



NNN WITH STRONG REPORTED SALES
26 YEAR OPERATING HISTORY | BELOW MARKET RENT



5600 SPRING STREET
MT PLEASANT, WI 53406

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This single-tenant Piggly Wiggly investment offers long-term stability backed by a 26-year operating history and a triple-net lease with four years remaining and four additional five-year renewal options. The property sits on over five acres with 230 parking spaces and is priced below replacement cost at \$95.14 per square foot. Located at a signalized intersection with strong daily traffic, the site benefits from excellent visibility and convenient access through multiple ingress and egress points. The surrounding area features powerful demand drivers, including Village Center, Ascension All Saints Hospital, and a strong mix of national retailers such as Kohl's, Festival Foods, Starbucks, and Walmart Neighborhood Market. With dense, affluent demographics and more than 69,000 residents within three miles, the property is well positioned for continued long-term performance.



Batten International Airport
USA's Largest Privately-Owned
International Airport

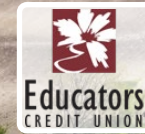
Meadowbrook
Country Club

Lake
Michigan

Racine
Country Club

Primrose Retirement
Community of
Mt. Pleasant

Word of Faith
Family Church



SUBJECT PROPERTY

Spring Street
21,700 VPD



Downtown
Racine

BMO
Pick'n Save
Walgreens
DUNKIN'

Ascension All Saints
Hospital | 356 Beds



Lake
Michigan

Kwik
Trip

Educators
CREDIT UNION

Educators
CREDIT UNION

DAC BUDGET
DANCE ARTS. CENTER BLINDS

Spring Street
21,700 VPD

SUBJECT PROPERTY





PIGGLY WIGGLY | TRIPLE-NET LEASE | STRONG REPORTED SALES

5600 Spring Street, Mt Pleasant, WI 53406

FINANCIAL SUMMARY

PRICE	\$3,840,000
CAP RATE	7.80%
NOI	\$299,710
PRICE/SF	\$95.14

Gross Leasable Area	40,362 SF
Year Built	1975
Lot Size	5.28 Acres +/-
Parcel Numbers	151-03-22-12-057-000
Type of Ownership	Fee Simple
Parking	230 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$299,710	\$7.43
Option 1	5/1/2030	\$299,710	\$7.43
Option 2	5/1/2035	\$299,710	\$7.43
Option 3	5/1/2040	\$299,710	\$7.43
Option 4	5/1/2045	\$299,710	\$7.43

Notes: Right to cease operation with 60 days notice.

LEASE SUMMARY

Lease Type	NNN
Lease Guarantor	Piggly Wiggly Midwest LLC
Guarantor Type	Corporate Guarantee
Lease Term Remaining	3.87 Years
Rent Commencement	8/1/1999
Lease Expiration	4/30/2030
Options	4, 5-Year
Option to Terminate	None
Option to Purchase	None



piggly wiggly®

PIGGLYWIGGLY.COM

- » America's first true self-service grocery store
- » Founded in Memphis, Tennessee in 1916
- » There are more than 500 stores serving communities in 18 states
- » The company is owned by C&S Wholesale Grocers, which acquired Piggly Wiggly Midwest in 2021



C&S
Wholesale
Grocers

CSWG.COM

- » C&S Wholesale Grocers, LLC is an industry leader in supply chain solutions and wholesale grocery supply in the United States
- » Supplier to more than 7,500 independent supermarkets, chain stores, military bases and institutions with over 100,000 different product
- » C&S Wholesale Grocers, LLC also operates and supports corporate grocery stores and services independent franchisees under a chain-style model throughout the Midwest, South and Northeast
- » Founded in 1918
- » #17 on Forbes' America's Best-In-State Companies for Grocers-Wholesale (2026)



500
Locations



National Tenant
18 States



TENANT	Piggly Wiggly Midwest LLC
GUARANTOR	Piggly Wiggly Midwest LLC
SQUARE FEET	40,362 SF
LEASE COMMENCEMENT	8/1/1999
LEASE EXPIRATION	4/30/2030
LEASE TYPE	NNN
RENEWAL OPTIONS	4, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord/Tenant	Tenant responsible for roof, landlord responsible for structure.
PARKING LOT	Tenant	
HVAC	Tenant	
TAXES	Tenant	
INSURANCE	Tenant	
CAM	Tenant	

SINGLE-TENANT PIGGLY WIGGLY | TRIPLE-NET LEASE

- 26-year history at this location, demonstrating long-term performance
- Corporate Lease | Piggly Wiggly is a wholly owned subsidiary of C&S Wholesale Grocers, LLC, one of the nation's largest grocery distributors; a supplier to more than 7,500 independent supermarkets, chain stores, military bases
- Strong reported sales (contact agent for details)
- Nearly four years of remaining term
- Four (5-year) renewal options providing long-term stability

STRONG REAL ESTATE FUNDAMENTALS

- Site is over five-acres with 230 parking spaces
- Priced below replacement cost at \$95.14 per square foot
- Multiple ingress/egress point

SIGNALIZED INTERSECTION WITH 26,600 VPD

- Located at the signalized intersection of Spring Street and S Newman Road, which sees a combined traffic volume of 26,600 vehicles per day
 - ⟩ Frontage along Spring Street, which sees 21,700 vehicles per day
- 0.6 miles from N Green Bay Road, which sees 30,600 vehicles per day

STRONG COMMUNITY DRIVERS

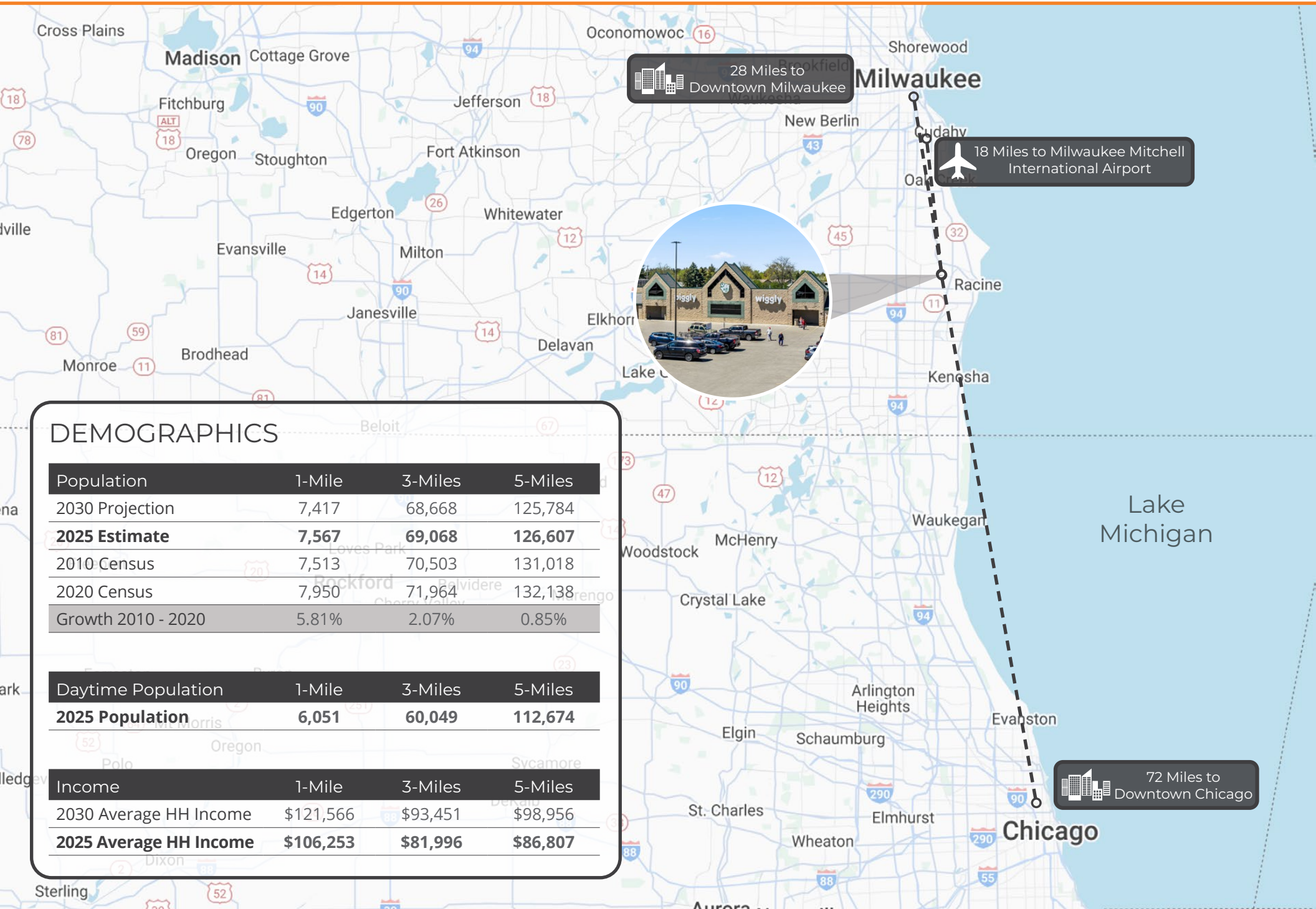
- 1.3 miles from Village Center, which attracts 2.8 million annual visitors¹
 - ⟩ Notable tenants include Kohl's, Bath & Body Works, Five Below, Sally Beauty, Festival Foods, Starbucks, Chipotle, and more
- 1.5 miles from Ascension All Saints Hospital, which has 356-beds
- Other notable retailers in the area include Pick' n Save, Walgreens, Dunkin', Walmart Neighborhood Market, Ollie's Bargain Outlet, VASA Fitness, Panda Express, Chick-fil-A, and more
- Nine schools located within a 4 mile radius, serving a total of 5,325 students

DENSE AND AFFLUENT TRADE AREA

- 69,068 residents and 60,049 employees within a three-mile radius
- Average household income of \$106,253 within a mile radius



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	7,417	68,668	125,784
2025 Estimate	7,567	69,068	126,607
2010 Census	7,513	70,503	131,018
2020 Census	7,950	71,964	132,138
Growth 2010 - 2020	5.81%	2.07%	0.85%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	6,051	60,049	112,674

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$121,566	\$93,451	\$98,956
2025 Average HH Income	\$106,253	\$81,996	\$86,807

AERIAL



Primrose Retirement
Community of
Mt. Pleasant

N Green Bay Road
30,600 VPD

Meadowbrook
Country Club

SUBJECT PROPERTY



Spring Street
21,700 VPD

31

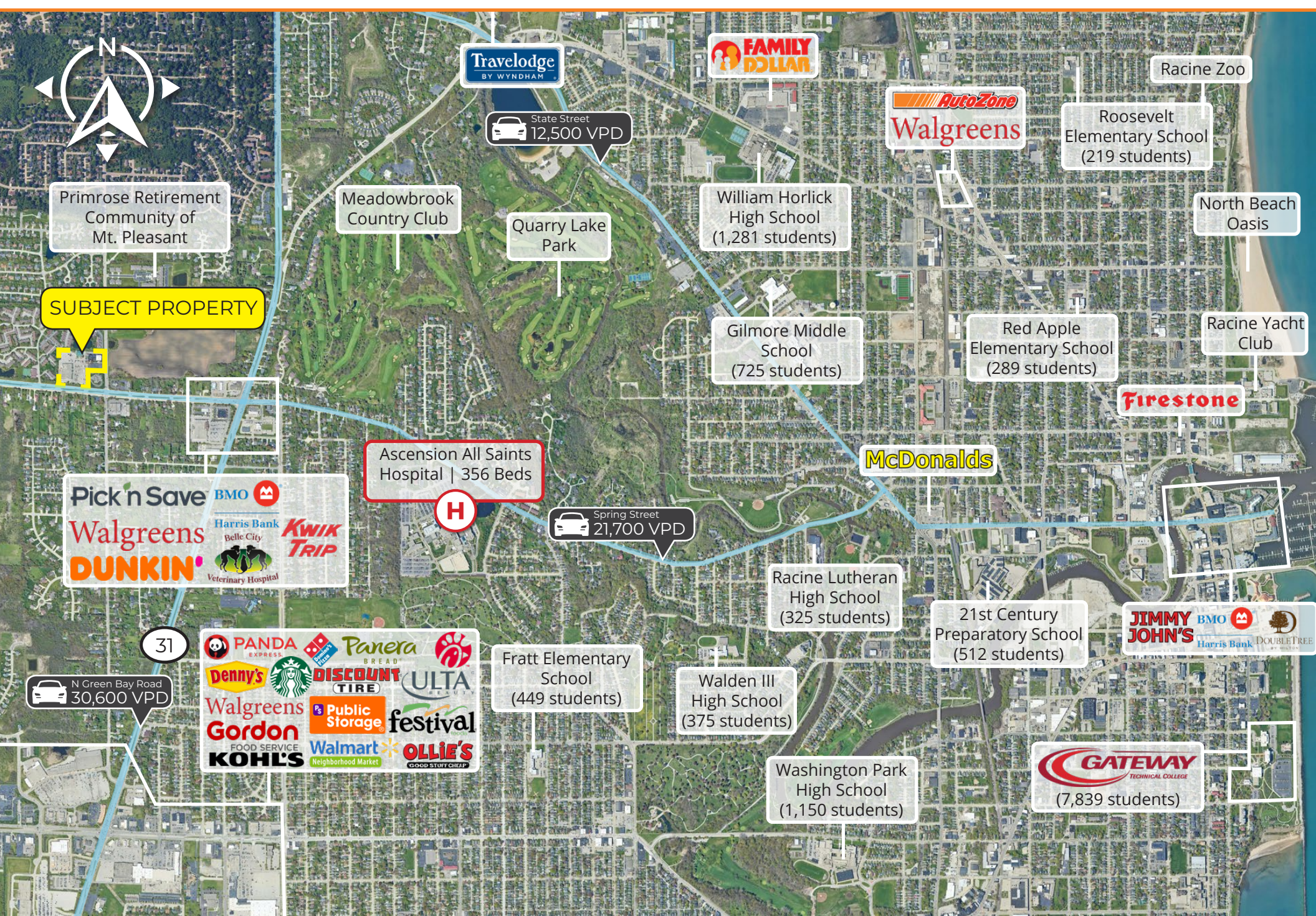


S Newman Road
4,900 VPD

Ascension All Saints
Hospital | 356 Beds



AERIAL



SITE PLAN



VILLAGE IN RACINE COUNTY, WISCONSIN

- 30 miles south of Milwaukee, Wisconsin
- 60 miles north of Chicago, Illinois

MICROSOFT IS BUILDING THE “WORLD’S MOST POWERFUL AI DATACENTER” IN MOUNT PLEASANT

- On track to complete construction and bring AI data center online in early 2026
- This project cost \$3.3 billion
 - › Microsoft pledged an additional \$4 billion to be spent in the next three years to build a second data center in Wisconsin
- Employed 3,000 construction workers and will employ 500 full-time employees once open
- First 700,000 SF data center facility was completed in 2026
- Four data centers are currently under construction
 - › 600,000 SF data center scheduled for completion in August 2026
 - › 210,000 SF data center scheduled for completion in September 2026
 - › 300,000 SF data center scheduled for completion in July 2026
 - › 600,000 SF data center scheduled for completion in November 2026
- [Click here to learn more](#)

HEALTHCARE

- Served by Aurora Medical Center – Mount Pleasant | A regional medical campus providing hospital and specialty care to Mount Pleasant and surrounding communities
 - › 60 patient beds, 12 ICU beds and 5 operating rooms

EASILY ACCESSIBLE

- 14 miles north of Kenosha Regional Airport
- 38 miles to Milwaukee Mitchell International Airport
 - › Most visited airport in Wisconsin (Placer.ai)
 - › 6.5 million passengers in 2025 (Placer.ai)
- Bus service along Durand Avenue | Belle Urban System (Routes 1 & 7)

NEARBY UNIVERSITIES AND COLLEGES

- 8 miles to Carthage College | 2,800 students
 - › Consistently ranked among the best regional colleges in the Midwest by U.S. News & World Report and named a Best Regional College by The Princeton Review
- 4 miles to University of Wisconsin–Parkside | 3,925 students

TOP NEARBY ATTRACTIONS

- Fourteen parks with over 300 acres of green space
 - › Parks host community events including Movies Under the Stars, food truck events, and the annual Kraut Fest music festival
- Home to the Pike River Pathway and Caledonia–Mount Pleasant Memorial Park

NEW DEVELOPMENTS

- Springs at Mount Pleasant | 280-unit apartment building, set to finish construction in April 2026
- Educators Credit Union HQ | 42,000 SF office was built in 2025
- 204,594 SF warehouse was built in 2023
- Scooter’s Coffee | 627 SF freestanding retail was built in 2023
- 4,000 SF car wash was built in 2023

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____

36 _____

37 _____

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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Association Drafted by Attorney Debra Peterson Conrad



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