



SUSSEX PLAZA

N64W22622 – N64W22694 Main Street
Sussex, WI 53089

100% LEASED | MULTI-TENANT
VALUE-ADD OPPORTUNITY

CONFIDENTIAL OFFERING MEMORANDUM





DISCLOSURES & CONFIDENTIALITY

CONFIDENTIALITY NOTICE

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DISCLAIMER

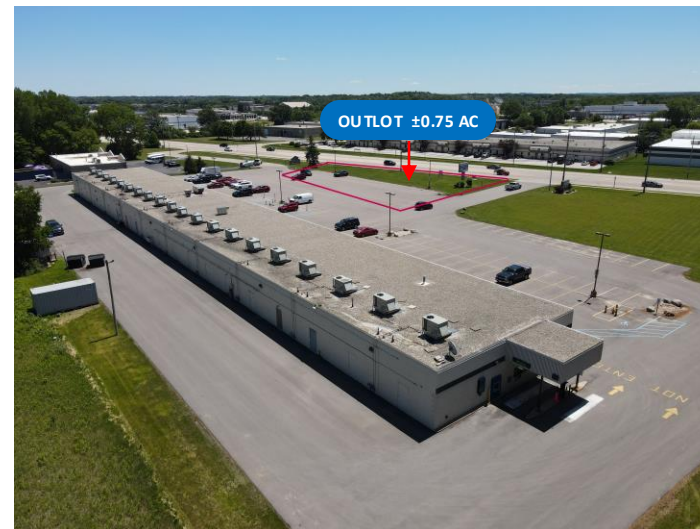
This Memorandum contains selected information and does not purport to be all-inclusive. All information has been obtained from sources believed to be reliable but has not been independently verified. All figures, square footages, acreages, and financial projections are approximations and are presented "as-is" without representation or warranty. Prospective purchasers are encouraged to independently verify all information and to consult with their own legal, financial, and tax advisors. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner reserves the right to reject any or all offers, withdraw the property from the market, or modify the terms at any time without notice.

WISCONSIN BROKER DISCLOSURE

Smart Asset Capital LLC is acting as agent for the Owner in this transaction. As a Wisconsin-licensed real estate broker, Smart Asset Realty Inc owes the following duties to all customers: (i) to provide brokerage services fairly and honestly; (ii) to exercise reasonable skill and care; (iii) to provide accurate market information upon request; (iv) to disclose material adverse facts about the property in writing; (v) to protect confidential information; (vi) to safeguard trust funds; and (vii) to present contract proposals in an objective and unbiased manner.

This disclosure is provided pursuant to Section 452.135 of the Wisconsin Statutes. No representation is made as to the legal validity of any provision herein.

CENTER NAME	Sussex Plaza
ADDRESS	N64W22622 – N64W22694 Main Street Sussex, WI 53089
TOTAL GLA	20,000 SF
PARCEL SIZE	4.92 Acres
YEAR BUILT	1986
OCCUPANCY	100% (9 Tenants)
PARKING RATIO	8.4 Spaces / 1,000 SF
Asking Price	\$2,550,000 (8.25% Cap Rate)

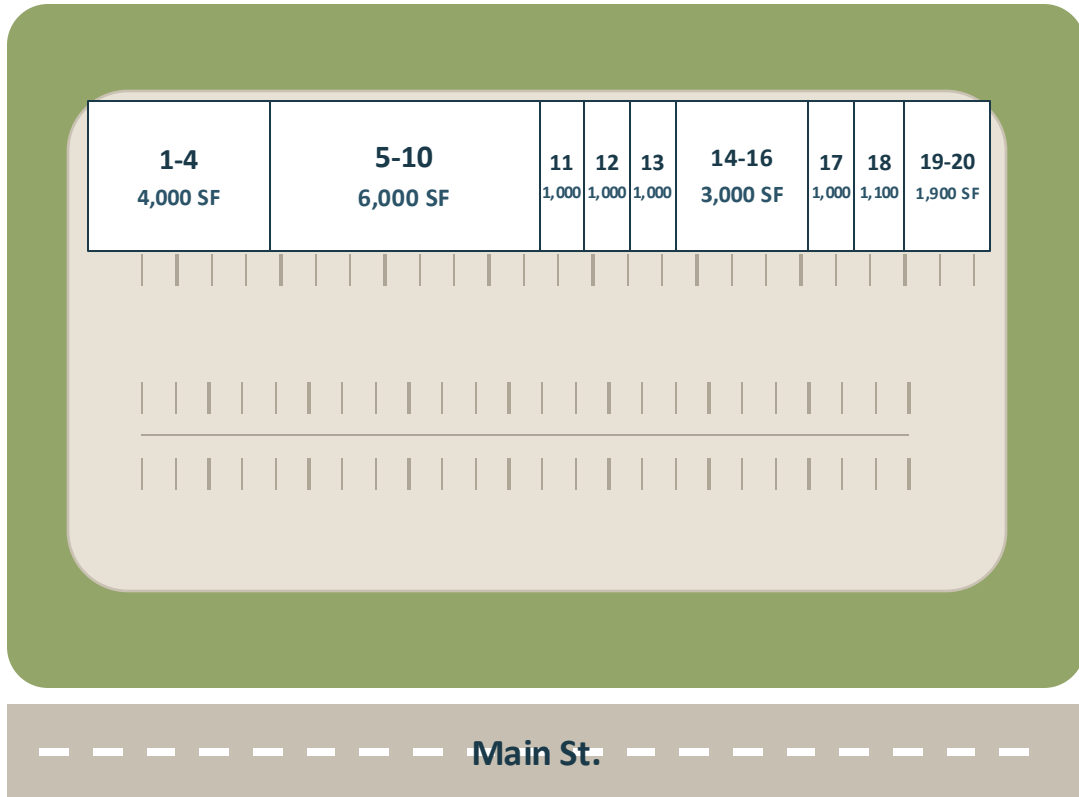


THE OFFERING

Sussex Plaza is a 20,000 SF multi-tenant retail strip center situated on 4.92 acres along Main Street — the primary east/west corridor in Sussex, WI. Constructed in 1986, the property is 100% leased to a diverse mix of nine tenants including a drive-thru end cap. The site offers strong visibility, multiple points of full access, ample parking, and a newly renovated parking lot and monument sign (2025). Value-add potential exists through possible outlot creation (+/- 0.75 acres) and below-market rents with built-in annual increases.



SITE PLAN



SUITE	TENANT	SF
1-4	Landmark Credit Union	4,000
5-10	Crossway Church	6,000
11	Kim's Canine Design	1,000
12	State Farm Insurance	1,000
13	Slo' Motion BBQ	1,000
14-16	Sparklers Dance	3,000
17	Subway	1,000
18	Mane Street Salon	1,100
19-20	Mattress By Appointment	1,900
TOTAL GLA		20,000



INVESTMENT HIGHLIGHTS

01

Value-Add Opportunity

Potential creation of a +/- 0.75-acre outlot along Main Street, combined with current below-market rents and built-in annual rent increases.

02

Prime Main Street Visibility

Situated along the primary east/west thoroughfare in Sussex with dedicated turn lane, new monument signage, and excellent ingress/egress.

03

Recent Capital Improvements

New parking lot and monument sign completed in 2025 — reducing near-term capital needs for the next owner.

04

Priced Below Replacement Cost

Offered at \$130/SF, significantly below replacement cost for comparable retail product in the Milwaukee MSA.

05

Resilient Tenant Mix

Nine diversified tenants across service, food, financial, and fitness categories — resistant to e-commerce disruption.

06

100% Leased at Acquisition

Immediate cash flow from day one with no lease-up risk. Multiple tenants hold options extending through 2030+.



RENT ROLL

Tenant	Suite	Sq Ft	Lease Exp.	Annual Rent	Monthly Rent	PSF	Rent Increases	Option(s)
Landmark Credit Union	1-4	4,000	09/30/28	\$48,000	\$4,000.00	\$12.00	4% / 3 Yrs	(4) 3-Yr Options
Crossway Church	5-10	6,000	05/31/28	\$60,471	\$5,039.28	\$10.08	3% Annually	None
Kim's Canine Design	11	1,000	12/31/29	\$10,821	\$901.77	\$10.82	Market / 3 Yrs	(4) 3-Yr Options
State Farm Insurance	12	1,000	08/31/29	\$10,506	\$875.50	\$10.51	3% Annually	(1) 5-Yr Option
Slo Motion BBQ LLC	13	1,000	07/14/30	\$13,116	\$1,093.00	\$13.12	3% Annually	(1) 5-Yr Option
Sparklers Dance Team, LLC / Sparklers Dance	14-16	3,000	01/31/29	\$20,085	\$1,673.75	\$6.70	3% Annually	None
Subway	17	1,000	08/14/28	\$17,020	\$1,418.33	\$16.77	1.5% Annually	(1) 3-Yr Option
Allure Salon LLC / Mane Street Salon	18	1,100	12/31/27	\$11,958	\$996.49	\$10.87	3% Annually	(2) 3-Yr Options
Hadley Logistics LLC / Mattress By Appointment	19-20	1,900	05/31/27	\$18,591	\$1,549.29	\$9.78	3% Annually	None
Total		20,000		\$210,568	\$17,547			



Financial Projections

Asking Price	\$2,550,000
Asking Price / Sq Ft	\$125 / SF
Net Operating Income (2026)	\$210,568
Asking Cap Rate	8.25%
2025 Operating Expenses	\$117,890 (\$5.89/SF)
2026 Operating Expenses*	\$119,400 (\$5.97/SF)

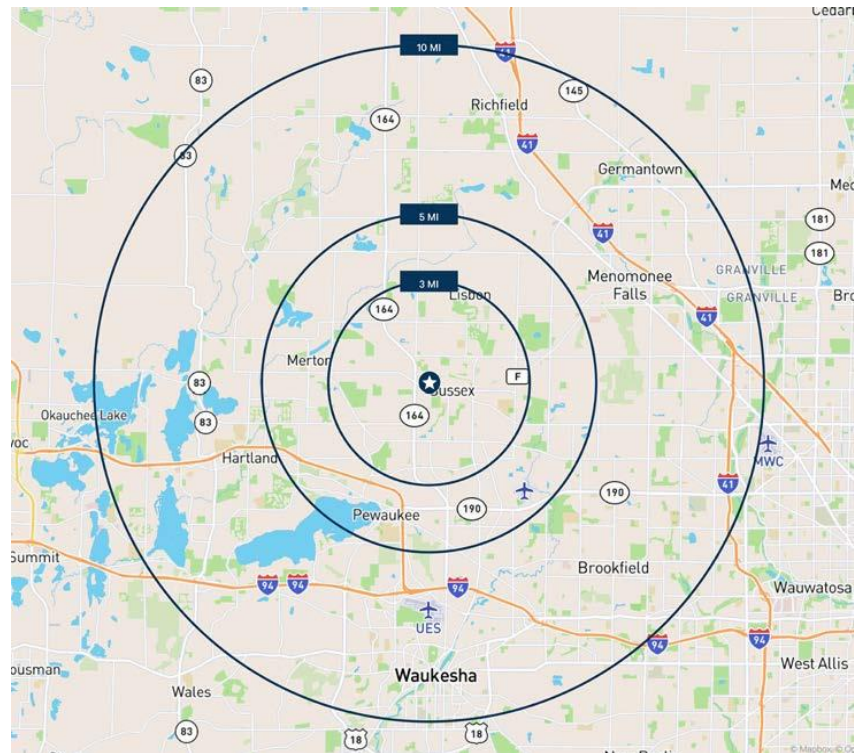
**2026 Operating Expenses are based on estimated amounts being charged as CAM. CAM is reconciled at the end of each year and charged back to tenants pro rata in the event of undercharging.*

SUSSEX, WISCONSIN

Sussex is a growing suburban community in Waukesha County within the Milwaukee MSA (pop. 1.57M). The Village of Sussex (~11,487 residents) has seen steady residential growth supported by new housing developments and a revitalized downtown.

Major nearby employers include Quad (HQ), Meijer, Kohl's Distribution Center, and Waukesha Metal Products. The site benefits from direct access to Hwy 164 and Hwy 74, connecting to I-94.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES	10 MILES
2025 Population	21,588	66,606	144,249	360,695
2025 Households	8,620	27,120	59,424	150,870
2029 HH Projection	8,859	27,754	60,868	154,419
Avg. HH Income	\$142,664	\$148,228	\$147,171	\$126,425
Median HH Income	\$108,913	\$110,802	\$109,216	\$91,312





Landmark Credit Union

Suites 1–4 | 4,000 SF | Exp. 09/30/28

Well-established financial institution with over 90 years of service and 35+ branch locations across Wisconsin. Offers strong creditworthiness, long-term stability, and consistent daily customer traffic. Drive-thru end cap unit.

Crossway Church

Suites 5–10 | 6,000 SF | Exp. 05/31/28

Multi-campus, community-focused Christian organization. The Sussex location draws consistent weekly attendance, contributing to steady traffic and long-term occupancy.

Kim's Canine Design

Suite 11 | 1,000 SF | Exp. 12/31/29

Locally owned, award-winning dog grooming salon offering veterinarian-referred services. Strong community reputation and long-standing presence support stable tenancy.

State Farm Insurance

Suite 12 | 1,000 SF | Exp. 08/31/29

National brand — the largest auto insurer in the U.S. The Sussex agency serves both English and Spanish-speaking clients, contributing consistent professional traffic.

Slo' Motion BBQ

Suite 13 | 1,000 SF | Exp. 07/14/30

Premier Wisconsin-style BBQ catering and dine-in concept with strong community roots. Draws consistent traffic through dine-in, pickup, and event catering.



TENANT PROFILES (CONT.)

Sparklers Dance

Suites 14–16 | 3,000 SF | Exp. 01/31/29

Locally owned, family-focused dance school offering instruction in ballet, tap, jazz, and hip hop. Draws consistent traffic from Sussex and surrounding communities.

Subway

Suite 17 | 1,000 SF | Exp. 08/14/28

One of the world's largest QSR brands. The Sussex location offers dine-in, mobile ordering, curbside pickup, and catering, contributing to steady daily foot traffic.

Mane Street Salon

Suite 18 | 1,100 SF | Exp. 12/31/27

Long-standing, locally owned hair salon serving Sussex for over 37 years. Team of independent stylists providing family-friendly services across all age groups.

Mattress By Appointment

Suites 19–20 | 1,900 SF | Exp. 05/31/27

National mattress retailer operating via personalized, appointment-only model offering brand-name mattresses below traditional retail pricing. Low overhead, stable tenancy.

PROPERTY PHOTOS





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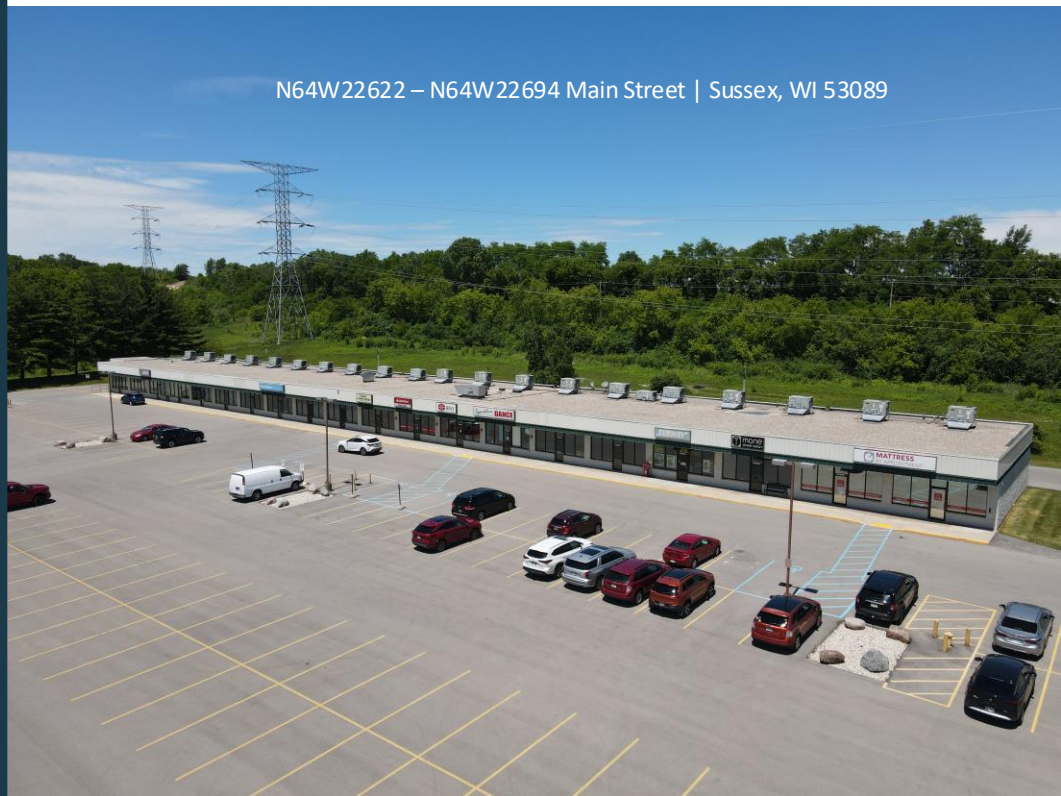
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