

AutoZone

Muskego (Milwaukee), WI

Purchase Price: **\$2,066,086**

Cap Rate: **5.75%**

Stan Johnson Company is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase an Absolute NNN, fee-simple condominium interest in the AutoZone portion of the retail center located at S79W18907 Janesville Rd in Muskego, WI (the "Property"). The Property is located on Janesville Road directly next to a highly-trafficked Walgreens property and is approximately 20 miles southwest of downtown Milwaukee.

Property Photo



[Click Here for Website & Full Offering Memorandum](#)



Property Synopsis

AutoZone Parts Inc., occupies 7,341 square feet of the retail center. AutoZone's original 20-year lease was set to expire on April 30th of 2026, but earlier this year they agreed to extend their lease for an additional 5-years, extending the lease until May of 2031. AutoZone currently has 10 years of term remaining that includes a 5% rental increase in May of 2026, followed by four (4), 5-year option periods. The lease features 10.00% rental escalations at the beginning of each option period. Additionally, the lease is Absolute NNN, featuring zero Landlord responsibilities for capital expenses for the duration of the term.

Investment Highlights

- 10 Years of Base Term - Recent Lease Extension
- Stable Investment Grade Tenant | BBB/Stable (S&P)
- Base Term Rent Escalations
- Absolute NNN Condo Interest
- Highly Visible, Easily Accessible Location
- Newly Constructed Janesville Road in Highly Trafficked Area

Offered Exclusively by

BJ Feller | Managing Director & Partner
bfeller@stanjohnsonco.com
+1 773.727.4285
WI Lic #57176-90

Christian Tremblay | Associate Director
ctremblay@stanjohnsonco.com
+1 312.858.6725

Isaiah Harf | Regional Director & Partner
iharf@stanjohnsonco.com

Pat Weibel | Director
pw@stanjohnsonco.com

Andy Gatchell | Associate Director
agatchell@stanjohnsonco.com

Blaise Bennett | Associate Director
bbennett@stanjohnsonco.com

Mark Lovering | Associate Director
mlovering@stanjohnsonco.com

Jake Hamilton | Associate Director
jhamilton@stanjohnsonco.com

Josh Dicker | Analyst
jdicker@stanjohnsonco.com

Cameron Chandra | Analyst
cchandra@stanjohnsonco.com

Stan Johnson Company

303 East Wacker Drive | Suite 1111
Chicago, IL 60601

11601 Wilshire Blvd | Fifth Floor
Los Angeles, CA 90025

440 Stevens Avenue | Suite 200
Solana Beach, CA 92075

stanjohnsonco.com

