



5740 S PACKARD AVE

Cudahy, WI 53110



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM



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±16,854 SF
GLA



1995
Year Built



±18,500
Vehicles Per Day



NNN
Lease Type

PROPERTY OVERVIEW

- Strong Credit Tenant | CVS is the only investment-grade credit pharmacy (S&P: 888)
- Full CVS corporate guaranty
- NNN | Fee Simple Ownership | No Landlord Responsibilities
- Excellent exposure and visibility along S Packard Ave (±18,500 VPD)
- Located along the border of Milwaukee MSA
- Over 7 years remaining on the primary lease term
- Single-lane "drive-thru" access
- Average Household Income Exceeds \$87,497 Within 3 Miles
- Established location | 18-year operating history
- Large ±1.59 AC parcel with ±65 parking spaces
- ±5.5 miles from the nearest CVS
- ±4.6 miles from General Mitchell International Airport
- Strategically located as the only pharmacy near Lakeshore Medical Clinic (±0.7 miles away)
- Significant e-commerce growth leading to extensive industrial development (ATI, Lucas Milhaupt headquarters)
- Other nearby points of interest include Walmart (±1.0 miles), South Milwaukee High School (±1,000 students)



FINANCIAL SUMMARY



\$2,450,953

LIST PRICE



8.50%

CAP RATE

NET EFFECTIVE CAP RATE

11.41%

TENANT SUMMARY

Tenant Trade Name CVS

Type of Ownership Fee Simple

Lease Guarantor CVS

Lease Type NNN

Landlords Responsibilities None

Original Lease Term 25 Years

Rent Commencement Date 12/1/2006

Lease Expiration Date 1/31/2032

Term Remaining on Lease ±7.58 Years

Increases None

Options Ten, 5-Year Options

ANNUALIZED OPERATING DATA

	ANNUAL RENT	CAP RATE
Current - 1/31/2032	\$216,194	8.50%
1/1/2029 - 1/1/2032	Rent Holiday	Seller to provide rent credit at closing for rent holiday
Option 1 - 10 5 Years	Fair Market Value	





TENANT OVERVIEW

As America's leading health solutions company, they deliver care like no one else can. And they do it all with heart, every day. A purpose-driven company, they're making healthier happen together with millions of patients, members and customers. They reach more people and do more to improve the health of their communities thanks to their local presence, digital channels and dedicated colleagues. They're taking on many of the country's most pressing health care issues, working to deliver the accessible, affordable, human-centered care that Americans want and need.

CVS Health Corp. engages in the provision of health care services. It operates through the following segments: Pharmacy Services, Retail or Long Term Care, Health Care Benefits, and Corporate. The Pharmacy Services segment offers pharmacy benefit management solutions. The Retail or Long Term Care segment includes selling of prescription drugs and assortment of general merchandise.

HEADQUARTERS
Woonsocket, RI

YEAR FOUNDED
1963

OF LOCATIONS
±9,636

 WHITNALL GARDEN APARTMENTS
38 UNITS

 RIDGEVIEW APARTMENTS
180 UNITS

Pick n Save
petco
WING-STOP
Hardee's
Mobil

value
village
NORTH
SHORE
BANK
DQ
**THINK
LIMO**

Smithfield
CULINARY

CHASE



Authentic Automotive
CUDARY
**S&P Twisted
PLANTS**
Superior
Health
Linens
Speedway


MILWAUKEE MITCHELL
INTERNATIONAL
AIRPORT


STORAGE
Rentals of America

Pete's
PIZZA
& Grill

 **BERG**

FedEx
Ground

MIDAS Valvoline
TRUSTONE
FINANCIAL
bp **MONEY
PASS**
**Arockitcoin
VILTER**

 **ATI**

 PARKVIEW ELEMENTARY
168 STUDENTS

FAMILY DOLLAR
Prime Financial
CREDIT UNION
**Auto
Zone** THE SALVATION ARMY
JOANN
UNITED STATES
POSTAL SERVICE

ASGARD
AUTOMOTIVE
milwaukee
Cylinder
ace worldwide
ELITE RELOCATION SERVICES
**StoneOak
LANDSCAPES**

CUBESMART
self storage
**ANYTIME
FITNESS**
**SHERWIN
WILLIAMS**
**boost
mobile**

 **CVS**
pharmacy®

 **Speedway**

Walgreens

 **McDonald's**

 LAKESHORE TOWER APARTMENTS
209 UNITS

794

± 27,500 VPD

PACKARD AVE ± 18,500 VPD

S PENNSYLVANIA AVE

AREA OVERVIEW

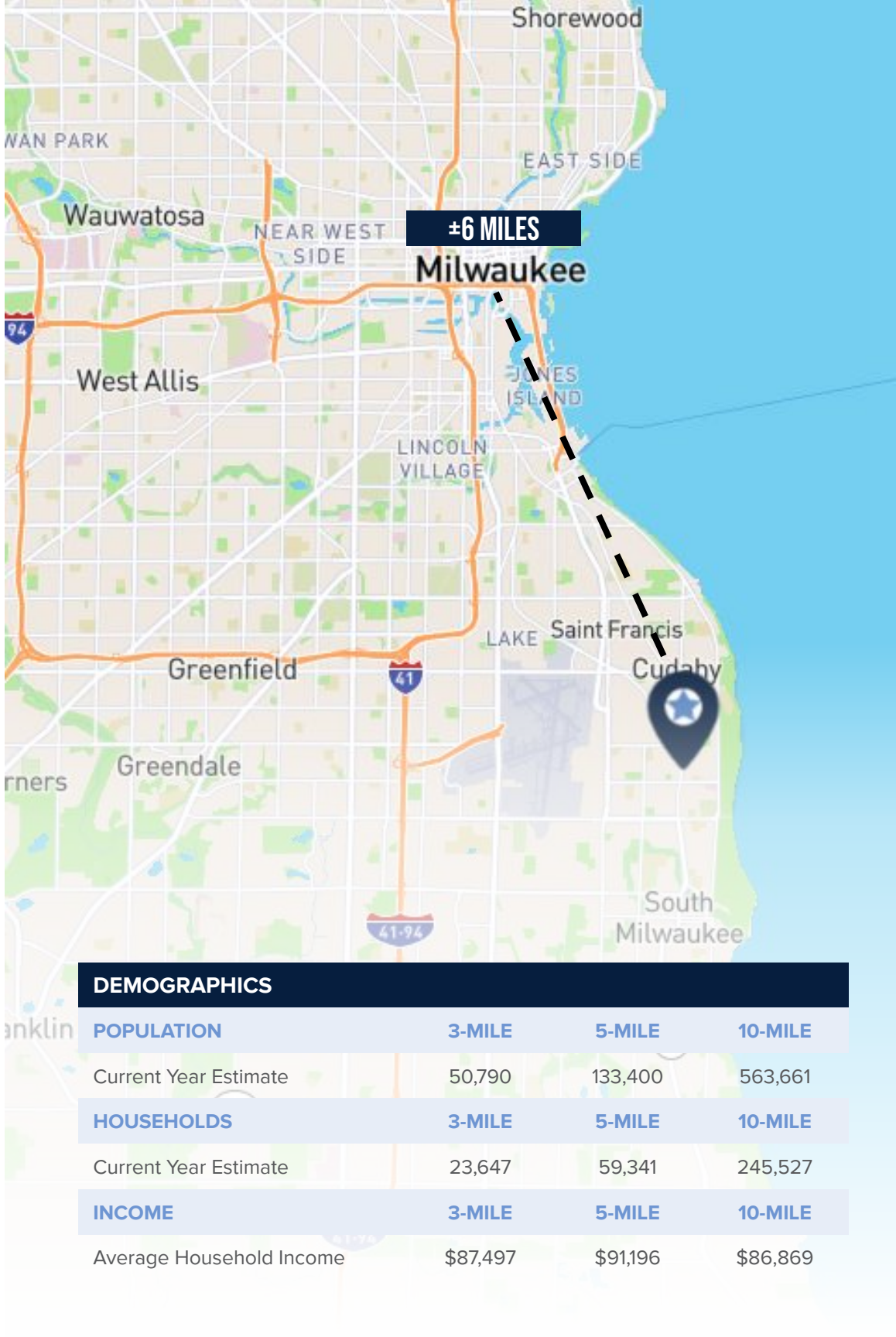
CUDAHY, WI

Cudahy, Wisconsin, is a small city located in Milwaukee County, just south of downtown Milwaukee. Established in the late 19th century, Cudahy has a rich industrial heritage, primarily known for its meatpacking industry. The city's history is closely tied to the Cudahy family, particularly Patrick Cudahy, who founded the Cudahy Brothers Company. This company became a significant employer and shaped much of the city's early development. Today, the city maintains its historical roots while evolving into a diverse and dynamic community.

The economy of Cudahy is a blend of its industrial past and a growing service sector. While manufacturing remains a key component, the city has diversified over the years. The local economy is supported by small businesses, retail, and healthcare services, offering a variety of employment opportunities to residents. The city also benefits from its proximity to Milwaukee, providing easy access to the larger metropolitan area's resources and job market.

Cudahy is known for its tight-knit community and family-friendly atmosphere. The city boasts several parks and recreational areas, including Sheridan Park, which offers stunning views of Lake Michigan, walking trails, and picnic areas. The community is also home to a number of local festivals and events throughout the year, fostering a strong sense of togetherness among residents. Cudahy's schools and public services further enhance the quality of life, making it an attractive place for families and individuals seeking a small-town feel with big-city conveniences nearby.

Cudahy's location along Lake Michigan offers residents and visitors scenic waterfront access, contributing to the city's appeal as a place to live and visit. The lakefront area provides opportunities for outdoor activities, such as fishing, boating, and hiking, making it a popular destination for outdoor enthusiasts. The combination of natural beauty, historical charm, and modern amenities positions Cudahy as a unique and inviting community within the Milwaukee metropolitan area.



MILWAUKEE, WI, MSA

Situated on Lake Michigan in southeastern Wisconsin, the Milwaukee metropolitan area is the largest metropolitan area in the state with a population of over 1.5 million residents. It is a part of the Great Lakes Megalopolis and draws commuters from outlying areas such as Madison, Chicago, and the Fox Cities. Encompassing Milwaukee, Waukesha, Washington, and Ozaukee Counties, Metro Milwaukee covers ±1,460 square miles by land area. The metro area's economy has been evolving from that of the goods-producing industry to one that is more service-based. Most of its workforce continues to be in manufacturing, although recent job growth has largely been in the service-providing sector.

ECONOMY

Milwaukee's central location and well-educated workforce are what attracts many company headquarters to the area. Several Fortune 500 companies are headquartered in the Metro Milwaukee area such as Johnson Controls Inc., Northwestern Mutual, ManpowerGroup, Kohl's Corp., Rockwell Automation, Harley-Davidson Inc., WEC Energy Group, and Fiserv. Companies with operations in Milwaukee are leaders in industries such as finance, manufacturing, insurance, and data processing. As a commercial and cultural center for Wisconsin, the city of Milwaukee is the largest city in the state. Many Fortune 500 companies have corporate headquarters established in this self-sufficient city. Milwaukee has several tourist attractions such as the Milwaukee Art Museum, the Harley-Davidson Museum, and Miller Park. Milwaukee is home to four professional sports teams: Milwaukee Brewers, Milwaukee Bucks, Milwaukee Admirals, and Milwaukee Wave. Over 13 colleges and universities are located in Milwaukee with most students studying at the University of Wisconsin-Milwaukee.



UNIVERSITY OF WISCONSIN-MILWAUKEE – UWM

Founded in 1956, the University of Wisconsin-Milwaukee is a public urban research university located just blocks away from Lake Michigan in Milwaukee. Currently, over 24,700 students attend the university. The university has 15 schools that offer over 200 academic programs. UW-Milwaukee is known for being the home of Wisconsin's largest collaboration of health sciences, nursing, and public health programs through its Partners for Health initiative. UWM is also one of the nation's top 131 research universities as recognized by the Carnegie Classification of Institutions of Higher Education.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5740 S Packard Ave, Cudahy, WI, 53110** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



EXCLUSIVELY LISTED BY

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REAL ESTATE INVESTMENT SERVICES