

# Investment Property Available



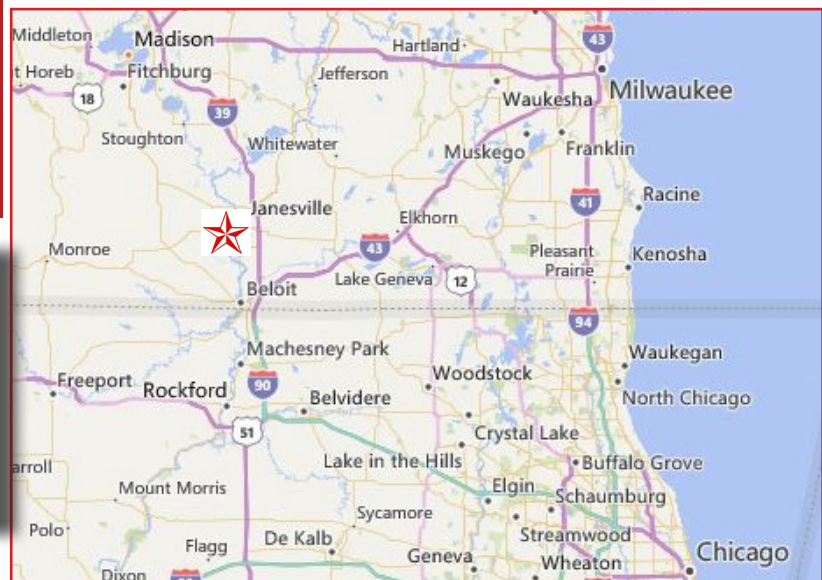
## Investment Overview

- Address: 1800 Milton Avenue, Janesville...
- Building Size: 49,646sf
- Site Size: 4.4 Acres
- Parking: 232 striped spaces (expandable)
- Zoning: B2 Community Shopping
- Year Built: 1975/2013
- Occupancy: 100% leased to Big Lots and Planet Fitness
- Average Term Remaining: 4.9years (plus options)
- Average In-Place Rent (per sf): \$7.31NNN
- As-is CAP Rate: 7.5%
- As-is Net Operating Income: \$363,889
- Asking Price: \$4,852,000 (\$98 per square foot)

## Property Highlights

- Upside potential with below market rents
- Priced well below replacement cost
- High ceilings, fully sprinklered, well maintained
- Located in the heart of Janesville's busiest commercial district
- Long Term National Tenants
- Milton Avenue Frontage
- Exceptional Visibility
- Major 2013 expansion/renovation included:
  - New parking lot, exterior lighting and landscaping
  - New monument signage on Milton Avenue
  - Partial building tear-down and expansion for Planet Fitness
  - All new tenant finish for Planet Fitness
  - New loading dock for BigLots

- Janesville Population 63,575
- Median Household Income \$47,344
- Janesville has a AA Credit Rating
- Safe Community with a 1.47 per 100,000 murder rate (National Average is 4.5 per 100,000)
- Low Cost of Living



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Large two-tenant building with stable tenancy and below-market rents. Big Lots has occupied their space since 1992 and has recently signed a five-year extension. The property underwent a major transformation in 2013 to make way for Planet Fitness. The project included a partial building tear-down, expansion and a complete rebuilding of the parking lot at a cost of over \$1.85 million. 1800 Milton is located on one of Janesville's busiest, signalized intersections, which is home to Taco Bell, Walgreens, CVS and McDonalds. Future upside potential exists with below market rents and building/parking lot expansion potential on the East portion of the site.

# For Sale \$4,500,000

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