

**FOR SALE**

# **Cousins Subs & Scooter's Coffee** NNN Investment Opportunity

3630 & 3626 W College Ave  
Appleton, WI



CONFIDENTIAL OFFERING MEMORANDUM

## Cousins Subs & Scooter's Coffee

3630 & 3626 W College Ave  
Appleton, WI



## EXECUTIVE SUMMARY

**This offering presents the opportunity to acquire two adjacent, newly constructed (2024), single-tenant NNN investment properties located on W College Avenue in Appleton, Wisconsin:**

- **Cousins Subs** – 3630 W College Ave
- **Scooter's Coffee** – 3626 W College Ave

The assets may be acquired individually or as a portfolio.

**Combined NOI: \$205,000 annually**

**(Scooters NOI \$85,000) + (Cousins NOI \$120,000)**

These properties offer investors stable, predictable cash flow backed by nationally recognized quick-service brands in a high-visibility retail corridor. The NNN structure provides passive income with minimal landlord responsibilities.

## Property Overview

|                      |                                  |
|----------------------|----------------------------------|
| Address              | 3630 & 3626 W. College Ave       |
| City/State/Zip       | Appleton, WI 54914               |
| Total Square Feet    | 2,742                            |
| Lot Size             | 1 AC                             |
| Parking              | 20 Spaces (7.29 Spaces/1,000 SF) |
| Year of Construction | 2024                             |

## Financial Overview

|                       |             |
|-----------------------|-------------|
| Sale Price            | \$3,416,667 |
| Price Per Square Foot | \$1,246.05  |
| Cap Rate              | 6%          |
| NOI                   | \$205,000   |



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## INVESTMENT HIGHLIGHTS

- Strong performing QSR tenants
- True NNN lease structure
- 1031 exchange friendly pricing profile
- 2024 Construction
- High-traffic W College Avenue location (28,600 Cars per day)
- Adjacent parcels create portfolio upside
- Ability to purchase individually or as a package
- Long-term consumer demand in established retail corridor



**28,600 Cars  
Per Day**  
on W. College

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### TENANT OVERVIEW



#### Cousins Subs

Cousins Subs is a Wisconsin-based quick-service restaurant brand founded in 1972 with a strong Midwest footprint and deep regional loyalty. The company has built a durable operating

platform supported by experienced franchisees and consistent brand performance.

The sandwich QSR segment benefits from everyday consumer demand and broad demographic appeal, driving steady lunch and dinner traffic. Cousins' focused regional growth strategy strengthens brand recognition and local market penetration, supporting long-term site stability.

For investors, Cousins represents a proven, established tenant in a resilient retail category with consistent customer traffic and durable market presence.

**Nearly 100 stores across 4 U.S. States**



#### Scooter's Coffee

Scooter's Coffee is a rapidly expanding national drive-thru coffee brand founded in 1998, with a strong and growing presence across the Midwest and beyond. The company has built its model

around small-footprint, drive-thru-focused locations designed for speed, efficiency, and high daily transaction volume.

The coffee QSR segment remains one of the most resilient categories in retail, driven by repeat daily consumer demand and strong customer loyalty. Scooter's franchise system emphasizes disciplined site selection and operational consistency, supporting long-term performance across markets.

For investors, Scooter's Coffee represents a growth-oriented brand in a high-frequency retail segment, delivering durable traffic patterns and strong long-term tenancy potential.

**Over 850 stores across 30+ U.S. States**

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## NNN STRUCTURE ADVANTAGE

- Tenant responsible for taxes
- Tenant responsible for insurance
- Tenant responsible for maintenance

This structure provides:

- Minimal landlord management
- Predictable net income
- Strong appeal to passive investors
- Attractive to out-of-state capital



## LOCATION OVERVIEW

3630 & 3626 W College Ave  
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### West College Avenue Appleton, Wisconsin

West College Avenue is one of the primary retail and commercial thoroughfares in the Fox Cities region, anchored by major national and regional retailers and serving as a key traffic artery for Appleton and surrounding communities.

### Population and Consumer Base

**16,000**

Population within 1 Mile

**90,600**

Residents within 3 Miles

**160,000**

Population within 5 Miles

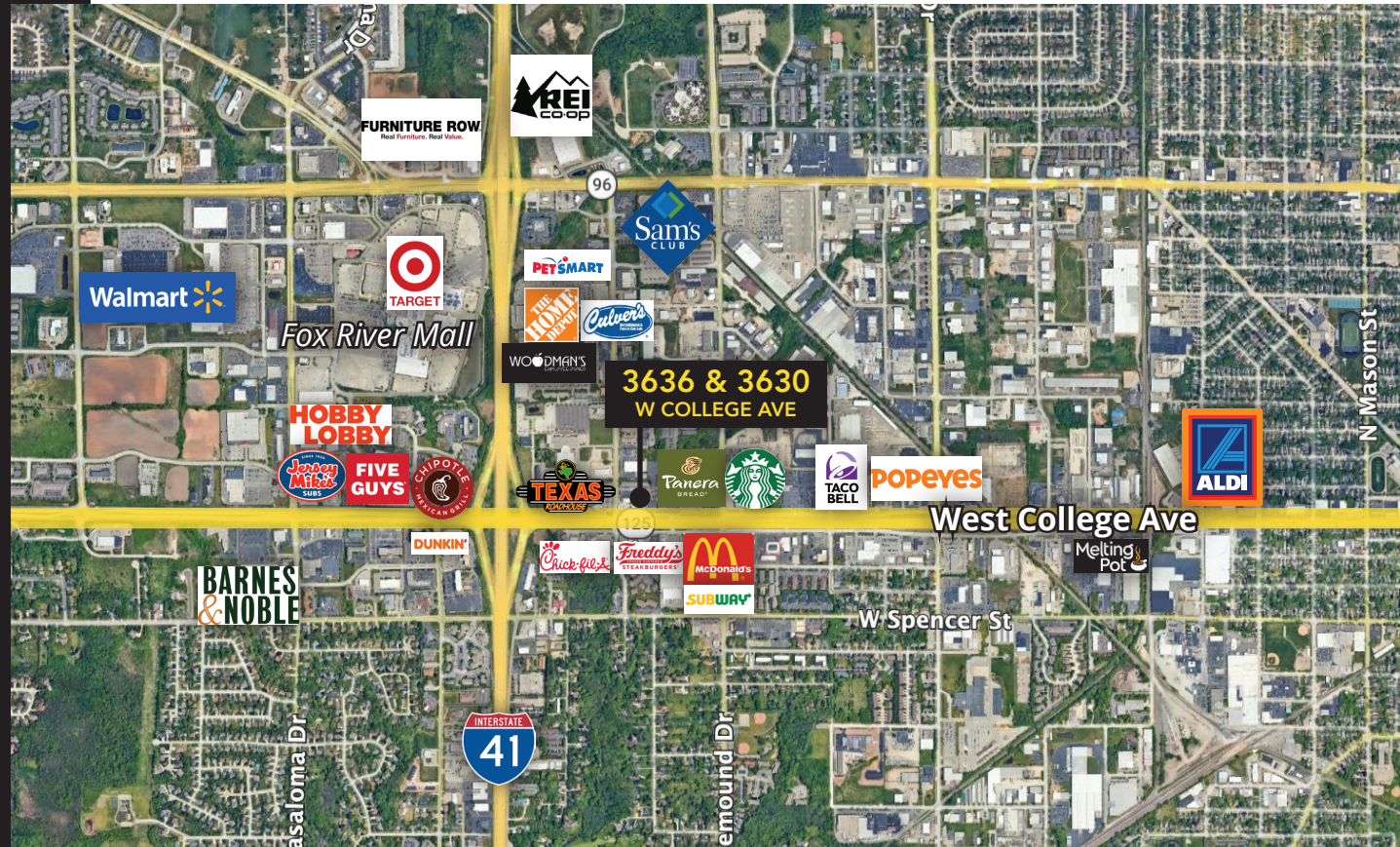


### Income Profile

Within these core trade areas, household income trends show a stable and moderate consumer base supportive of everyday retail and service spending, with averages rising as the radius expands outward.

### Retail Context

West College Avenue is part of one of the strongest retail corridors in Northeast Wisconsin, with national anchors, grocery-anchored centers, and lifestyle uses located within close proximity. Its location near major traffic generators like Fox River Mall enhances destination traffic and broad trade area reach.



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### Regional Significance

Appleton is the principal city in the Fox Cities region, which forms a robust combined statistical area with a population over 240,000. The regional market supports a diversified economy including healthcare, education, manufacturing, and retail, providing a stable employment base and consumer spending pool.

**240,000**  
Fox Cities Region Population

### Location Summary

West College Avenue delivers strong visibility, excellent traffic counts, and a dense trade population—all of which support the longevity and stability of daily-demand users such as Scooter's Coffee and Cousins Subs.

✓ **Strong Visibility**

✓ **Excellent Traffic Counts**

✓ **Dense Trade Population**



Fireworks over the Fox River, Appleton, WI.

# FOR SALE

For More Information Contact

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