



Taken August 2024

12132 W CAPITOL DR
WAUWATOSA, WI 53222

**HOME DEPOT
RETAIL CENTER OUTPARCEL**

EXCLUSIVELY LISTED BY

BRIAN BROCKMAN

License #: 58914-90

Bang Realty-Wisconsin

brian@bangrealty.com

513-898-1551



INTRODUCTION

Bang Realty is pleased to offer for sale **Stratford Plaza Retail Center** in **Wauwatosa, WI**.

This **±25,701 SF** class A retail center and is **76.2%** occupied.

An outparcel to Home Depot, this center is located right off of the **Interstate 41** with over **150,000 vehicles** per day.

STRATFORD PLAZA

WAUWATOSA, WI

\$5,935,000
PRICE

6.20%
CAP RATE

EXECUTIVE SUMMARY

ADDRESS	12132 W Capitol Dr Wauwatosa, WI 53222
GLA	±25,701 SF
LOT SIZE	±2.98 Acres
ZONING	Commercial
PARCEL NUMBER	2579994008
YEAR BUILT	2005
OCCUPANCY	76%

INCOME & EXPENSES

Rental Income	\$420,682
Expense Reimbursements	\$223,167
Effective Gross Income	\$636,491
Expenses	(\$275,761)
Net Operating Income	\$368,088

PROPERTY HIGHLIGHTS

- Plenty of upside to lease the vacant space including the prime end cap
- All leases are NNN
- Strong tenant mix with national credit tenants
- Outparcel to Home Depot in strong retail area
- Located within the Milwaukee MSA with over 1.5 million residents
- Just 10 miles from downtown Milwaukee
- Right off of the I-41 with over 150,000 VPD
- Advance Auto and Sherwin Williams represent 41% of the space and 36% of the income
- Surrounded by institutionally owned properties

STRONG TENANT STABILITY

YEARS AT THIS LOCATION	
Advance Auto	16
Regional Finance	8
Sherwin Williams	19
GNC	18
Wing Stop	12
Toppers Pizza	21

STRATFORD PLAZA

WAUWATOSA, WI



±19,585 VPD 124th St

±51,718 VPD Capitol Dr

New Asphalt in Shaded Areas
July 2024

PARCEL LINE IS APPROXIMATE
Buyer to verify all information.

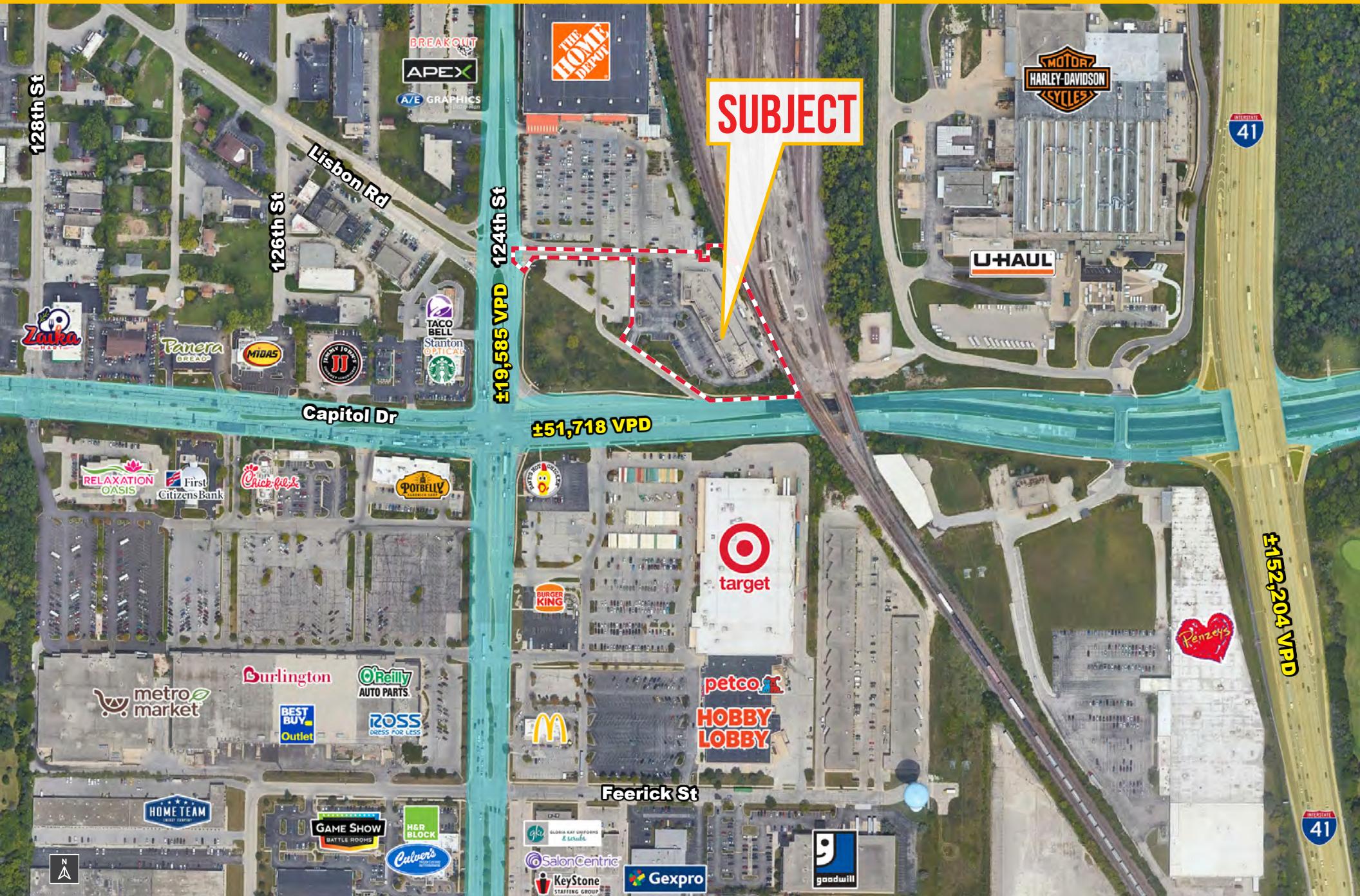
RENT ROLL

TENANT NAME	SUITE	SIZE	%	BEGIN	END	CONTRACT RENT			INCREASES	OPTIONS
						\$/YEAR	\$/MONTH	PSF		
Advance Auto Parts	A,B,C	6,343	24.7%	7/1/2020	6/30/2030	\$95,130	\$7,928	\$15.00	In Option	2x5
EmployBridge LLC dba Remedy Temps	D	1,600	6.2%	4/1/2023	3/1/2028	\$41,352	\$3,446	\$25.85	2.5% Annual	1x5
Vacant	E1	1,500								
Regional Finance Corp of Wisconsin	E2	1,500	5.8%	8/10/2018	11/30/2028	\$36,000	\$3,000	\$24.00	In Option	2x5
Sherwin-Williams	G, H, I	4,388	17.1%	3/1/2007	2/28/2027	\$103,200	\$8,600	\$23.52	In Option	2x6
Vacant	J	2,211								
GNC	K	1,600	6.2%	4/01/2023	3/31/2028	\$40,640	\$3,387	\$25.40		
Wingstop	L, M	2,563	10.0%	3/24/2014	3/31/2031	\$54,440	\$4,537	\$21.24	In Option	2x5
Toppers Pizza	N	1,600	6.2%	1/1/2006	12/31/2031	\$47,840	\$3,987	\$29.90	4.18% 1/29	1x5
Vacant	O	2,396								
TOTAL		25,701	76.2%			\$420,682	\$35,057	\$16.37		

Source: Provided Rent Roll and Leases

STRATFORD PLAZA

WAUWATOSA, WI



TENANT PROFILES

SHERWIN-WILLIAMS

Sherwin-Williams Company is an American company based in Cleveland, Ohio. It is primarily engaged in the manufacture, distribution, and sale of paints, coatings, floorcoverings, and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams has over 5,000 company-owned locations.

WEBSITE	sherwin-williams.com
LOCATIONS	5,000+
NYSE	SHW
MARKET CAP VALUE	±\$70 Billion



Wingstop Inc. is an American international chain of restaurants that primarily sells chicken wings. Wingstop locations are decorated with a 1930s and 1940s pre-jet aviation theme. The restaurant chain was founded in 1994 in Garland, Texas, and began offering franchises in 1997. There are more than 2,000 restaurants open across the globe.

WEBSITE	wingstop.com
LOCATIONS	2,000+
NASDAQ	WING
MARKET CAP VALUE	±\$11 Billion



Advance Auto Parts, Inc. is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do it yourself customers. As of October 2023, Advance operated 4,785 stores and 320 Worldpac branches in the United States and Canada.

WEBSITE	advanceautoparts.com
LOCATIONS	±4,785
NYSE	AAP
MARKET CAP VALUE	±\$3.5 Billion



Regional Finance has been providing personal loans for over 30 years through a network of more than 350 locations in 19 states. We offer a variety of personal loans, from debt consolidation loans that make paying your bills easier, to auto repair loans and appliance loans for those times you need something fixed fast.

WEBSITE	regionalfinance.com
LOCATIONS	±350



GNC Holdings, LLC is an American multinational retail and nutritional manufacturing company based in Pittsburgh, Pennsylvania. It specializes in health and nutrition related products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products. GNC has more than 4,000 retail locations throughout the U.S.

WEBSITE	gnc.com
LOCATIONS	4,000+



TENANT PROFILES



Toppers Pizza is a chain of pizza restaurants in the United States. The company was founded by Scott Gittrich in 1991 in Champaign, Illinois. In 1993 the first Toppers Pizza location in Wisconsin opened in Whitewater, Wisconsin, where the company is headquartered today. Toppers has grown to over 70 locations nationwide.

WEBSITE	toppers.com
LOCATIONS	70+



Remedy Intelligent Staffing is a national leader in professional staffing and workforce management solutions. Serving the staffing industry since 1985, Remedy Staffing matches talent with opportunity. Remedy began franchising in 1988 and soon after embarked on a national expansion program, opening over 150 franchise offices across the U.S.

WEBSITE	remedystaffing.com
LOCATIONS	60+



Taken August 2024

STRATFORD PLAZA

WAUWATOSA, WI



Taken August 2024

STRATFORD PLAZA

WAUWATOSA, WI



Taken August 2024

STRATFORD PLAZA

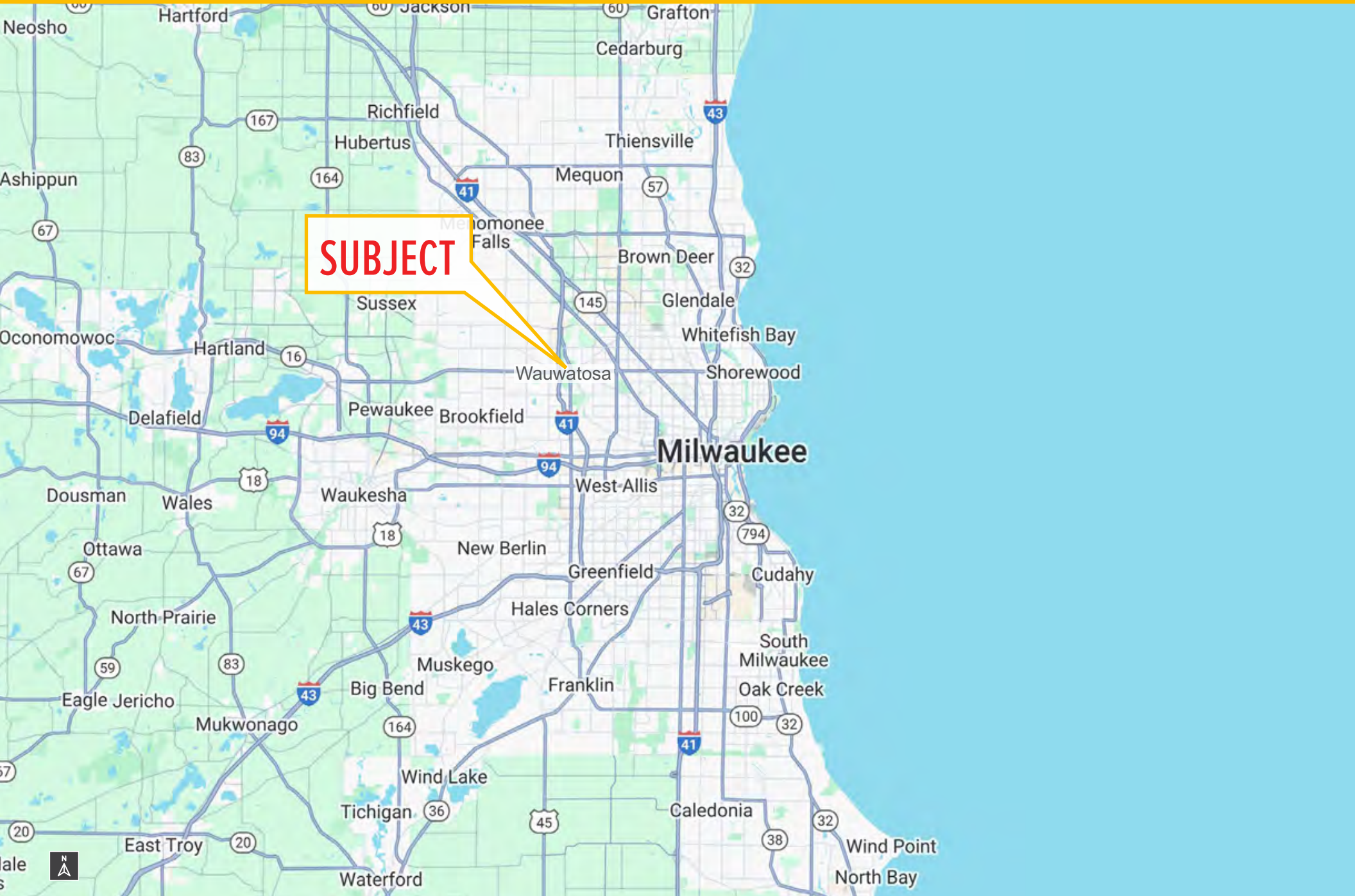
WAUWATOSA, WI



Taken August 2024

STRATFORD PLAZA

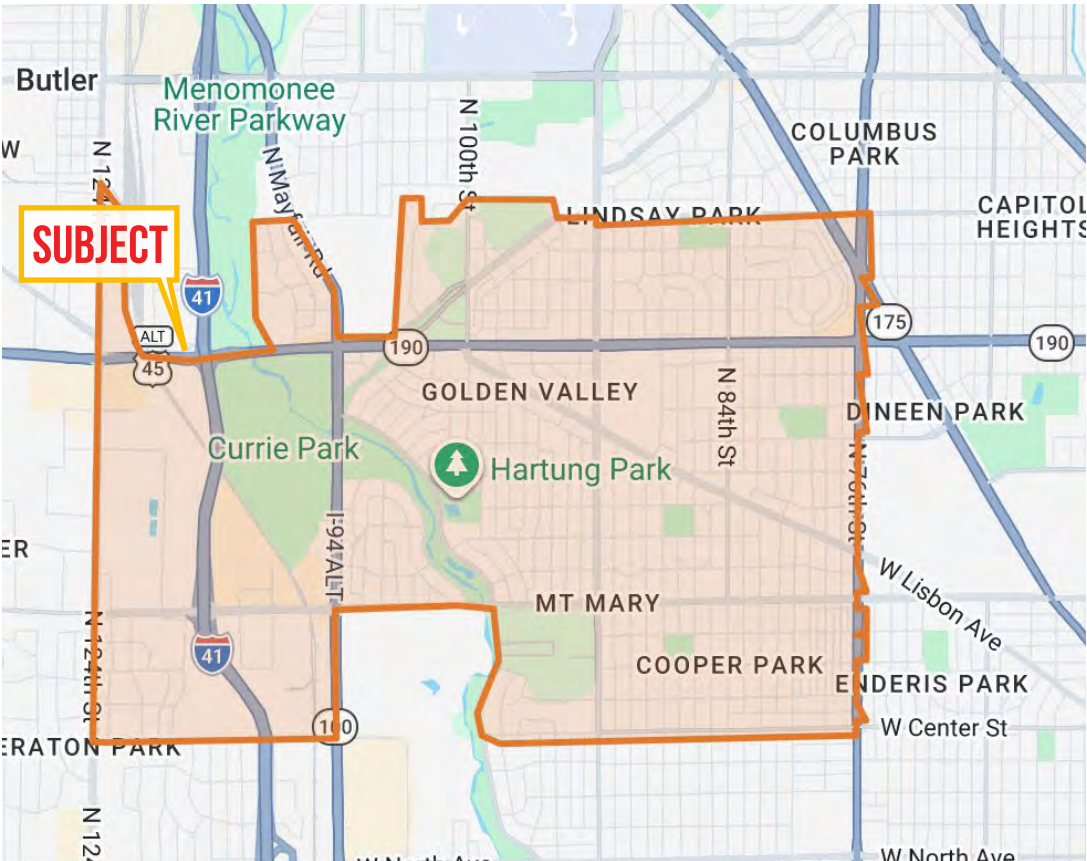
WAUWATOSA, WI



2025 DEMOGRAPHICS within Zip Code 53222

Population	25,288
Median Age	38.0
Median HH Income	\$82,484

Source: Realtors Property Resource



ABOUT WAUWATOSA, WI

Wauwatosa (in Milwaukee County) is Wisconsin’s 14th largest city. Wauwatosa is located approximately four miles west of downtown Milwaukee with proximity to everything the region has to offer. Wauwatosa is within the Milwaukee metropolitan area (over 1.5M residents as of 2025). As of 2021, the population in Wauwatosa was an estimated 49,000 residents.



MILWAUKEE MSA
±1,575,010 RESIDENTS
(AS OF 2025)



EXCLUSIVELY LISTED BY

BRIAN BROCKMAN

License #: 58914-90

Bang Realty-Wisconsin

brian@bangrealty.com

513-898-1551



CONFIDENTIALITY DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bang Realty and it should not be made available to any other person or entity without the written consent of Bang Realty. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Bang Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Bang Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Bang Realty has not verified, and will not verify, any of the information contained herein, nor has Bang Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memorandum to Bang Realty.



Taken August 2024