



PICK 'N SAVE, TRACTOR SUPPLY, GOODWILL

1750 US Highway 51 • Stoughton, WI 53589

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Stoughton, WI
ACT ID Y0170421

Marcus & Millichap

EXECUTIVE SUMMARY

VITAL DATA			
			YEAR 1
Price	\$8,155,000	CAP Rate	7.00%
Down Payment	25.75% / \$2,099,913	Net Operating Income	\$570,889
Loan Amount	\$6,116,250	Net Cash Flow After Debt Service	7.76% / \$162,936
Loan Type	Proposed New	Total Return	14.21% / \$298,430
Interest Rate / Amortization	4.50% / 25 Years		
Gross Leasable Area (GLA)	93,118 SF		
Price/SF	\$87.58		
Current Occupancy	100.0%		
Year Built / Renovated	2017		
Lot Size	10.89 acre(s)		

MAJOR TENANTS			
TENANT	GLA	LEASE EXPIRATION	LEASE TYPE
Pick 'n Save	51,498	12/31/2028	NN
Tractor Supply	23,659	10/31/2027	NN
Goodwill	17,961	3/31/2028	NN

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Nelson Industries Division	2,200
GE Helthcare Bscnce Bioprocess	650
County of Dane	569
STI Holdings Inc	520
Berg Company LLC	470
Stoughton Hospital	450
Skaalen Sunset Home Inc	375
Health Services Wisconsin Dept	327
Ssm Health Care	239
Oakhill Correctional Instn	230
Naugahyde	213
Wisco Industries Inc	210

DEMOGRAPHICS

	1-Miles	5-Miles	10-Miles
2017 Estimate Pop	7,882	20,967	65,054
2017 Census Pop	7,381	19,473	59,675
2017 Estimate HH	3,170	8,605	25,467
2017 Census HH	2,954	7,942	23,255
Median HH Income	\$66,446	\$68,912	\$76,727
Per Capita Income	\$31,392	\$34,239	\$36,793
Average HH Income	\$77,447	\$83,020	\$93,362

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the Pick 'n Save, Tractor Supply, and Goodwill retail center in Stoughton, Wisconsin. The subject property is located 25 minutes southeast of Madison, Wisconsin. All three tenants have brand new 10-Year leases.

The property is located on the main retail corridor, Highway 51, in Stoughton, Wisconsin. Stoughton is located 19 miles to the southeast of Madison, Wisconsin. Retailers in the immediate vicinity include a new Walmart Supercenter, Walgreens, Advance Auto, ALDI, and Old National Bank.

Walmart previously occupied the 41,620 square foot box next to Pick 'n Save. Walmart relocated a quarter mile to the west and built their new Supercenter. The owner backfilled their space and redeveloped the box space with Tractor Supply and Goodwill, both on new 10-Year Leases. Pick 'n Save has remodeled their store and in Spring 2018 plan on building their fuel station on the out-lot and recently signed a 10-Year extension.

INVESTMENT HIGHLIGHTS

- Pick 'n Save, Tractor Supply, Goodwill
- All Three Tenants have New 10-Year Leases
- 100 Percent Occupied
- Strong Store Sales Reported by Pick 'n Save
- Newer Roof
- Kroger Constructing Fuel Station on Site in Spring 2018



