



**3706 W Wisconsin Ave  
Milwaukee, WI**

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## Midas - Milwaukee, WI

3706 W Wisconsin Ave, Milwaukee, WI

### EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a net leased Midas property located in Milwaukee, Wisconsin. There are over four years remaining in the primary term of the lease and only one 5-year renewal option. There is a 10% rental escalation in the renewal option. The lease is absolute triple net and features zero landlord responsibilities. Midas has a long and successful operating history at the site since 2009 and has exercised multiple renewal options which demonstrates their commitment to the site.

The Midas property is well positioned along Wisconsin Ave (15,000+ VPD) and just off of Interstate 94 (175,000+ VPD). The property benefits from its proximity to Miller Brewery (1,000+ employees) and Marquette University High School (1,074 students). Additionally, the property is 1.5 Miles north of Miller Park, Target, Walmart and many other national retailers. There are 243,499 people living within three miles of the property.

The lease is guaranteed by Leeds West Groups (LWG). LWG was founded in 2009 by Judd Shader in Colorado. In 2011, LWG expanded with the addition of the Big O Tires brand into the portfolio. By 2012, LWG had built the company's portfolio to include three unique automotive national brands and concepts all master-franchised by TBC Corporation, a sub-entity of Sumitomo Corporation – making LWG the only group to hold and operate all three as they grew their portfolio. LWG is currently headquartered in Greenwood Village, CO, with automotive retail operations in 19 States and over 950 team members.

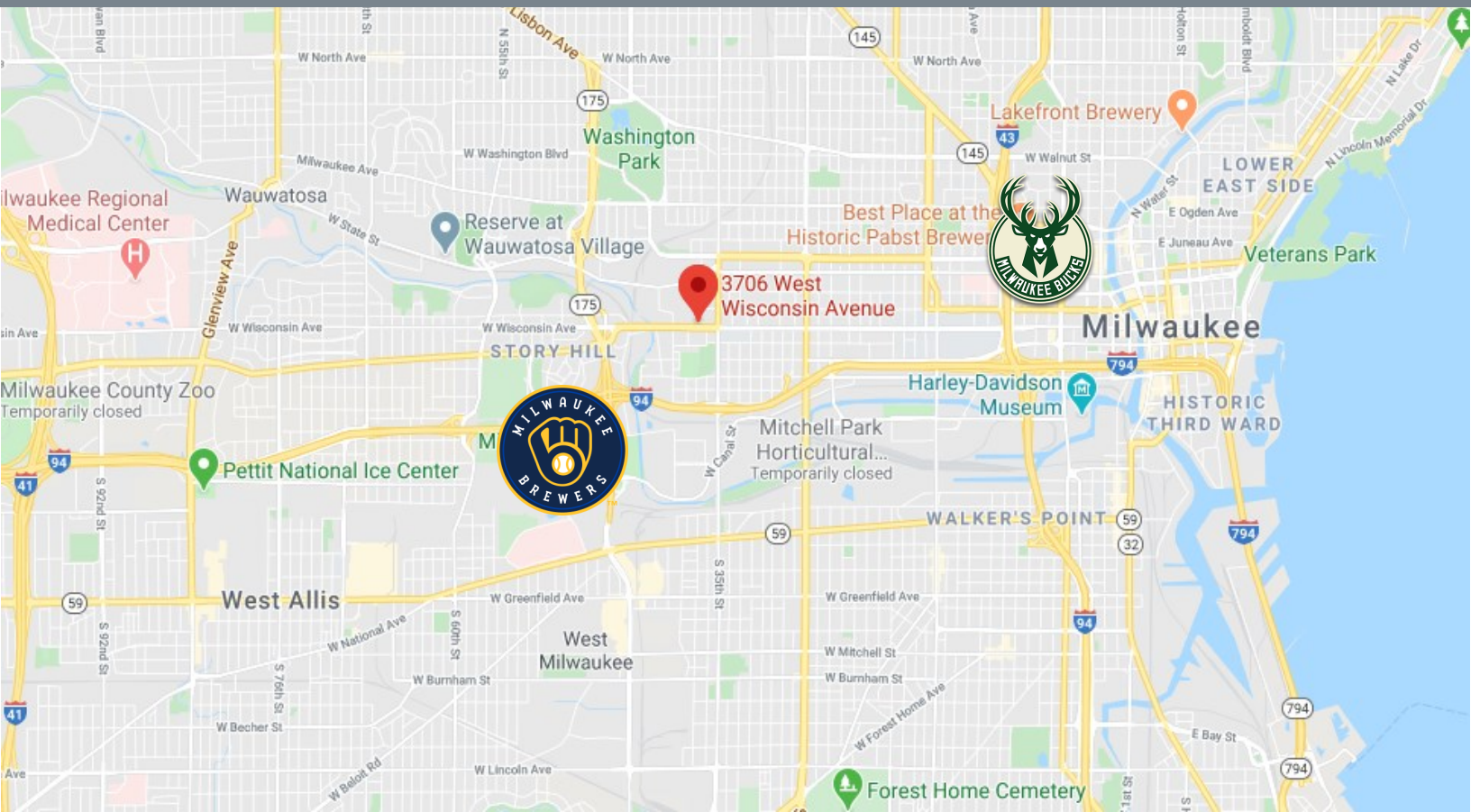


## Midas - Milwaukee, WI

3706 W Wisconsin Ave, Milwaukee, WI

### PROPERTY OVERVIEW

Price:	\$669,917	Lease Expiration:	12/12/2024
Cap Rate:	7.25%	Annual Rent:	\$48,569
Building Size:	3,900 SF	Lease Type:	NNN
Tenant:	Midas	Renewal Options:	One 5-Year (Remaining)
Guarantor:	Leeds West Wisconsin LLC & Leeds West Investment Group LLC	Rental Escalations:	10% in each option



## PROPERTY HIGHLIGHTS

- Located in Milwaukee, Wisconsin
- NNN lease presents no landlord responsibilities
- Guaranty from subsidiary of Leeds West Groups (950 team members and 100+ locations) (\$26 million in revenue in 2018)
- Healthy rent-to-sales ratio
- Long operating history at this location
- Tenant recently extended lease demonstrating commitment to site
- Just off of Interstate 94 (175,000+ VPD)
- Positioned along W Wisconsin Ave (15,000+ VPD)
- Close proximity to Miller Brewery and Marquette University High School
- 1.5 Miles north of Miller Park, Target, Walmart and many other national retailers

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	20,399	243,499	528,343
Total Households	8,720	90,023	211,744
Average Household Income:	\$39,212	\$55,176	\$59,296



**AERIAL**



## TENANT OVERVIEW

**Midas, Inc.** is an American chain of automotive service centers headquartered in Palm Beach Gardens, Florida. In its North American main and home market, Midas stores are company-owned or franchised. In the 17 other countries it operates in, the service centers are either licensed or franchised. Midas is one of the world's largest providers of automotive services, offering brake, maintenance, tires, exhaust, steering and suspension services at more than 2,000 franchised, licensed and company-owned Midas shops in 13 countries, including nearly 1,300 in the United States of America and Canada. Midas also owns the SpeedDee Oil & Auto Service business, with more than 150 auto service centers in America.

Website: [www.midas.com](http://www.midas.com)  
Founded: 1956  
Number of Location: 2,300+  
Headquarters: Palm Beach Gardens, FL  
Parent: TBC Corporation

**Leeds West Group (LWG)** was founded in 2009 by current CEO and Board of Directors Member, Judd Kyle Shader. Over the years LWG has grown to become one of the largest and most respected leaders in the franchise automotive aftermarket repair space. LWG has established itself as the only Family Office backed franchise group in the US to manage three unique Automotive Repair Franchised Brands (Midas, Big O Tires, and Speedee Oil). LWG operates on all three automotive aftermarket repair platforms; general repair, tire repair and services, and quick lube services.

LWG is currently headquartered in Greenwood Village, CO with offices in Davenport, IA, with automotive retail operations in 19 States, over 950 team members, with real estate holdings and outside investments in 8 States.

Website: [www.leedswestgroups.com](http://www.leedswestgroups.com)  
Founded: 2009  
Number of Location: 100+  
Headquarters: Greenwood Village, CO  
Employees: 950+

## **MARKET OVERVIEW**

Milwaukee is the largest city in Wisconsin, the 28th most populous city in the United States and comprises nearly one-third of the state's entire population. Milwaukee is located on the southwestern shore of Lake Michigan and has a population of more than 595,000 people with an MSA population of more than 1,752,000.

Milwaukee and its suburbs are the home to the international headquarters of 13 Fortune 1000 companies, including Johnson Controls, Northwestern Mutual, Manpower Inc., Jefferson Wells, Kohl's, Harley-Davidson, Rockwell Automation, Fiserv, Inc., Hal Leonard, Wisconsin Energy, Briggs & Stratton, Joy Global, Bucyrus International, A.O. Smith, GE Healthcare Diagnostic Imaging and Clinical Systems and MGIC Investments. The Milwaukee metropolitan area ranks fifth in the United States in terms of the number of Fortune 500 company headquarters per capita.

Milwaukee is ideally located in the heart of the Upper Midwest. Situated on the western shores of Lake Michigan, one of the five Great Lakes, it is a 90-minute drive from downtown Chicago, a five-hour drive from Minneapolis-St. Paul and Indianapolis, and slightly more than an hour away from Madison, the capital of Wisconsin.

Three of Wisconsin's Interstate highways intersect in Milwaukee. Interstate-94 travels north from Chicago to enter Milwaukee and continues west to Madison. Interstate-43 enters Milwaukee from the southwest and continues north along Lake Michigan to Green Bay. Interstate-41 follows Interstate-94 north from the state line before turning west and north to head to Green Bay.

Milwaukee has historically been a hub for rail traffic and the metro area is served by five rail operators, including the Canadian National Railway, Canadian Pacific Railway and Union Pacific Railroad. Milwaukee's mass transit needs are served primarily by the Milwaukee County Transit System (MCTS), which has more than 50 routes and is often ranked among the nation's best transit systems. Amtrak provides passenger rail service to all parts of the US and Canada from its downtown Milwaukee terminal. Amtrak serves as a vital link to Chicago via the Hiawatha Service line which carries roughly 800,000 transporters a year.