSF	BASE RENT TERMS			OPTION TERMS		
						MONTHLY	ANNUAL	DATE	PERIOD	PSF	DATE
Advance Auto Parts	A,B,C	7/06/2010	7/31/2025	6,342	\$14.00	\$7,399.00	\$88,788.00		Second (Years 16 - 20) Third (Year 21 - 25)	\$15.00 \$16.00	07/31/2025 07/31/2030
Remedy Staffing	D	5/16/2023	5/31/2028	1,600	\$24.60 \$25.22 \$25.85 \$26.49	\$3,280.00 \$3,362.00 \$3,446.05 \$3,532.20	\$39,360.00 \$40,344.00 \$41,352.60 \$42,386.42	06/01/2025 06/01/2026 06/01/2027	First (Year 6) First (Year 7) First (Year 8) First (Year 9) First (Year 10)	\$27.15 \$27.83 \$28.53 \$29.24 \$29.97	06/01/2028 06/01/2029 06/01/2030 06/01/2031 06/01/2032
Regional Finance Corp of Wisconsin	E	11/10/2018	11/30/2025	1,500	\$22.50 \$23.00	\$2,812.50 \$2,875.00	\$33,744.00 \$34,500.00	12/01/2024	First (Years 8 - 10)	\$24.00	12/01/2025
Seller Guarantee	F		11/30/2026	1,500	\$24.00	\$3,000.00	\$36,000.00				
Sherwin-Williams	G, H, I	3/01/2007	2/28/2027	4,388	\$23.52	\$8,600.00	\$103,200.00		Second (Year 21 - 25)	\$26.95	3/01/2027
Seller Guarantee	J		11/30/2026	2,211	\$24.00	\$4,422.00	\$53,064.00				
GNC	K	4/01/2008	3/31/2028	1,600	\$24.60 \$25.40	\$3,280.00 \$3,386.67	\$39,360.00 \$40,640.04	4/01/2025	N/A	N/A	N/A
Wingstop	L, M	3/24/2014	4/30/2026	2,563	\$19.25	\$4,111.48	\$49,337.76		Second (Year 21 - 25) Third (Years 18 - 22)	\$21.25 \$23.25	05/01/2026 05/01/2031
Toppers Pizza	N	12/06/2005	12/31/2031	1,600	\$29.90 \$31.20 \$32.50	\$3,986.66 \$4,160.00 \$4,333.33	\$47,839.92 \$49,920.00 \$51,999.96	01/01/2026 01/01/2029	N/A	N/A	N/A
Noodles & Company	O	11/21/2005	11/30/2025	2,396	\$40.74	\$8,134.42	\$97,613.04		N/A	N/A	N/A
TOTAL				25,725			\$588,306				

STRATFORD PLAZA

WAUWATOSA, WI



TENANT PROFILES

SHERWIN-WILLIAMS

Sherwin-Williams Company is an American company based in Cleveland, Ohio. It is primarily engaged in the manufacture, distribution, and sale of paints, coatings, floorcoverings, and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams has over 5,000 company-owned locations.

WEBSITE	sherwin-williams.com
LOCATIONS	5,000+
NYSE	SHW
MARKET CAP VALUE	±\$70 Billion



Advance Auto Parts, Inc. is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do it yourself customers. As of October 2023, Advance operated 4,785 stores and 320 Worldpac branches in the United States and Canada.

WEBSITE	advanceautoparts.com
LOCATIONS	±4,785
NYSE	AAP
MARKET CAP VALUE	±\$3.5 Billion



GNC Holdings, LLC is an American multinational retail and nutritional manufacturing company based in Pittsburgh, Pennsylvania. It specializes in health and nutrition related products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products. GNC has more than 4,000 retail locations throughout the U.S.

WEBSITE	gnc.com
LOCATIONS	4,000+



Wingstop Inc. is an American international chain of restaurants that primarily sells chicken wings. Wingstop locations are decorated with a 1930s and 1940s pre-jet aviation theme. The restaurant chain was founded in 1994 in Garland, Texas, and began offering franchises in 1997. There are more than 2,000 restaurants open across the globe.

WEBSITE	wingstop.com
LOCATIONS	2,000+
NASDAQ	WING
MARKET CAP VALUE	±\$11 Billion



Noodles & Company is an American fast-casual restaurant that offers international and American noodle dishes in addition to soups and salads. Noodles & Company was founded in 1995 by Aaron Kennedy and is headquartered in Broomfield, Colorado. In mid-2022, there were 458 Noodles & Company locations across 31 states.

WEBSITE	noodles.com
LOCATIONS	±458
NASDAQ	NDLS
MARKET CAP VALUE	±\$70 Million



Regional Finance has been providing personal loans for over 30 years through a network of more than 350 locations in 19 states. We offer a variety of personal loans, from debt consolidation loans that make paying your bills easier, to auto repair loans and appliance loans for those times you need something fixed fast.

WEBSITE	regionalfinance.com
LOCATIONS	±350

TENANT PROFILES



Toppers Pizza is a chain of pizza restaurants in the United States. The company was founded by Scott Gittrich in 1991 in Champaign, Illinois. In 1993 the first Toppers Pizza location in Wisconsin opened in Whitewater, Wisconsin, where the company is headquartered today. Toppers has grown to over 70 locations nationwide.

WEBSITE	toppers.com
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LOCATIONS	70+
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Remedy Intelligent Staffing is a national leader in professional staffing and workforce management solutions. Serving the staffing industry since 1985, Remedy Staffing matches talent with opportunity. Remedy began franchising in 1988 and soon after embarked on a national expansion program, opening over 150 franchise offices across the U.S.

WEBSITE	remedystaffing.com
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LOCATIONS	60+
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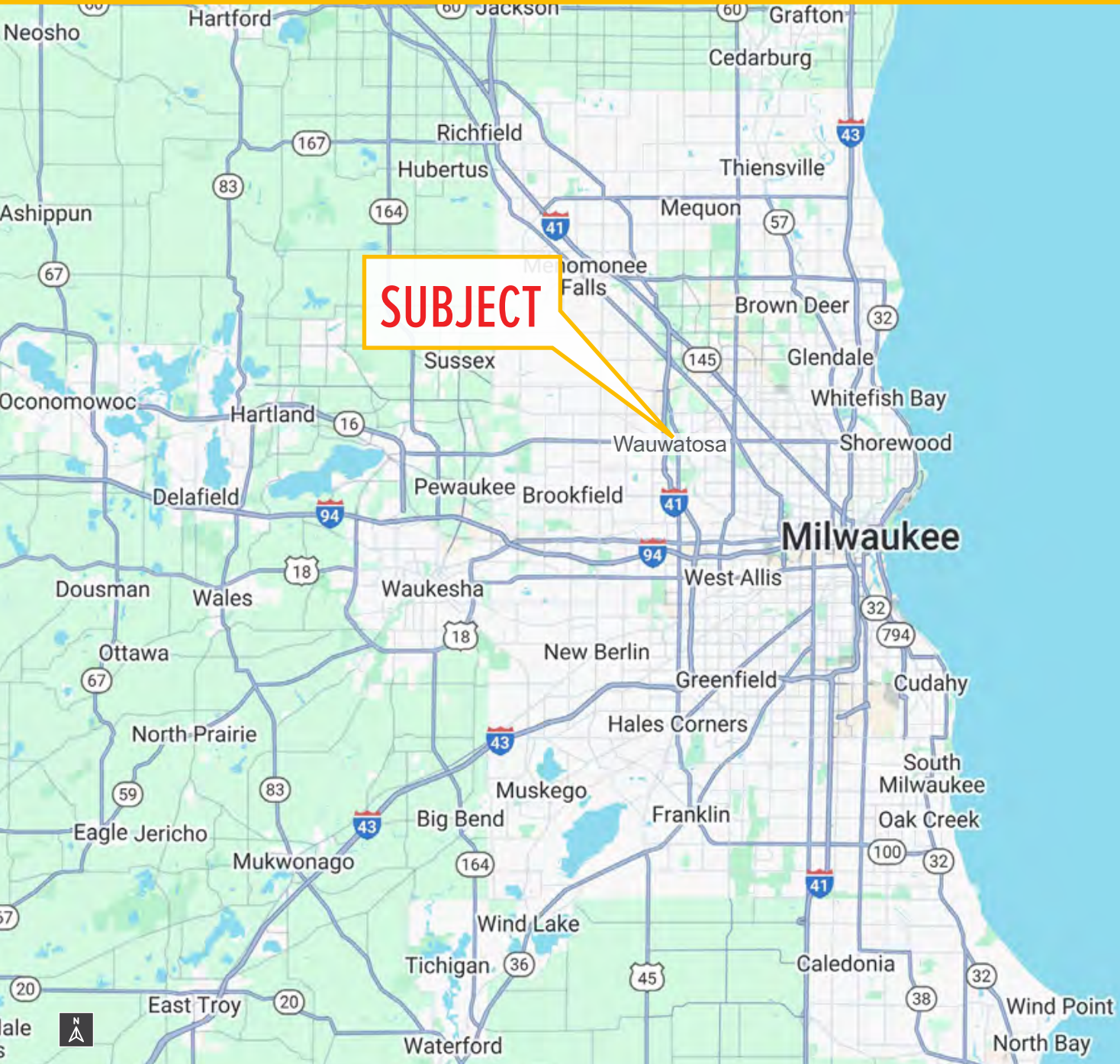
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2022 DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
Population	3,076	80,303	245,709
Median Age	42.9	38.2	36.8



HOUSEHOLDS	1 Mile	3 Miles	5 Miles
Households	1,384	33,616	100,418
Avg HH Income	\$104,596	\$89,715	\$91,714



EXPENDITURES	1 Mile	3 Miles	5 Miles
Retail	\$46.94M	\$1.02B	\$3.1B
Food & Beverage	\$14.59M	\$318.73M	\$965.99M

ABOUT WAUWATOSA, WI

Wauwatosa (in Milwaukee County) is Wisconsin's 14th largest city. Wauwatosa is located approximately four miles west of downtown Milwaukee with proximity to everything the region has to offer. Wauwatosa is within the Milwaukee metropolitan area (over 1.5M residents as of 2022). As of 2021, the population in Wauwatosa was an estimated 47,752 residents.



MILWAUKEE MSA

±1,559,792 RESIDENTS

(AS OF 2022)



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This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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