



**S73 W16730 JANESVILLE ROAD  
MUSKEGO, WISCONSIN 53150**



### PROPERTY INFORMATION

The property is well located on Janesville Road in Muskego, Wisconsin. There is one point of ingress and egress from Janesville, a primary commercial thoroughfare in the area. Pizza Hut shares its entrance drive with the adjacent Arby's. The property features its own parking lots with ample space. The site is located across from the Muskego Public Library and Aurora St. Luke's Muskego medical center. To the north and south of Janesville road are residential neighborhoods. Adjacent retailers include: Mobil, Pick 'n Save shopping center, Blockbuster Video, US Post Office, St. Francis Bank, Marathon Oil, Jerome Drugs, US Bank, Burger King and Sherwin Williams. Janesville Road has an average daily traffic count of 11,100 vehicles per day.

### NET LEASE PRO-FORMA

<b>Purchase Price:</b>	\$678,493
<b>CAP Rate:</b>	7.50%
<b>Annual Income Years 1-5:</b>	\$50,887
<b>Yield:</b>	7.50%
<b>Annual Income Years 6-10:</b>	\$55,976
<b>Yield:</b>	8.25%
<b>Average Yield Years 1-10:</b>	7.87%

### 2006 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,479	25,287	63,207
<b>Households</b>	1,958	8,962	23,165
<b>Housing Units</b>	2,069	9,608	24,784
<b>Ave. HH Income</b>	\$73,224	\$85,511	\$84,607
<b>Median Age</b>	38.0	40.1	41.0
<b>No. Employees</b>	1,151	7,443	22,502

### AREA INFORMATION

The City of Muskego is located in County, Wisconsin fifteen miles southwest of downtown Milwaukee. Muskego is easily accessible from Interstate 43 by way of Racine Avenue. Janesville Road is one of the primary commercial corridors in the City of Muskego and is considered the core of the downtown. The road is on the Waukesha County capital budget books to be reconstructed from Moorland Road to Racine Avenue in the near future. The City of Muskego has a significant role in the reconstruction process which is expected to revamp Muskego's downtown area.