

SINGLE TENANT NNN

RETAIL INVESTMENT OPPORTUNITY

jiffylube®



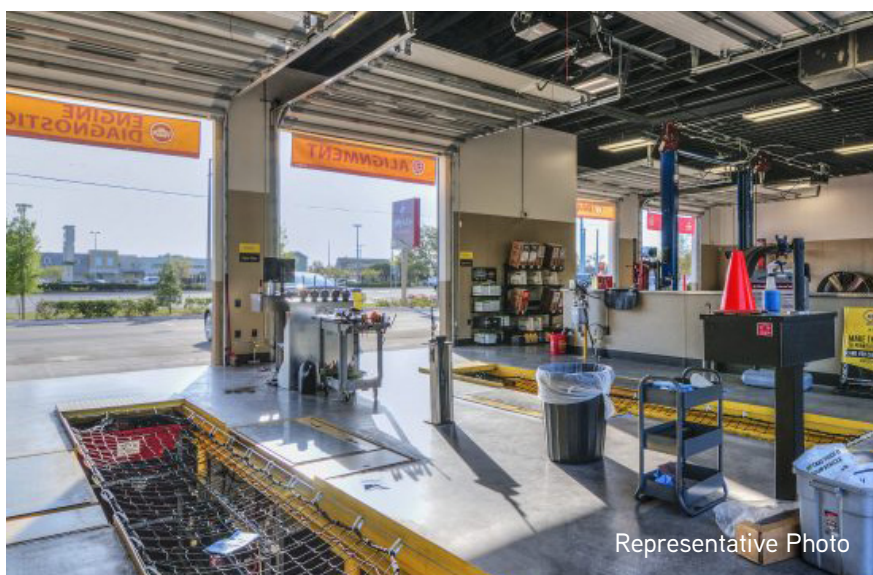
EXECUTIVE SUMMARY

Colliers International | Wisconsin is pleased to present the opportunity to acquire a **single tenant net leased Jiffy Lube** in Madison, Wisconsin. Jiffy Lube has operated here since 2003 and has 3+ years remaining on its original 20 year lease term. The lease calls for **four, five-year options at 10% increases** every five years.

Jiffy Lube is well **located along** busy McKee Rd in Madison, the capital of Wisconsin, and just miles east of the McKee Rd and Highway 151 interchange. Highway 151 intersects with the Beltline Highway just two miles north of the subject property. The Beltline Highway is one of the major arterials in Madison, providing access to Interstate 90 and the affluent Madison suburbs. The building sits near the **light-controlled intersection** of McKee Road and Maple Grove Dr. Nearby retailers include Walgreens, Pick 'n Save, Target, Hy-Vee, Aldi, Taco Bell, Pizza Hut, Verizon and much more.

KEY FEATURES/HIGHLIGHTS

- Operating Jiffy Lube for the past **15 years**
- Absolute Net Lease with **zero landlord responsibilities**
- Great **visibility and access** from Beltline Highway and McKee Rd
- **Adjacent national retailers** include Pick 'n Save, Walgreens and Kwik Trip
- Traffic counts of **17,000** vehicles per day on McKee Rd and **4,600** vehicles per day on Maple Grove Drive
- **Renewal options** totaling up to **25 additional years** with 10% rent increases with each option



PROPERTY DESCRIPTION

| | | | | | | | |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|----------------|-----------|-----------|------------|
| Address: | 3140 Maple Valley Dr Madison, WI 53719 | | | | | | |
| Building Type: | Retail | | | | | | |
| Gross Building Area: | 4,041 SF | | | | | | |
| Lot Size: | 0.48 AC (per tax records) | | | | | | |
| Year Built: | 2003 | | | | | | |
| Zoning: | CC-T, Commercial Corridor - Transitional District | | | | | | |
| Tax Key: | 060801310214 | | | | | | |
| Traffic Counts: | <table> <tr> <td>McKee Rd</td><td>17,000 VPD</td></tr> <tr> <td>Maple Grove Dr</td><td>4,600 VPD</td></tr> <tr> <td>US 151/18</td><td>79,900 VPD</td></tr> </table> | McKee Rd | 17,000 VPD | Maple Grove Dr | 4,600 VPD | US 151/18 | 79,900 VPD |
| McKee Rd | 17,000 VPD | | | | | | |
| Maple Grove Dr | 4,600 VPD | | | | | | |
| US 151/18 | 79,900 VPD | | | | | | |

PRICING

\$1,199,000
(\$296.71 PSF, 8.83% cap)

OBTAIN COPY OF OFFERING MEMORANDUM

CONTACT US

ADAM CONNOR
Senior Vice President | WI
(414) 278-6838
adam.connor@colliers.com

HEATHER DORFLER
Financial Analyst, Cap. Markets Advisor | WI
(414) 278-6866
heather.dorfler@colliers.com



COLLIERS INTERNATIONAL
833 E Michigan Street
Suite 500
Milwaukee, WI 53202
www.colliers.com/wisconsin

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.