

noodles & COMPANY

2001 8TH ST S, WISCONSIN RAPIDS, WI 54494



Actual Site



10-YR MODIFIED NNN LEASE
WITH 10% INCREASES EVERY
5 YEARS



EXCELLENT ACCESS AND
VISIBILITY TO 19,300 VPD ALONG
MAIN RETAIL CORRIDOR



39,342 RESIDENTS IN PRIMARY
TRADE AREA, DAYTIME
POPULATION OF 43,942



WOOD COUNTY
COURTHOUSE

HOWE ELEMENTARY SCHOOL
336 STUDENTS



RECREATION COMPLEX



DOLLAR GENERAL



HWY 54



SUBJECT
PROPERTY

CROSS ROADS CENTER



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



2,600 STUDENTS

15,900 VPD

19,300 VPD



WOOD AVE

10TH ST S

8TH ST S

7TH ST S

Walmart
GameStop
AT&T
ups
Applebee's
GRILL & BAR
T-Mobile

ISC TRACTOR
SUPPLY CO

Walgreens

DOLLAR TREE

Arby's

9
goodwill

Culver's

Pizza Hut

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Auto Zone
ACE Hardware

ANYTIME
FITNESS

DUNKIN'

AMOCO

McDonald's

JJ
JERRY JONES
COUNTRY COUNTRY

SUBJECT
PROPERTY

GOODNOW AVE

10TH ST S

8TH STS

7TH ST S

WOOD AVE

tropical CAFE
SMOOTHIES

19,300 VPD

ConneXus
Credit Union



SOUTH WOOD
COUNTY AIRPORT

MID-STATE
TECHNICAL COLLEGE

2,600 STUDENTS



LINCOLN HIGH SCHOOL
1,292 STUDENTS

CROSS ROADS CENTER

15,900 VPD

HWY 54

five BELOW
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Pick n Save
Marshalls
Valvoline
PETSMART



12TH ST S

10TH ST S



GOODNOW AVE

WOOD AVE

**SUBJECT
PROPERTY**



8TH ST S

19,300 VPD





 SOUTH WOOD
COUNTY AIRPORT

 15,900 VPD

HWY 54

Auto Zone **ACE Hardware**


AMOCO


McDonald's

7TH ST S


JJ's

Connexus
Credit Union


Checkers

DUNKIN'

8TH ST S

**SUBJECT
PROPERTY**

 19,300 VPD

tropical CAFE
SMOOTHIE


**ANYTIME
FITNESS**

WOOD AVE

OFFERING SUMMARY



PROPERTY DETAILS

ADDRESS	2001 8th St S, Wisconsin Rapids, WI 54494
TENANT	Noodles & Company
BUILDING SIZE	4,030 SF
LOT SIZE	0.40 AC
YEAR BUILT	Ren. 2024
RENT COMMENCEMENT	1/5/2024
RENT EXPIRATION	1/4/2034
TERM REMAINING	8 Years
LEASE TYPE	NNN
ROOF STRUCTURE	Landlord Responsible
ROOF MEMBRANE & COVERING	Tenant Responsible
NOI	\$72,500
INCREASES	10% Every 5 Years
OPTIONS	Two, 5-Year

\$1,115,000

PRICE

6.50%

CAP RATE

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-5	\$6,041.70	\$72,500.40
YEARS 6-10	\$6,645.87	\$79,750.44
OPTION 1	\$7,310.46	\$87,725.52
OPTION 2	\$8,041.51	\$96,498.12
OPTION 3	\$8,845.66	\$106,147.92
OPTION 4	\$9,730.23	\$116,762.76



SECURE STREAM OF INCOME

- **10-Year Modified NNN Lease with 10% Increases Every 5 Years**
Tenant responsible for roof membrane and covering, landlord responsible for roof structure
- **Corporate Lease with Noodles & Company (NASDAQ: NDLS)**
396 locations in the United States
- **\$1.568M Average Unit Volumes in Q2 2026**
A 4.62% implied rent to sales ratio at subject property
- **Noodles & Company Generated \$495.1 Million Revenue in 2025**
Comparable restaurant sales increased 4.1% system-wide, including a 4.3% increase for company-owned restaurants
- **Reimagined Menu Launched in 2025 Has Delivered 7% Revenue Growth Year-over-Year**
Same-store sales increased 10.3% in Q2 2026



PROXIMITY

- **Excellent Access and Visibility to 19,300 VPD along Main Retail Corridor**

Hard corner location on outparcel to Anytime Fitness anchored center

- **39,342 Residents in Primary Trade Area**

\$83,673 average household income

- **Located Near Highways 54**

13 and 73 Providing Connectivity Throughout Wisconsin, 108 Miles to Madison and 162 Miles to Milwaukee

- **Seasoned Retail Market with 4% Vacancy Rate**

Nearby national tenants include Pick'n Save, Walmart, Aldi, PetSmart, Marshalls, McDonald's, Starbucks, AutoZone and Tractor Supply Company

- **Surrounded by 6 Hotels within 1.5 Miles**

Several K-12 Schools with 3,090 Combined Students

ADDITIONAL PHOTOS



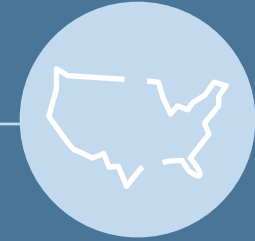
TENANT OVERVIEW

ABOUT NOODLES & CO

Noodles and Company is a fast casual restaurant brand and publicly traded company (Nasdaq: NDLS) that has grown into one of the most distinctive dining concepts in the United States. Founded in 1995 and headquartered in Broomfield, Colorado, the company offers a globally inspired menu built entirely around noodles, featuring dishes ranging from Wisconsin Mac and Cheese and Japanese Pan Noodles to Pad Thai and Rigatoni Rosa, all made fresh to order. As the only national restaurant concept devoted entirely to noodles, Noodles and Company operates approximately 396 locations across 31 states, supported by a loyal and growing guest base drawn to its approachable fast casual format and commitment to quality ingredients.

One of the key drivers behind Noodles and Company's recent momentum is a fully reimagined menu launched in 2025 that has delivered system wide comparable restaurant sales growth of nearly 7% for the full year and over 9% in early 2026, among the strongest sales performances in the brand's history. The company has also invested in digital ordering and an award winning rewards program, with digital sales representing a growing share of total revenue. With a revitalized menu, renewed operational focus under President and Chief Executive Officer Joseph Christina, and a differentiated concept centered on globally inspired comfort food, Noodles and Company is well positioned for continued growth within the competitive fast casual dining landscape.

WWW.NOODLES.COM



TOTAL LOCATIONS

396



HEADQUARTERS

BROOMFIELD

COLORADO



TOTAL 2025 REVENUE

\$495.1M

DEMOGRAPHICS WISCONSIN RAPIDS

POPULATION	3 MI	5 MI	7 MI	10 MI
2026 Total	23,874	32,853	39,342	43,703
2020 Total	23,747	32,680	39,337	43,761
2010 Total	23,362	32,346	39,219	43,732
Total Daytime Population	27,874	34,643	40,006	43,942
HOUSEHOLDS	3 MI	5 MI	7 MI	10 MI
2026 Total Households	10,831	14,619	17,463	19,224
INCOME	3 MI	5 MI	7 MI	10 MI
2026 Median Household Income	\$59,933	\$64,851	\$67,341	\$69,616
2026 Average Household Income	\$79,531	\$83,009	\$83,673	\$84,795

HIGHLIGHTS

43,703 Total Population within 10 Miles

\$84,795 Average Income within 10 Miles

19,224 Total Households within 10 Miles



SITE OVERVIEW

LOT SIZE

0.40

ACRES

VPD

19,300

ALONG 8TH ST S

PARKING

16

SPACES

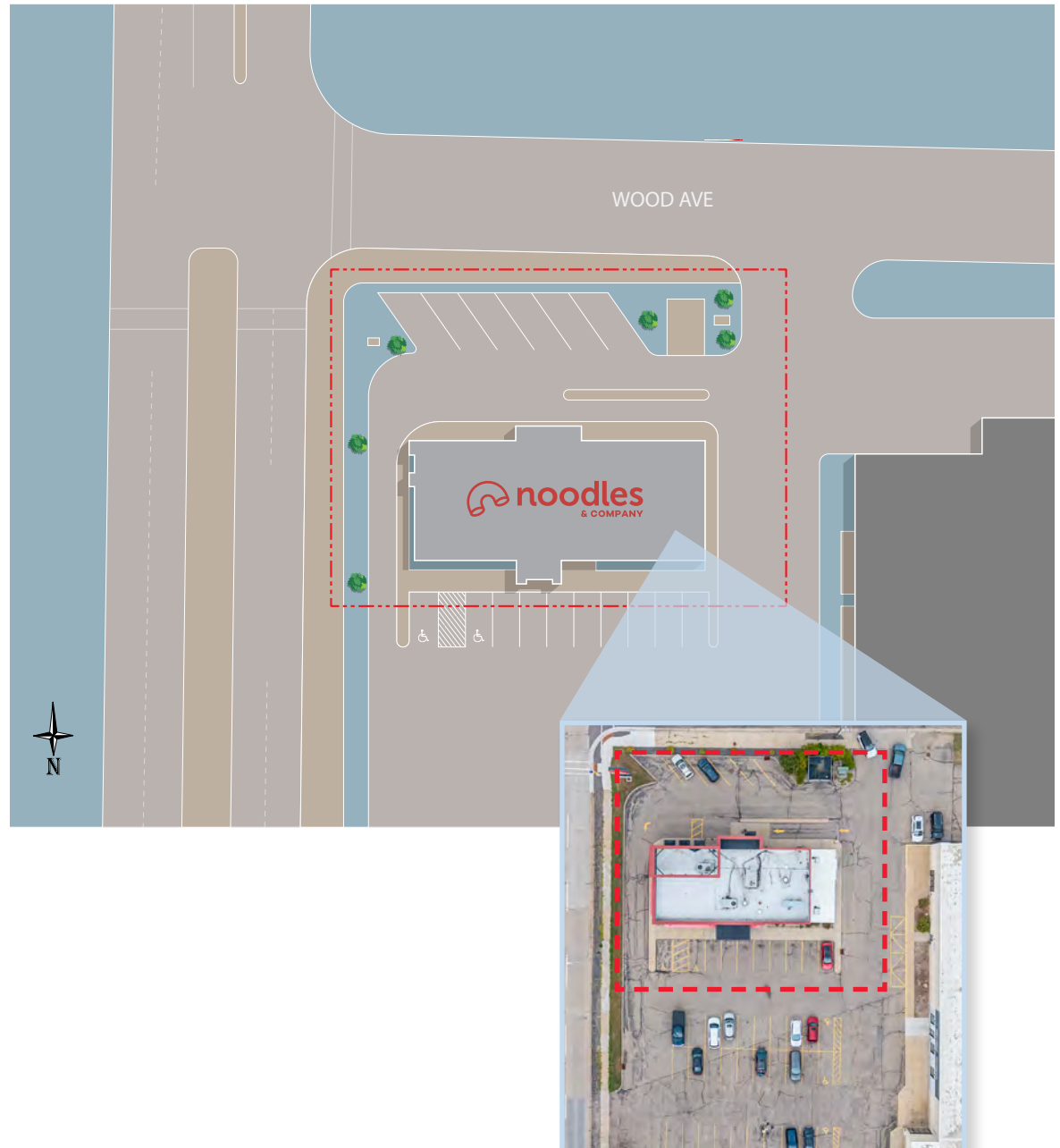
NEARBY TENANTS

ANYTIME FITNESS, DUNKIN,
MCDONALDS, JIMMY JOHNS,
AND MORE

DAYTIME POPULATION

43,942

TOTAL



WISCONSIN RAPIDS, WISCONSIN



Wisconsin Rapids, Wisconsin, is a vibrant river city located along the scenic Wisconsin River in the heart of Wood County, recognized as the cranberry capital of the world and known for its deep roots in the paper manufacturing industry. Situated in central Wisconsin with a population of approximately 18,700 residents, the city features a diversified economy anchored by manufacturing, agriculture, and technology, while maintaining its welcoming small town character and strong sense of community. Notable institutions include Renaissance Learning, a global educational software company headquartered locally, and a thriving cranberry industry that produces a significant share of the nation's total cranberry supply. With its scenic riverfront setting, affordable cost of living index of 76.7, and accessible location in central Wisconsin, Wisconsin Rapids offers a balanced and inviting lifestyle for residents and businesses alike.

ATTRACTIONS



Wisconsin Rapids offers a distinctive blend of natural, cultural, and recreational attractions centered around its scenic Wisconsin River corridor and celebrated cranberry heritage. The Cranberry Highway, a 50 mile scenic driving route through century old cranberry beds and marshlands, draws visitors each fall for the annual harvest season, while the Cranberry Blossom Festival each June celebrates the region's agricultural legacy with live music, food, and community events. The South Wood County Historical Museum, Wisconsin River Papermaking Museum, and the Wisconsin Rapids Municipal Zoo round out a rich calendar of cultural experiences, while outdoor enthusiasts enjoy year round access to fishing, paddling, hiking, snowmobiling, and golf throughout the city's well maintained parks and Wood County forest system.

EDUCATION



Wisconsin Rapids is served by the Wisconsin Rapids Public School District, which welcomed approximately 4,578 students in 2024 across a network of elementary, middle, and high schools including Lincoln High School and Assumption High School. The city also benefits from the presence of Mid State Technical College, which offers two year technical degrees and workforce training programs aligned with the region's manufacturing, healthcare, and technology sectors. The University of Wisconsin Stevens Point is located approximately 35 miles northeast, providing additional access to four year undergraduate and graduate programs for area residents and employers.

ECONOMY



Wisconsin Rapids benefits from a diversified economic base anchored by paper manufacturing, cranberry agriculture, healthcare, and technology, with a growing presence in logistics and distribution supported by the city's central Wisconsin location. The city is home to Renaissance Learning, an international educational software company, and supports a robust cranberry industry that generates significant agricultural employment and export activity throughout the broader Wood County region. Aspirus Riverview Hospital serves as a major healthcare employer, while a below average cost of living index of 76.7 and median household income of \$52,336 create a stable and affordable environment for both residents and incoming businesses seeking a cost effective operational footprint in the Upper Midwest.

TRANSPORTATION



Wisconsin Rapids is well connected via State Routes 13, 34, 54, and 73, providing direct access to major regional markets throughout central Wisconsin, with Interstate 39 accessible within a short drive connecting the city to Madison to the south and Wausau to the north. Central Wisconsin Airport, located approximately 20 miles northeast in Mosinee, offers commercial air service with connections to major hub airports including Chicago O'Hare and Minneapolis Saint Paul. South Wood County Airport, situated three miles south of the city center, further supports general aviation and corporate travel needs for local businesses and residents.

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Actual Site



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