MIRACLE MILE SHOPPING CENTER

5655-5679 S 27TH ST MILWAUKEE, WI 53221

OFFERING MEMORANDUM

NEW ANCHOR TENANT
OLLIE'S BARGAIN OUTLET

NEW EIGHT YEAR LEASE

BRAND NEW TPO ROOF

FALL 2025 / 15 YEAR WARRANTY

RECENT PARKING LOT WORK

SEALCOATED & RESTRIPED IN 2025

Marcus & Millichap


empire BEAUTY SCHOOL
NUNU'S HOT BARGAINS
Holy Smoke
OLLiE'S
GOOD STUFF CHEAP
PALM
النخلة
EMPIRE BEAUTY SCHOOL

MIRACLE MILE SHOPPING CENTER

5655-5679 S 27TH ST MILWAUKEE, WI 53221

CLICK TO VIEW ON GOOGLE MAPS

OFFERING PRICE:

$7,900,000

CAP RATE:

8.32%

NET OPERATING INCOME:

$657,650

PRICE PER SQUARE FOOT:

$84.90

GROSS LEASABLE AREA:	+/- 93,056 SF
CURRENT OCCUPANCY:	100%
YEAR BUILT / RENOVATED:	1958 / 2006 / 2025
LOT SIZE:	6.00 AC
TYPE OF OWNERSHIP:	Fee Simple

PROPOSED FINANCING:	70% LTV / 5 YR TERM / 25 YR AMORT / 6.30% RATE
CASH ON CASH RETURN:	$217,841 / 9.19%
TOTAL RETURN:	(PRINCIPAL REDUCTION) $311,947 / 13.16%

RENT ROLL

TENANT	GLA	% OF GLA	RENT SCHEDULE PERIOD	MONTHLY RENT	ANNUAL RENT	RENT / SF	% OF TOTAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OCCUPANCY TERM	OPTIONS	LEASE STRUCTURE
Holy Smokes	9,000	9.67%	Current - 5/31/2027	$6,000	$72,000	$8.00	8.15%	1/1/2022	5/31/2027	3+ Yrs.	2-5 Yrs.	NNN
			Option 1 6/1/2027	$6,750	$81,000	$9.00						
			Option 2 6/1/2032	$7,875	$94,500	$10.50						
NuNu's Hot Bargains	14,075	15.13%	Current - 8/31/2026	$10,500	$126,000	$8.95	14.94%	6/1/2022	8/31/2027	3+ Yrs.	None	MG – Water & Sewer
*USING 9/1/2026 RENT INCREASE, OWNER TO CREDIT BUYER THE DIFFERENCE IN BASE RENT			9/1/2026	$11,000	$132,000	$9.38						
Palm Halal Market	25,014	26.88%	Current - 11/30/2026	$14,000	$168,000	$6.72	19.36%	10/1/2025	11/30/2035	New	None	MG – Water & Sewer
			12/1/2026	$14,250	$171,000	$6.84						
			12/1/2027	$14,500	$174,000	$6.96						
			12/1/2028	$14,750	$177,000	$7.08						
			12/1/2029	$15,000	$180,000	$7.20						
*USING 12/1/2026 RENT INCREASE, OWNER TO CREDIT BUYER THE DIFFERENCE IN BASE RENT			12/1/2030	$15,500	$186,000	$7.44						
			12/1/2031	$16,000	$192,000	$7.68						
			12/1/2032	$16,500	$198,000	$7.92						
			12/1/2033	$17,000	$204,000	$8.16						
			12/1/2034	$17,500	$210,000	$8.40						

RENT ROLL

TENANT	GLA	% OF GLA	RENT SCHEDULE PERIOD	MONTHLY RENT	ANNUAL RENT	RENT / SF	% OF TOTAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OCCUPANCY TERM	OPTIONS	LEASE STRUCTURE
La Gelati	4,986	5.36%	Current - 1/31/2027	$5,464	$65,568	$13.15	7.42%	10/1/2022	1/31/2028	3+ Yrs.	1-5 Yr.	MG – Water & Sewer
			2/1/2027	$5,628	$67,536	$13.55						
			Option 1		3% Annual Increases							
Ollie's Bargain Outlet	29,300	31.49%	Current - 6/30/2029	$22,585	$271,025	$9.25	30.68%	10/1/2025	9/30/2033	New	3-5 Yrs.	2025 Base Year
			7/1/2029	$23,196	$278,350	$9.50						
			7/1/2033 - 1st Option	$23,806	$285,675	$9.75						
			7/1/2038 - 2nd Option	$24,417	$293,000	$10.00						
			7/1/2043 - 3rd Option	$25,027	$300,325	$10.25						
Empire Beauty School	10,681	11.48%	Current - 1/31/2030	$14,314	$171,772	$16.08	19.45%	10/1/2004	1/31/2030	21+ Yrs.	1-5 Yr.	NNN
			2/1/2030 - Option	$15,746	$188,949	$17.69						
OCCUPIED	**93,056**	**100.00%**		**$73,614**	**$883,365**	**$9.49**						

INCOME & EXPENSE SUMMARY

INCOME	CURRENT	PSF	CASH FLOW	PSF
Occupied Base Rent	$883,365	$9.49	$883,365	$9.49
Vacant Base Rent	$0	$0.00	$0	$0.00
Food Truck Rent	$7,200	---	$7,200	---
Expense Reimbursements	$82,376	$0.89	$82,376	$0.89
Vacancy Factor	($24,324)	2.50%	$0	0.00%
Effective Gross Income	$948,617	$10.19	$972,941	$10.46
Total Expenses	$290,967	$3.13	$290,967	$3.13
NET OPERATING INCOME	**$657,650**	**$7.07**	**$681,974**	**$7.33**

EXPENSES	CURRENT	PSF	CASH FLOW	PSF
Real Estate Taxes	$132,096	$1.42	$132,096	$1.42
Insurance	$30,579	$0.33	$30,579	$0.33
CAM	$99,834	$1.07	$99,834	$1.07
Management Fee (3% EGI)	$28,458	$0.31	$28,458	$0.31
TOTAL EXPENSES	**$290,967**	**$3.13**	**$290,967**	**$3.13**

CURRENT CAP RATE: 8.32%
CASH FLOW CAP RATE: 8.63%


Holy Smoke
PREMIER SMOKE SHOP
HOLY SMOKE
SMOKE SHOP
LARGEST SMOKE SHOP IN THE MIDWEST
CHEAPEST PRICES GUARANTEED
NUNU'S HOT BARGAINS


OLLiE'S
"GOOD STUFF CHEAP"
OLLiE DAYS!
15% OFF EVERYTHING!!
NO PARKING


empire BEAUTY SCHOOL
NUNU'S HOT BARGAINS
Holy Smoke
PREMIER SMOKE SHOP
OLLiE'S
"GOOD STUFF CHEAP"
PALM النخلة
HALAL MARKET


NUNU'S HOT BARGAINS
EVERY DAY is BLACK FRIDAY
$13.00
$9.00
$6.00
$4.00
$2.00
$1.00
NO PARKING


PALM النخلة
HALAL MARKET

INVESTMENT HIGHLIGHTS

MULTI-TENANT RETAIL BUILDING

- 93,056 +/- SQUARE FEET TOTAL
- 100% OCCUPIED – SIX UNITS
- BUILT IN 1958, RENOVATED MULTIPLE TIMES SINCE
- LOCATED ON 6.00 ACRE PARCEL
- BRICK & BLOCK CONSTRUCTION
- PARKING LOT SEALCOATED & RESTRIPED IN 2025
- ROOF REPLACED IN FALL 2025 -15 YEAR WARRANTY
- OUTLOT WITH A BUILDING SIZE OF UP TO 2,000 SF IS PERMITTED IN THE SOUTHEAST CORNER OF THE PARKING LOT

TENANT OVERVIEW

- AVERAGE TERM LEFT OF 5.6 YEARS
- ANCHORED BY OLLIE'S BARGAIN OUTLET
- (31.49% OF GLA) – NEW TENANT AS OF 2025
- EMPIRE BEAUTY SCHOOL – LONGEST STANDING TENANT SINCE 2004
- MIX OF TRIPLE-NET & GROSS LEASES

LOCATION

- GREAT VISIBILITY S 27TH STREET
- MULTIPLE POINTS OF INGRESS/EGRESS
- DENSE RETAIL MARKET
- ADJACENT TO MULTIPLE CAR DEALERSHIPS
- MARKET OCCUPANCY OF 99.3% - RETAIL

DEMOGRAPHICS

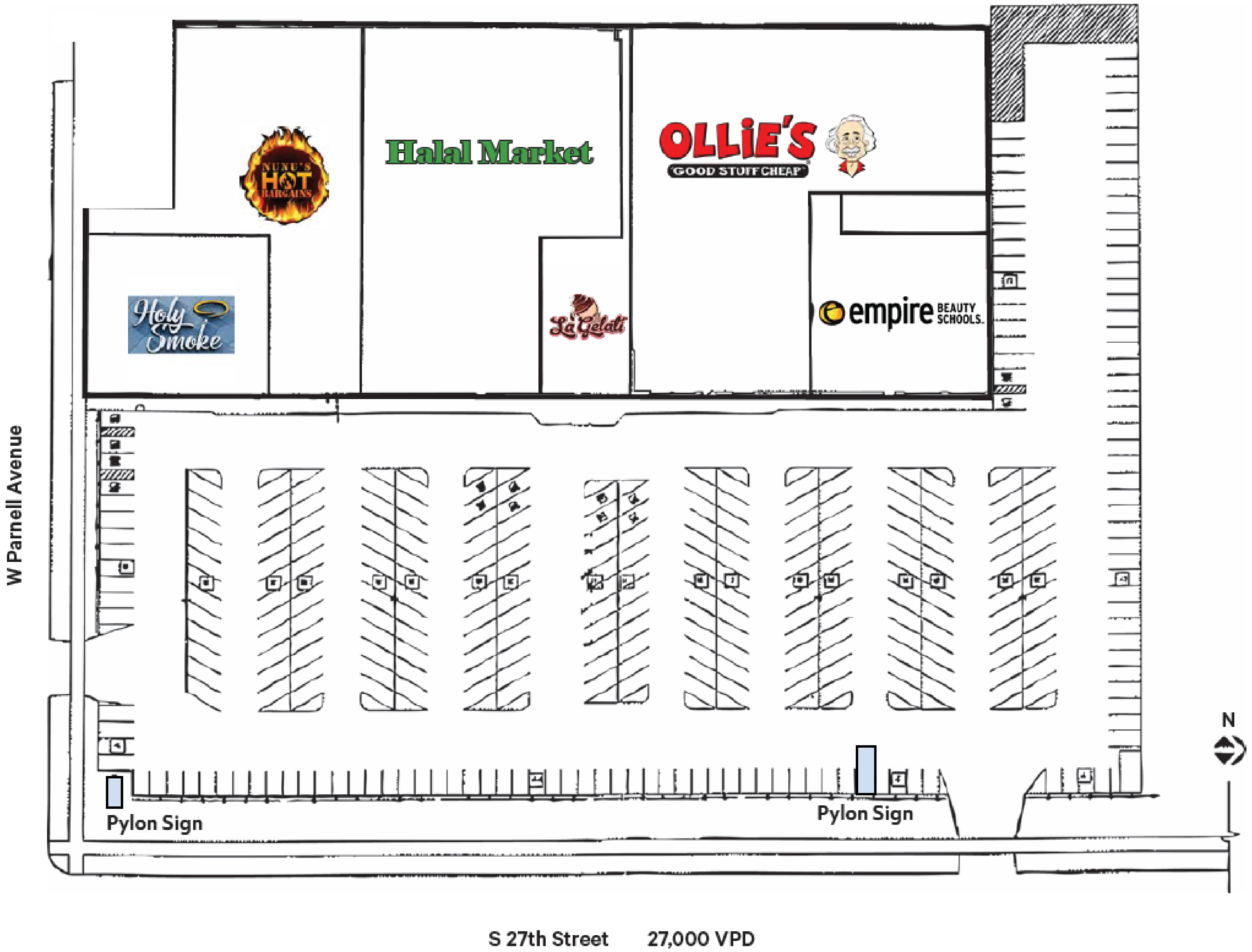
- OVER 281,000 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF $92,132 WITHIN FIVE MILES
- TRAFFIC COUNTS – 28,244 (2024)

RECENT PARKING LOT WORK

SEALCOATED & RESTRIPED IN 2025

BRAND NEW TPO ROOF

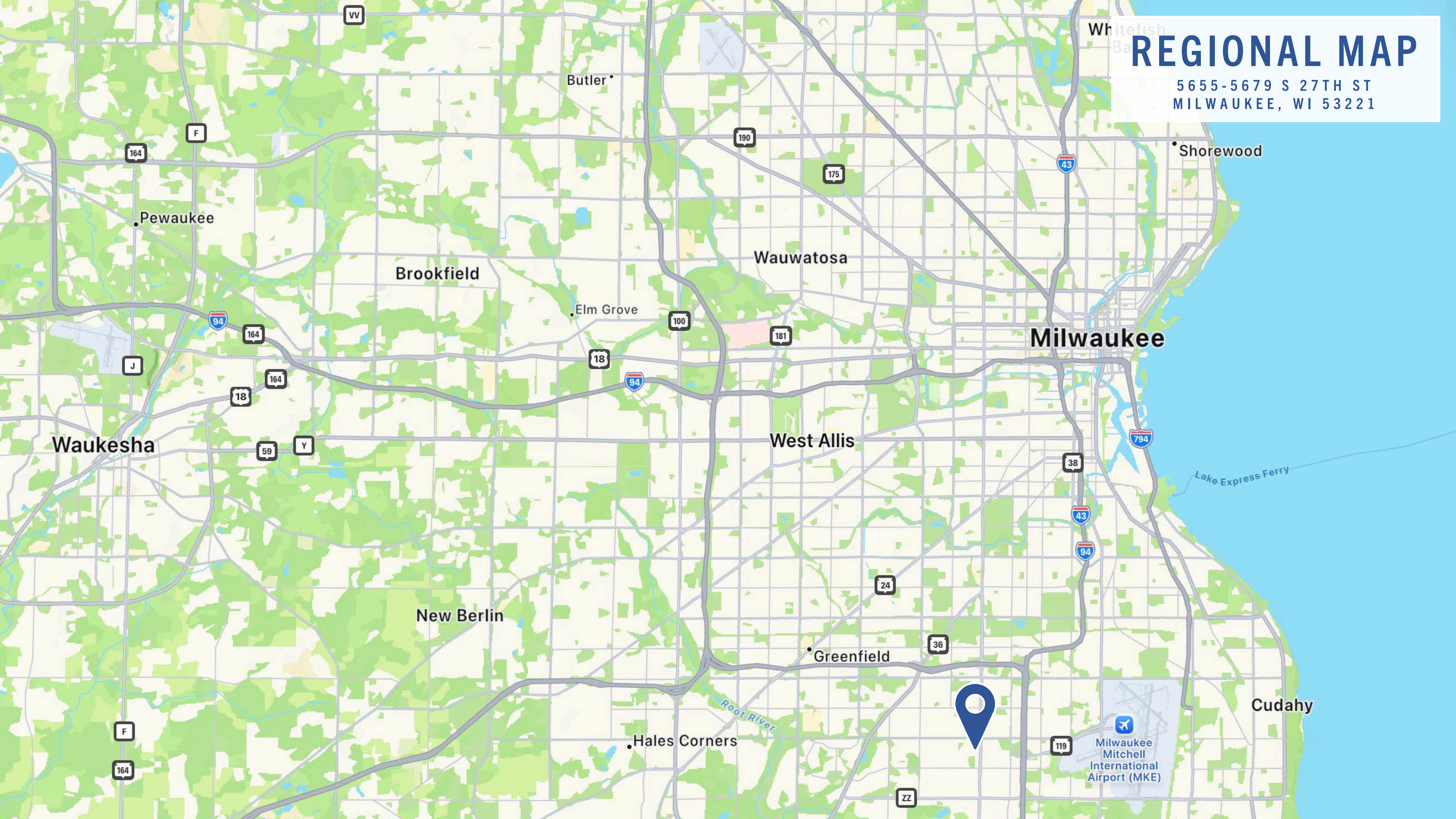
FALL 2025 / 15 YEAR WARRANTY

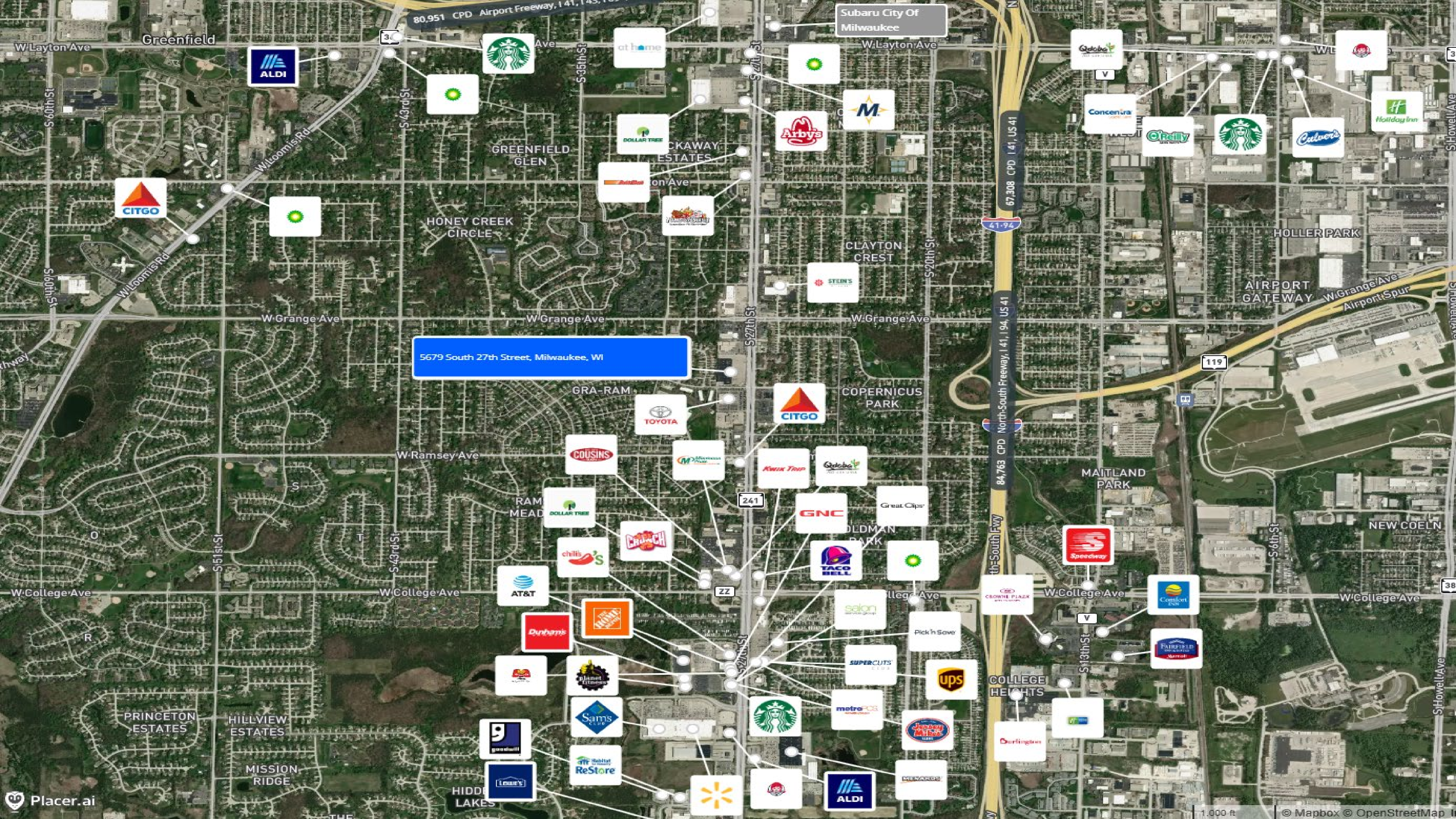


ESTIMATED FLLOR PLAN

REGIONAL MAP

5655-5679 S 27TH ST
MILWAUKEE, WI 53221




5679 South 27th Street, Milwaukee, WI
Subaru City Of Milwaukee
80,951 CPD Airport Freeway, I 41, 143
67,308 CPD I 41, US 41
84,763 CPD North-South Freeway, I 41, I 94, US 41
Greenfield
W Layton Ave
W Loomis Rd
Greenfield Glen
Honey Creek Circle
Clayton Crest
Holler Park
Airport Gateway
W Grange Ave
Airport Spur
Gra-Ram
Copernicus Park
W Ramsey Ave
Maitland Park
New Coeln
W College Ave
College Heights
Princeton Estates
Hillview Estates
Mission Ridge
S 60th St
S 51st St
S 43rd St
S 35th St
S 27th St
S 20th St
S 13th St
S 6th St
S Howell Ave
ALDI
at home
Arby's
DOLLAR TREE
CITGO
Concentra
O'Reilly
Culver's
Holiday Inn
Qdoba
STEIN'S
TOYOTA
COUSINS
Kwik Trip
GNC
Great Clips
chili's
TACO BELL
Speedway
AT&T
THE HOME DEPOT
Dunham's
salon
Pick 'n Save
SUPERCUTS
UPS
Comfort Inn
Fairfield Inn
planet fitness
Sam's Club
metroPCS
Jersey Mike's
Burlington
goodwill
Lowe's
Habitat ReStore
MENARDS
Placer.ai
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DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2030 Population Projection	82,445	277,591	727,496
2025 Population	83,143	281,835	730,594
2020 Population	86,076	299,902	747,412
Median Age	40	39.3	37.6

INCOME	3 Miles	5 Miles	10 Miles
Average	$90,516	$92,132	$91,573
Median	$74,439	$74,229	$69,544

TRAFFIC COUNTS	
S 27th St	28,244+ VPD

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Household Projection	34,159	114,926	310,056
2025 Households	34,461	116,638	311,295
2020 Households	35,706	123,857	317,860

Source: © COSTAR 2025

AVERAGE HOUSEHOLD INCOME FIVE MILE RADIUS **$92,132**

HOUSEHOLDS WITHIN FIVE MILE RADIUS **116,638**

POPULATION WITHIN FIVE MILE RADIUS **281,835**

DAILY TRAFFIC COUNTS **28,244**

CONFIDENTIALITY AGREEMENT

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

MIRACLE MILE SHOPPING CENTER

5655-5679 S 27TH ST MILWAUKEE, WI 53221

OFFERING MEMORANDUM

PRESENTED BY:

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WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road, Madison, WI 53704
Marcus & Millichap Real Estate
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS You are a 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:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) 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 lines 42-51).
(e) 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 lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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 home inspection, contact an attorney, tax advisor, or home 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
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 are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) 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 you consider to be confidential.

CONFIDENTIAL INFORMATION: ____________________

____

____

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

____

____

__________ (Insert information you authorize to be disclosed, such as financial qualification information.)

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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.

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

Drafted by Attorney Debra Peterson Conrad

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