

SILVER

TERRACE CENTER



**100% LEASED UNANCHORED STRIP CENTER
IN MILWAUKEE'S DENSE NORTHWEST SIDE**



Jones Lang LaSalle Americas, Inc.

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Silver Terrace Center (the “Property”) – a 21,325 square foot, 100% leased strip center located in Milwaukee, Wisconsin. The property is anchored by AutoZone, and the remainder of the rent roll is comprised of daily needs tenancy to provide goods and services to the dense surrounding area. Two tenants, JAD Foods and Little Leaders, recently extended at the center for ten years, bringing the weighted average lease term at the center to 7.5 years which provides investors with stability and diversified cash flow through their hold period.





SILVER TERRACE CENTER OVERVIEW:

Address:	5821-5865 W Silver Spring Dr, Milwaukee, WI 53218
Total GLA:	21,325
Occupancy:	100%
Tenants	Autozone, MetroPCS, JAD Foods, Professional Nails, Little Leaders, D&B Professional Services
Acres:	+/- 1.33 Acres
Year Developed/Renovated	1954/2011
In-Place NOI	\$251,573
Asking Cap Rate	7.96%



INVESTMENT HIGHLIGHTS:


21,325 SF
 
6 TENANT SUITES



INCOME DIVERSIFICATION
 WITH INVESTMENT GRADE
ANCHOR TENANT



RECENT LEASING MOMENTUM:
 JAD FOODS & LITTLE LEADERS
 RECENTLY EXTENDED THEIR TERMS
 FOR TEN YEARS THROUGH 2030.



100%

RENT COLLECTIONS
 THROUGH GLOBAL PANDEMIC

2.6%

10 YEAR CAGR

7.50
**WEIGHTED
 AVERAGE
 LEASE TERM**

**WITHIN
3-MILES:**

148,670
Population

55,627
Households

43,111
Daytime Employees

33
Years Old - Median Age

Westlawn Gardens Development:

75 acre, 958-unit neighborhood with a mix of town homes and apartments.

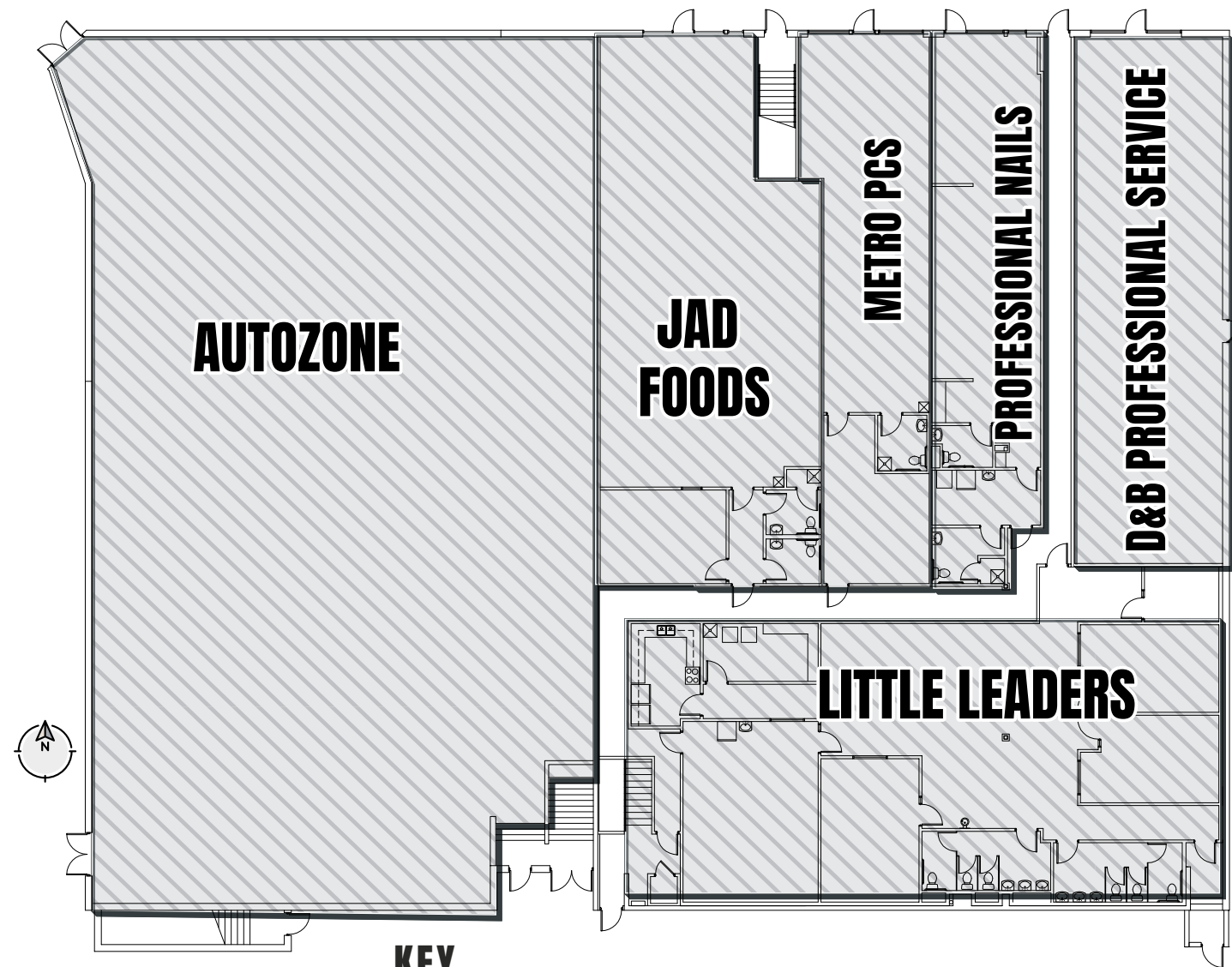
The Development's second phase will be completed in September 2022 with a projected total project cost of \$300+ Million.



MILWAUKEE REGION LARGEST EMPLOYERS

EMPLOYER	EMPLOYMENT	HQ LOCATION
Aurora Health Care®	25,700	Milwaukee
ASCENSION	14,500	Milwaukee
Froedtert & MEDICAL COLLEGE of WISCONSIN	9,700	Wauwatosa
Kroger ROUNDY'S.	8,300	Milwaukee
KOHL'S	7,800	Menomonee Falls
Quad	6,800	Sussex
GE Healthcare	6,000	Waukesha
MEDICAL COLLEGE OF WISCONSIN	5,500	Wauwatosa
Northwestern Mutual®	5,000	Milwaukee
PROHEALTH CARE	4,800	Waukesha
Children's Hospital of Wisconsin	4,500	Wauwatosa
WEC Energy Group	4,300	Milwaukee

SITE PLAN



KEY

TENANT	GLA	% OF GLA	% OF INCOME
Auto Zone	9,520	45%	40%
D&B Professional	1,780	8%	10%
JAD Foods	2,500	12%	15%
Little Leaders	5,000	23%	20%
Metro PCS	1,260	6%	8%
Professional Nails	1,265	6%	7%
Total	21,325	100%	100%

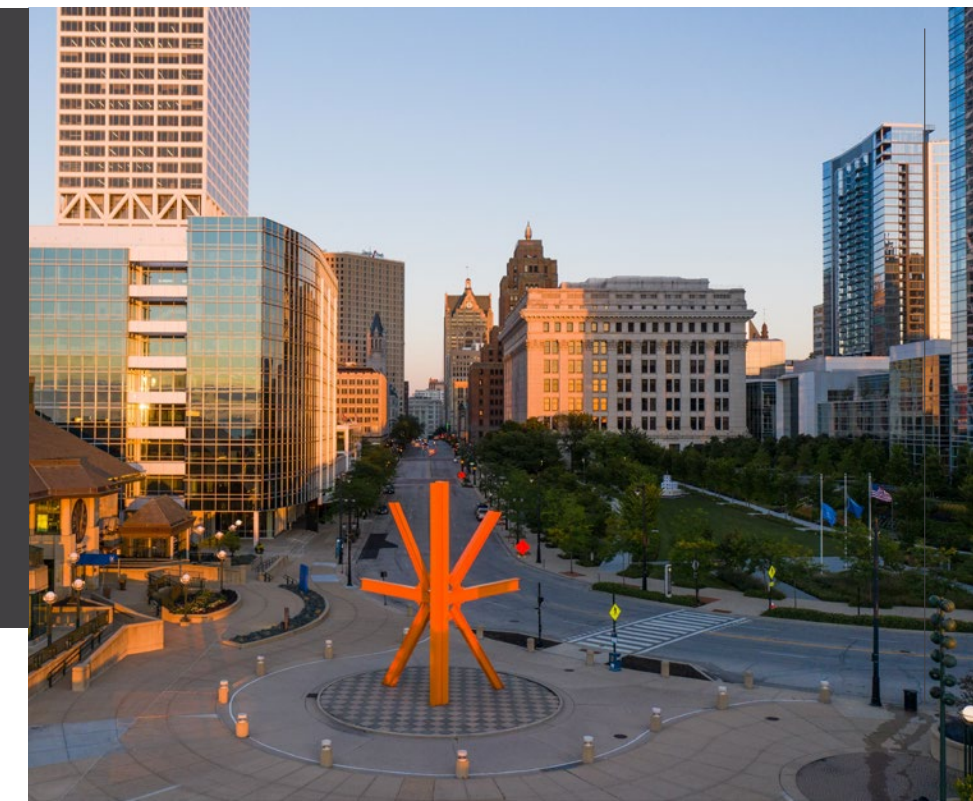


MILWAUKEE, WISCONSIN OVERVIEW

Milwaukee is the largest city in the state of Wisconsin and the fifth-largest city in the Midwestern United States. The seat of Milwaukee County, it is on Lake Michigan's western shore. Milwaukee is the main cultural economic center of the Milwaukee metropolitan area. It is the fourth-most densely populated metropolitan area in the Midwest, surpassed only by Chicago, Minneapolis-St. Paul, and Detroit respectively.

SILVER TERRACE CENTER DEMOGRAPHIC SUMMARY

	1-MILE	3-MILES	5-MILES
Population	19,237	148,670	351,831
Households	6,683	55,627	134,459
Daytime Employees	2,760	43,111	142,941
Median Age	29	33	34
Average Household Income	\$44,507	\$51,668	\$64,651
Average Home Value	\$93,737	\$130,940	\$198,761



CONTACTS

INVESTMENT ADVISORY

AMY SANDS

Managing Director
JLL Capital Markets
+1 312 980 3613
amy.sands@am.jll.com

CLINTON MITCHELL

Managing Director
JLL Capital Markets
+1 312 980 3619
clinton.mitchell@am.jll.com

LARRY KILDUFF

Executive Vice President
License #: WI - 43707-90
+1 414 944 2133
larry.kilduff@am.jll.com

MICHAEL NIEDER

Associate
JLL Capital Markets
+1 312 300 7291
michael.nieder@am.jll.com

MOHSIN MIRZA

Senior Analyst
JLL Capital Markets
+1 312 228 2867
mohsin.mirza@am.jll.com

KIRSTEY LEIN

Analyst
JLL Capital Markets
+1 312 980 3610
kirstey.lein@am.jll.com

DEBT & FINANCE

CHRISTOPHER KNIGHT

Senior Director
JLL Capital Markets
+1 312 980 3603
christopher.knight@am.jll.com



150 North Riverside Plaza | Suite 2500 | Chicago, IL 60606

www.us.jll.com/capitalmarkets

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