

# PAWN AMERICA BUILDING

7530 W. LINCOLN AVENUE, WEST ALLIS, WI 53219

NNN INVESTMENT  
FOR SALE



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,995,000
<b>NOI:</b>	\$150,999.96 <i>Lease Expires 9/15/2031 One 5-Year Renewal Option</i>
<b>CAP RATE:</b>	7.57%
<b>OCCUPANCY:</b>	100%
<b>BUILDING SIZE:</b>	8,105 SF
<b>PARKING:</b>	22 Surface Stalls
<b>LOT SIZE:</b>	0.33 Acres
<b>SIGNAGE:</b>	Building
<b>CROSS STREETS:</b>	S. 76th St. & W. Lincoln Ave
<b>ZONING:</b>	Building C-2, Neighborhood Commercial District

## PROPERTY OVERVIEW

This offering presents the opportunity to acquire a single-tenant net leased investment occupied by Pawn America, a well-established regional operator with a long-term operating history. The property is strategically positioned at the signalized northeast corner of Lincoln Avenue West and 76th Street South in West Allis, Wisconsin, providing strong visibility, convenient access, and consistent daily traffic exposure.

Pawn America executed a 15-year lease commencing in September 2016 with a current expiration date of September 15, 2031. The lease structure provides investors with stable and predictable income backed by a nationally recognized pawn and retail operator. In addition, the tenant maintains one five-year renewal option, offering the potential for extended occupancy and continued cash flow.

The property benefits from its location within an established commercial corridor serving the greater Milwaukee metropolitan area. The signalized intersection location enhances customer accessibility while surrounding retail, residential neighborhoods, and commuter traffic contribute to the site's long-term viability.



**AMK PROPERTIES TEAM**  
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# SALIENT INFORMATION

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BUILDING

## ADDRESS:

7530 West Lincoln Avenue  
West Allis, Wisconsin, WI 53219  
Milwaukee County

## BUILDING INFORMATION:

Building Size: 8,105 SF  
Year Built: 1958 / Remodeled 2012  
Stories: Main Floor: 4,005 SF  
Lower Level: 4,100 SF  
Roof: Flat  
Heating & Cooling: Rooftop HVAC  
Electrical: 240 Volt; 3-Phase  
Foundation: Concrete Block  
Exterior Walls: Brick  
Parking: 22 Surface Spaces  
Signage: On Building  
Acreage: 0.33 Acres  
Frontage: 120 FT - West Lincoln Avenue  
120 FT - South 76th Street  
APN: 476-0659-000  
Zoning: C-2, Neighborhood Commercial District



## TENANT INFORMATION:

Current Tenant: Pawn America  
Least Term: Through September, 15, 2031  
Current Lease Rate: \$11,458.33/Month - Net Base  
Through September 15, 2026  
New Lease Rate: \$12,583.33/Month - Net Base  
October 1, 2026 - September 15, 2031  
Renewal Option: One (1) 5-yr Renewal Option  
\$13,864.58 per month.

Pawn America – Operates 17 physical store locations in Wisconsin and Minnesota, and affiliated on-line sales. The stores employ more than 200 employees and have served over a half-million customers. Pawn America operates four stores in Wisconsin.



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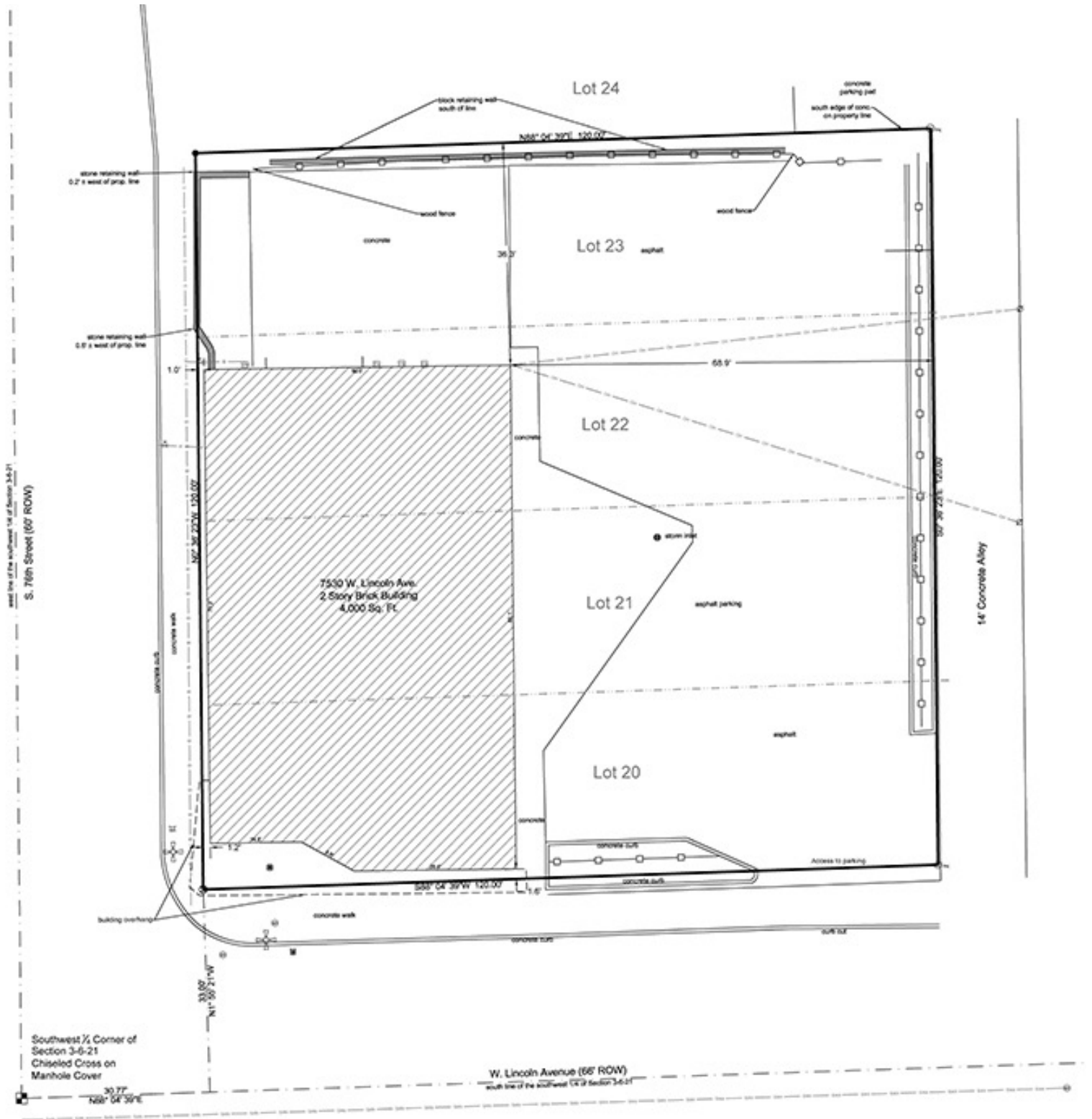
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# SITE PLAN

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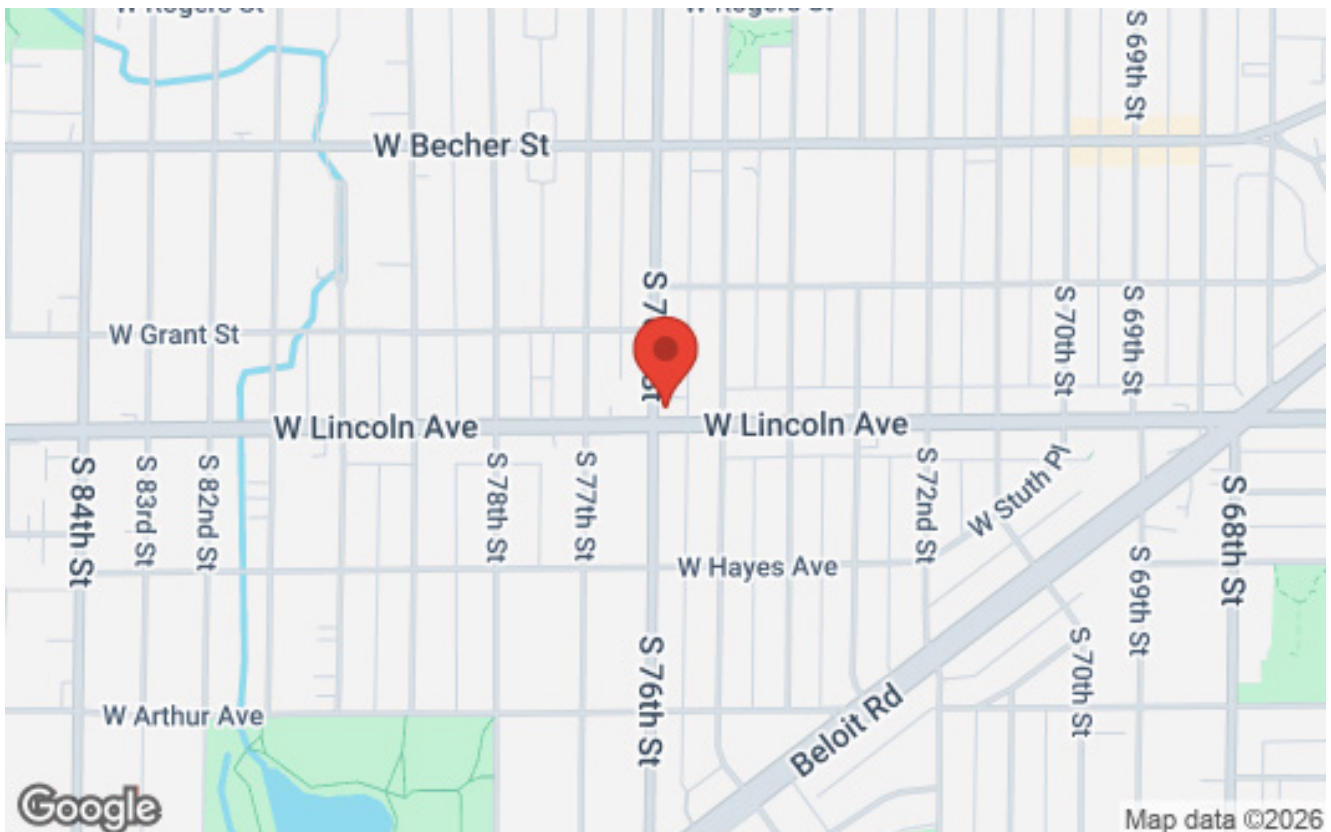
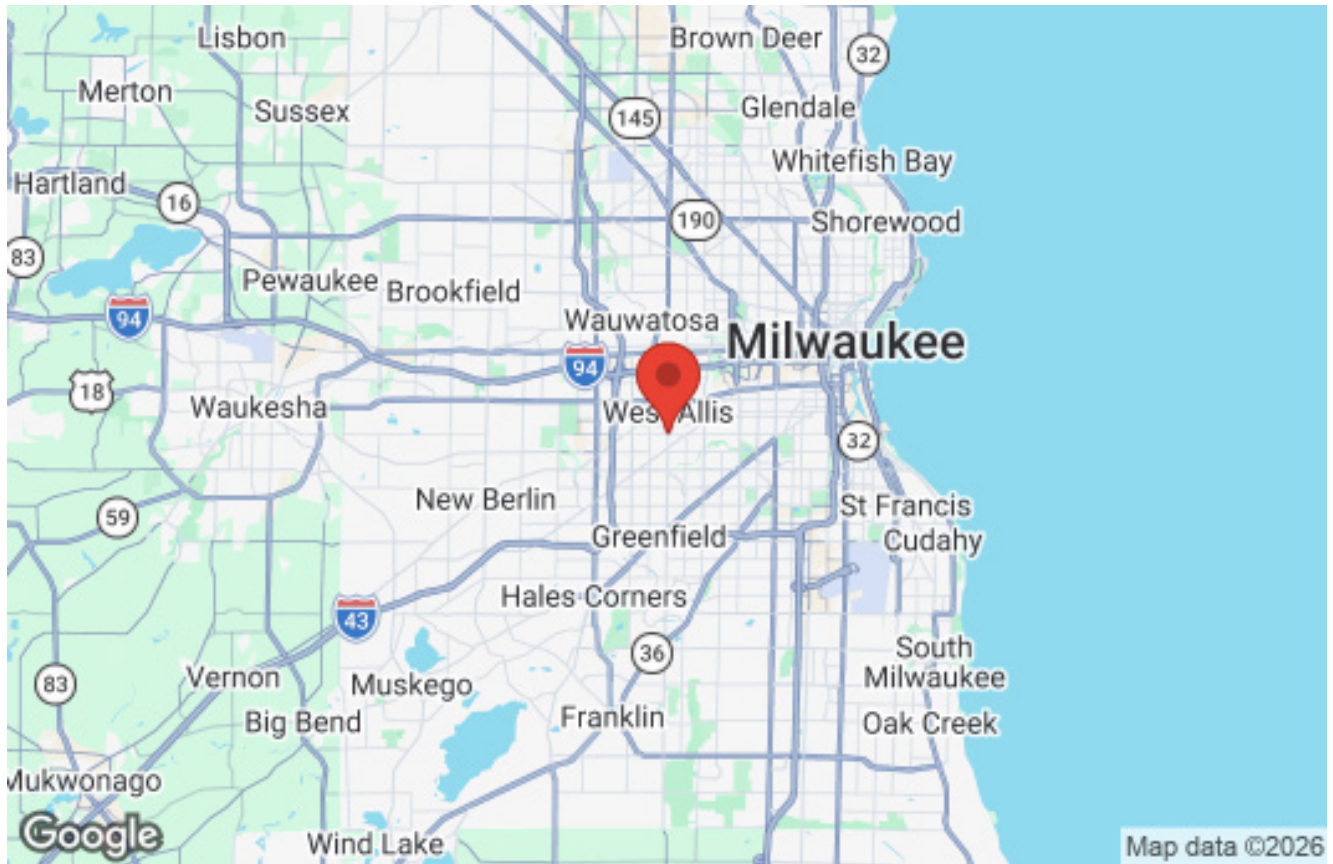
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# LOCATION MAPS

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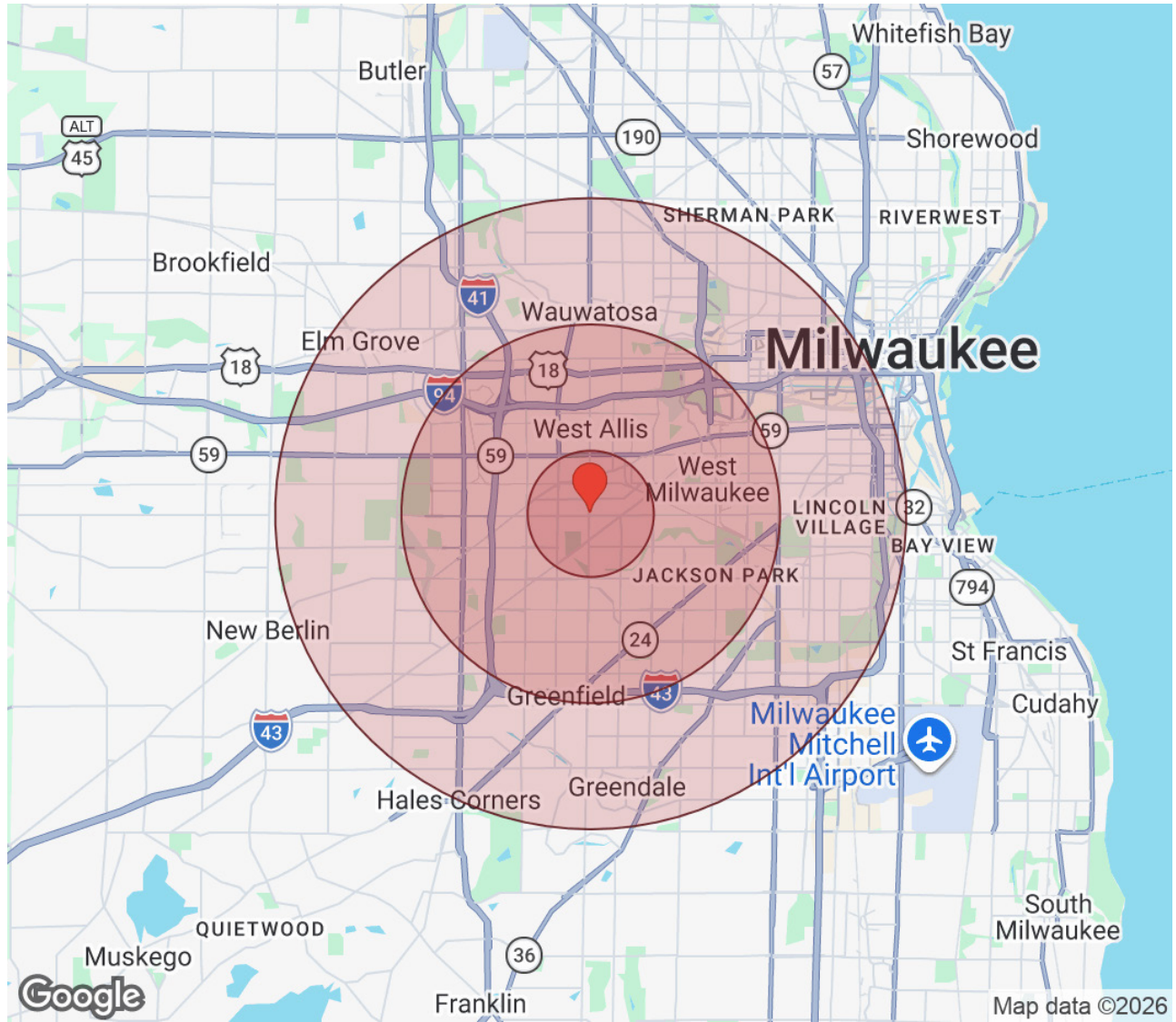
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Mile ● 5 Mile

	1 Mile	3 Mile	5 Mile		1 Mile	3 Mile	5 Mile
<b>Population</b>				<b>Income</b>			
Male	12,104	76,542	204,551	Median	\$69,151	\$67,859	\$64,189
Female	11,697	75,565	202,320	Under \$15k	1,063	5,789	18,922
Total Population	23,801	152,107	406,870	\$15k - \$25k	645	4,296	12,106
				\$25k - \$35k	926	5,572	14,462
<b>Housing</b>				\$35k - \$50k	1,371	8,765	21,615
Total Unit	11,786	72,035	183,148	\$50k - \$75k	1,942	11,982	28,527
Occupied	10,894	66,669	169,077	\$75k - \$100k	1,700	9,966	22,278
Owner Occupied	5,885	36,264	82,611	\$100k - \$150k	1,969	12,044	27,209
Renter Occupied	5,009	30,405	86,466	\$150k - \$200k	757	4,564	12,412
Vacant	892	5,366	14,071	Over \$200k	521	3,691	11,547
<b>Age</b>							
Age 0 - 14	4,201	27,672	79,592				
Age 15 - 24	2,407	17,695	56,387				
Age 25 - 54	10,142	63,286	165,284				
Age 55 - 64	2,968	17,786	43,840				
Age 65+	4,083	25,668	61,765				



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### Presented By:

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