

# SILVER

## TERRACE CENTER



**92% 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, 92% 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 7.11 years which provides investors with stability and diversified cash flow through their hold period.



## **SILVER TERRACE CENTER OVERVIEW:**

<b>Address:</b>	5821-5865 W Silver Spring Dr, Milwaukee, WI 53218
<b>Total GLA:</b>	21,325
<b>Occupancy:</b>	92%
<b>Tenants</b>	Autozone, MetroPCS, JAD Foods, Professional Nails, Little Leaders
<b>Acres:</b>	+/- 1.33 Acres
<b>Year Developed/Renovated</b>	1954/2011
<b>In-Place NOI</b>	\$216,535
<b>Asking Cap Rate</b>	7.25%





# INVESTMENT HIGHLIGHTS:



**21,375**  
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

**4.1%**   
10 YEAR CAGR

**7.11**  
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.





# DOWNTOWN MILWAUKEE

Hampton  
Public  
School

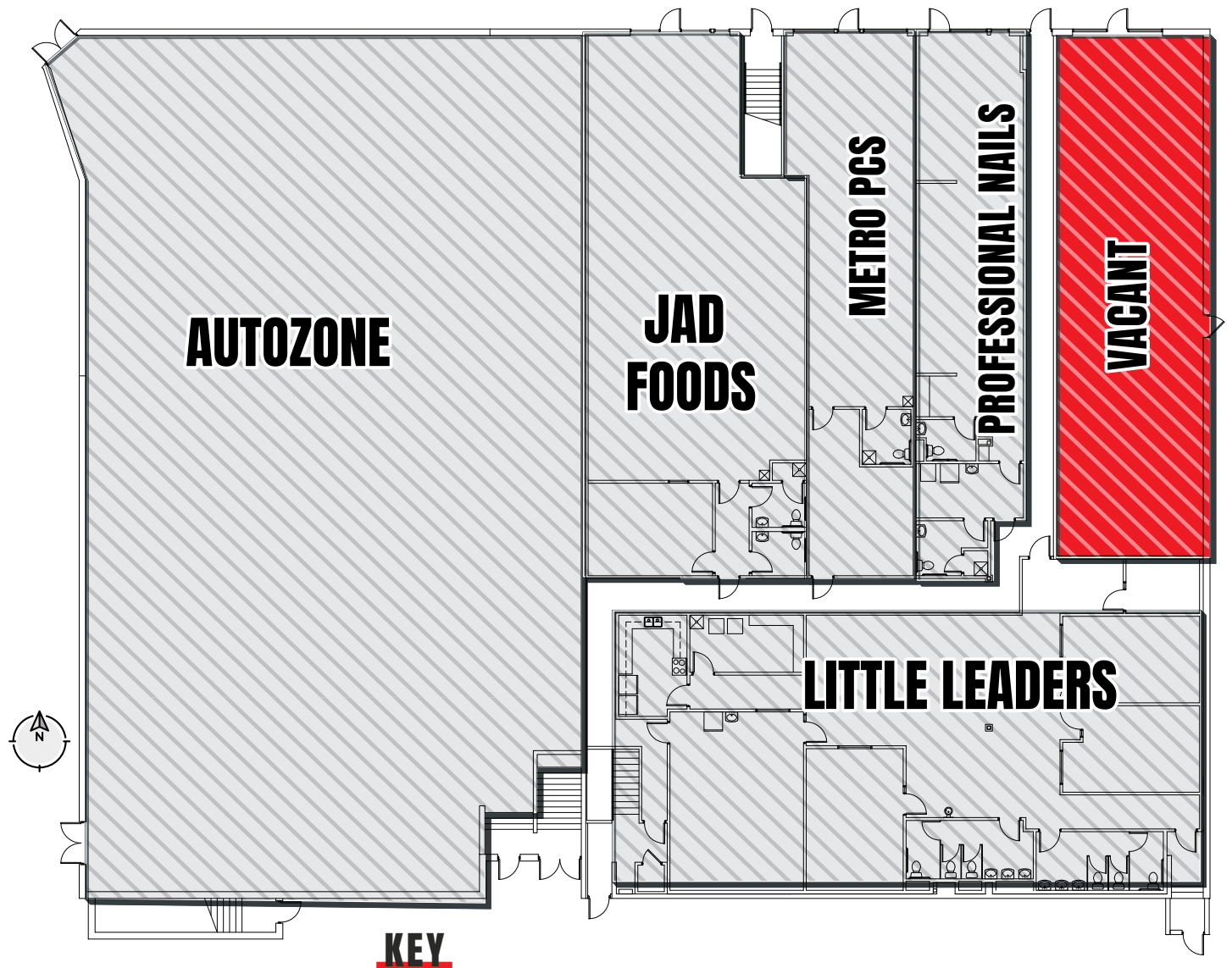
Westlawn  
Gardens

Yes  
DOLLAR.  
brings  
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## 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  ROUNDYS®	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%	45%
JAD Foods	2,500	12%	16%
Little Leaders	5,000	23%	23%
Metro PCS	1,260	6%	8%
Professional Nails	1,265	6%	8%
<b>Total</b>	<b>19,545</b>	<b>92%</b>	<b>100%</b>





# 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



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