





INVESTMENT HIGHLIGHTS

- High-traffic E. Grand Ave primary retail artery through Rothschild. I-69 AADT 40,307 | I-127 AADT 63,327 | I-43 AADT 26,079
- Prime visibility & frontage strong exposure to daily commuters
- Near major national tenants Target, Starbucks, McDonald's, Wendy's, UPS, etc.
- Diversified tenant mix (bank + QSR + auto service + boutique retail)
- Long-term tenant stability established operators with strong payment history
- Top-performing Subway location reportedly highest sales in its 7-store group
- Eagle Lube ~\$900K sales (trending toward one of its best years)
- ~750 SF vacancy upside (immediate lease-up opportunity)
- ~10,500 SF on 1.02 acres



PROPERTY SUMMARY

1133 E. Grand Ave is a well-positioned multi-tenant retail strip center located in a high-traffic commercial corridor just off Highway 29 in the Rothschild/Wausau market. Built in 1987, the property contains approximately 10,500 SF of gross leasable area on a 1.02-acre site with strong frontage along East Grand Avenue, one of the area's primary retail and commuter routes. The center benefits from excellent visibility, convenient access, and consistent daily traffic, supporting a balanced mix of service and retail tenancy. Current occupants—including Subway, Marathon Bank, an auto service operator, and White Giraffe Boutique—provide a diversified, daily-needs consumer draw and neighborhood retail appeal.

INVESTMENT SUMMARY

This multi-tenant retail strip center is anchored by long-standing, established operators with proven operating histories and a track record of consistent rent payment and stable occupancy. The tenant mix combines daily-needs and service-oriented uses—creating recurring customer traffic, reducing reliance on discretionary spending, and supporting resilient cash flow across market cycles. With multiple tenants contributing to income, the property benefits from diversified rent sources, which can help mitigate single-tenant risk and enhance overall income stability.

In addition to its in-place tenancy, the asset offers clear, executable upside. Near-term value creation is supported by (i) lease renewal and extension opportunities with existing tenants, (ii) mark-to-market potential as leases roll—allowing ownership to capture current rental rates where below-market conditions exist, and (iii) the lease-up of remaining vacancy, providing immediate NOI growth potential. Combined, these drivers create a compelling investment profile: stable in-place income today with multiple paths to increase revenue and improve returns over the hold period..



PROPERTY INFORMATION

Address	1133 E Grand Ave, Weston, WI 54476
NOI	\$148,320.88
Price CAP	\$1,854,000.00 8.0% Cap
Building size	10,500 SF
Lot Size SF	44,431 SF 1.02 acres

TENANT INFORMATION

	Marathon Bank	Eagle Express Lube	Subway	White Giraffe Boutique
Building Size	2,290 SF	1,900 SF	1,800 SF	2,525 SF
Term Remaining	10 Months	15 Years	2 Years	4 years
Options	3 year Options	15Year Options	5 year Options	5 year Options
Annual Rent	\$43,200.00	\$60,000.00	\$35,094.62	\$36,060.00



**Suite A | Marathon Bank**

Marathon Bank is a long-term, low-maintenance anchor tenant and one of the original occupants established during the property's 2008 redevelopment (conversion from a former car wash into a multi-tenant retail building). The branch has operated continuously at the location for years, reflecting a strong commitment to the site and the surrounding trade area. Marathon Bank has demonstrated a reliable payment history and a consistent operating presence, supported by stable on-site management and routine, business-hours traffic that complements the center's service-oriented tenant mix. As a financial-services user, the tenancy is typically characterized by lower operational intensity, minimal day-to-day landlord involvement, and steady customer draw—providing the property with a stable income component and reduced risk profile relative to more volatile retail categories.

Tenant	Marathon Bank	Lease Start Date	11/1/08
Building Size	2,080 SF	Lease End Date	11/1/26
Monthly Rent	\$3,600.00	Increase	0%
Annual Rent	\$43,200.00	Options	3 Year Options



- **Suite B | Eagle Express Lube**

Eagle Express Lube is a long-standing, service-oriented tenant that has operated at this location since prior to 2008, establishing a durable customer base and consistent neighborhood demand. Current ownership acquired the business in 2024 and is in the process of transitioning ownership to the on-site General Manager, Justin Christian, supporting operational continuity and a “known-operator” handoff. Justin brings meaningful multi-location experience from Fleet Farm and Tractor Supply Co., which adds depth in team management, process execution, and retail/service operations.

- The business is performing strongly and is on pace for its second-highest sales year historically, with annual sales just over \$900,000. As a necessity-based automotive service user, Eagle benefits from recurring customer visits and steady daily traffic, complementing the center’s tenant mix and contributing to a reliable, needs-driven draw for the property.

Tenant	Eagle Express Lube	Lease Start Date	3/1/26
Building Size	3,100 SF	Lease End Date	3/1/41
Monthly Rent	\$5,000.00	Increase	2.5%
Annual Rent	\$60,000.00	Options	15 Year Options



- **Suite C | Subway**

Subway has been a stable, long-term occupant at the property since 2008, providing consistent daily traffic and a dependable, quick-service component within the tenant mix. According to regional management, this store reportedly ranks #1 in sales volume among the seven locations in their operating portfolio—highlighting strong site fundamentals, sustained customer demand, and operational strength at this specific intersection of the market.

- Ownership plans to revisit lease terms at expiration, creating a clear mark-to-market opportunity. Based on current market conditions, ownership projects a potential rent increase of approximately \$4,000 per month, offering meaningful upside through renewal negotiations while maintaining a well-recognized national brand presence in the center.

Tenant	Subway	Lease Start Date	3/1/09
Building Size	1,800 SF	Lease End Date	11/1/27
Monthly Rent	\$2,800.00	Increase	6% of sales
Annual Rent	\$33,600.00	Options	5 Year Options



- **Suite D | White Giraffe Boutique**

White Giraffe Boutique evolved from a small, home-based concept into a thriving brick-and-mortar retailer on the east side of the building, reflecting strong local demand and a loyal neighborhood customer base. In early summer, the tenant requested an expansion into an additional ~1,400 SF, signaling continued growth and long-term commitment to the location.

- To accommodate the expansion, ownership removed a demising wall and invested approximately \$50,000 in tenant-driven improvements, enhancing the space and supporting the tenant's operational needs. White Giraffe has renewed and continues to perform well, adding a unique neighborhood retail component that complements the center's service and daily-needs tenancy.

Tenant	White Giraffe Boutique	Lease Start Date	8/1/25
Building Size	2,525 SF	Lease End Date	7/31/30
Monthly Rent	\$3,005.00	Increase	2.5% each year
Annual Rent	\$36,060.00	Options	5 year Options

2026 Tenant Rent Roll

Tenant Name	Sq Ft	Monthly Rent	Yearly Rent (2026)	Lease Start Date	Lease End Date	Increases	Options
Marathon Bank		\$3,600.00	\$43,200.00	Nov 1, 2008	Nov 1, 2026	0%	3-Year
Subway		\$2,800.00	\$33,600.00	Mar 1, 2009	Nov 1, 2027	6% of sales	3-Year
White Giraffe		\$3,005.00	\$36,060.00	Aug 1, 2025	Jul 31, 2030	2.5%	5-Year
Eagle Express Lube		\$5,000.00	\$60,000.00	Mar 1, 2026	Mar 1, 2041	2.5%	15-Year
Vacant Space	750	\$0.00	\$0.00				
Total	750	\$14,805.00	\$172,860.00				

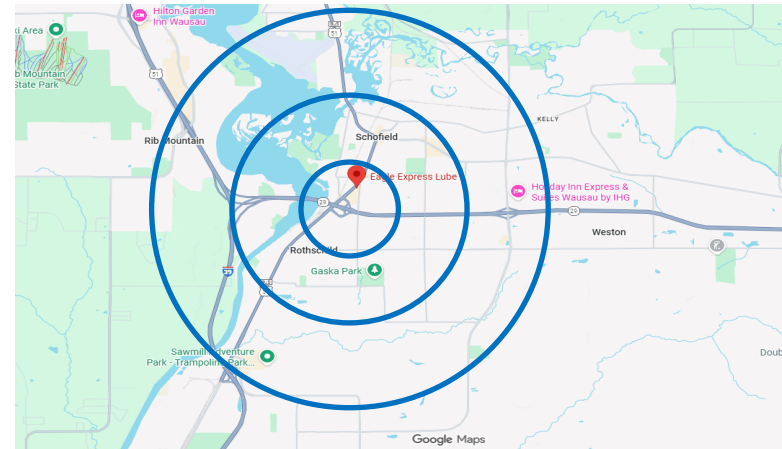
Income and Expenses

Income	
Total Scheduled Rent (2026)	\$172,860.00
Property Tax Expense	\$7,313.08
Repairs & Maintenance	\$5,725.00
Total Utilities	\$4,637.02
Total Legal & Accounting	\$430.00
Property Management (4%)	\$6,434.40
Total Expenses	\$24,539.90
Net Operating Income (NOI)	\$148,320.10





Population	1 Mile	3 Mile	5 Mile
2025	16,390	56,883	87,919
Households	1 Mile	3 Mile	5 Mile
Homeowners	4,703	16,248	24,601
Renters	2,711	7,417	12,330
Average House- hold Income	1 Mile	3 Mile	5 Mile
2025	\$64,632	\$74,653	\$73,044



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Eagle Express Lube strong sales (~\$900,000 annual sales; experienced operator transition)

Ownership invested to support growth (~\$50,000 improvements for White Giraffe expansion)

Built-in upside: vacancy lease-up (~750 SF available for immediate leasing)

Built-in upside: mark-to-market renewals (renewal/lease-reset opportunity, incl. Subway)

Strong local demographics/income (1-mile radius reported ~\$109K income)

Functional site + ample parking (ideal for service/retail; convenient customer flow)

Scale fits tenant demand (~10,500 SF on 1.02 acres—efficient neighborhood center size)