



COUSINS SUBS SALE-LEASEBACK

WAUWATOSA, WI



EXECUTIVE SUMMARY

Colliers International | Wisconsin is pleased to exclusively market for sale a single-tenant net-leased Cousins Subs Sale-Leaseback located at 12320 W Burleigh St in Wauwatosa, WI. The property consists of a 2,400 square foot building constructed in 2018 and is situated on approximately 0.61 acres of land. This investment opportunity is subject to an absolute triple-net (NNN) lease which will commence upon the close of escrow. The lease is corporately guaranteed by Cousins Subs and is subject to 1.75% annual rental increases. Additionally, there are four, five-year tenant renewal options.

KEY FEATURES/HIGHLIGHTS

- Ability to have brand new 15-year corporate guaranteed lease
- Part of Burleigh Square, a Lowe's shadow anchored development with additional credit tenants including Wendy's and Firestone
- Adjacent to 400,000 SF Mayfair Collection and 160,000 SF Meijer
- Located immediately west of 1-41 with excellent visibility and strong traffic counts of 149,000 VPD
- Close proximity to Mayfair Mall with tenants including Macy's, Nordstrom, Barnes & Noble, Crate and Barrel, Apple and many more
- Centered among a rapidly growing area



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PROPERTY DESCRIPTION

Address:	12320 W Burleigh St Wauwatosa, WI 53222
Building Type:	Retail
Gross Building Area:	2,400 SF
Lot Size:	0.61 AC (per tax records)
Year Built:	2018
Lease Term:	15 years
Parking:	35+ stalls
Zoning:	C2- General Commercial
Tax Key:	297-9995-100

Traffic Counts:	Interstate 41	149,000 VPD
	West Burleigh Rd	17,800 VPD
	North 124th St	16,100 VPD

PRICING

\$1,727,273
(\$719.70 PSF, 5.50% cap)

**OBTAIN COPY OF
OFFERING MEMORANDUM**

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