



Lake Geneva Commons



 **ALDI** **petco** *HomeGoods*

AFFLUENT MIDWEST VACATION DESTINATION | LAKE GENEVA, WI

The Offering

Lake Geneva Commons is a 100% occupied, 51,369 square foot grocery and retailer anchor asset in the popular tourist destination of Lake Geneva, WI. The center is comprised of three national tenants; Aldi, HomeGoods, and Petco. Lake Geneva Commons is located 1.5 miles from downtown Lake Geneva, a year-round tourist and vacation hotspot known for its lakeside attractions. Featuring a complementary mix of grocery, home goods, and pet supply retail concepts, Lake Geneva Commons is well situated to support both residents and tourists.

NOI:

+/- \$650,000

PURCHASE PRICE:

\$9,625,000

CAP RATE:

6.75%



Property Overview



PROPERTY ADDRESS
200 N Edwards Boulevard,
Lake Geneva, WI



COUNTY
Walworth County



PROPERTY SIZE (GLA)
51,369



PROPERTY SIZE (ACRE)
5.36 AC



OCCUPANCY
100%



YEAR 1 NOI
+/- \$650,000

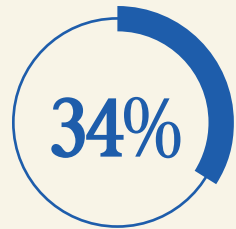


YEAR BUILT / RENOVATED
1989/2006



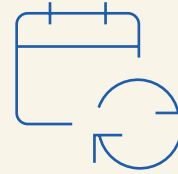
Investment Highlights

100% NATIONAL TENANCY

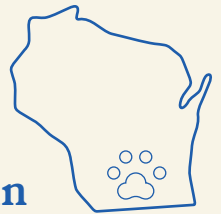


of Income
Contributed
from Grocer

Recent 5-Year Renewal
with HomeGoods
bringing Term to 2030



#1 Most Visited
Petco in the
State of Wisconsin



**DOMINANT RETAIL CORRIDOR LOCATED DIRECTLY
OFF US-12 (VPD: 21,700) & WI-50 (VPD: 18,600)
ZERO BOX AVAILABILITY WITHIN 10-MILE RADIUS**

Adjacent to dominant national retailers
which draw approximately 4M synergistic consumers annually



Limited availability in submarket provides tenant “stickiness” and upward pressure on rents

- 0.2% vacancy rate in 5-mile radius
- Less than 50,000 sf of retail developed since 2018 in 5-mile radius

IDEAL TENANT SPACING

Aldi - Nearest Location 12.5 Miles

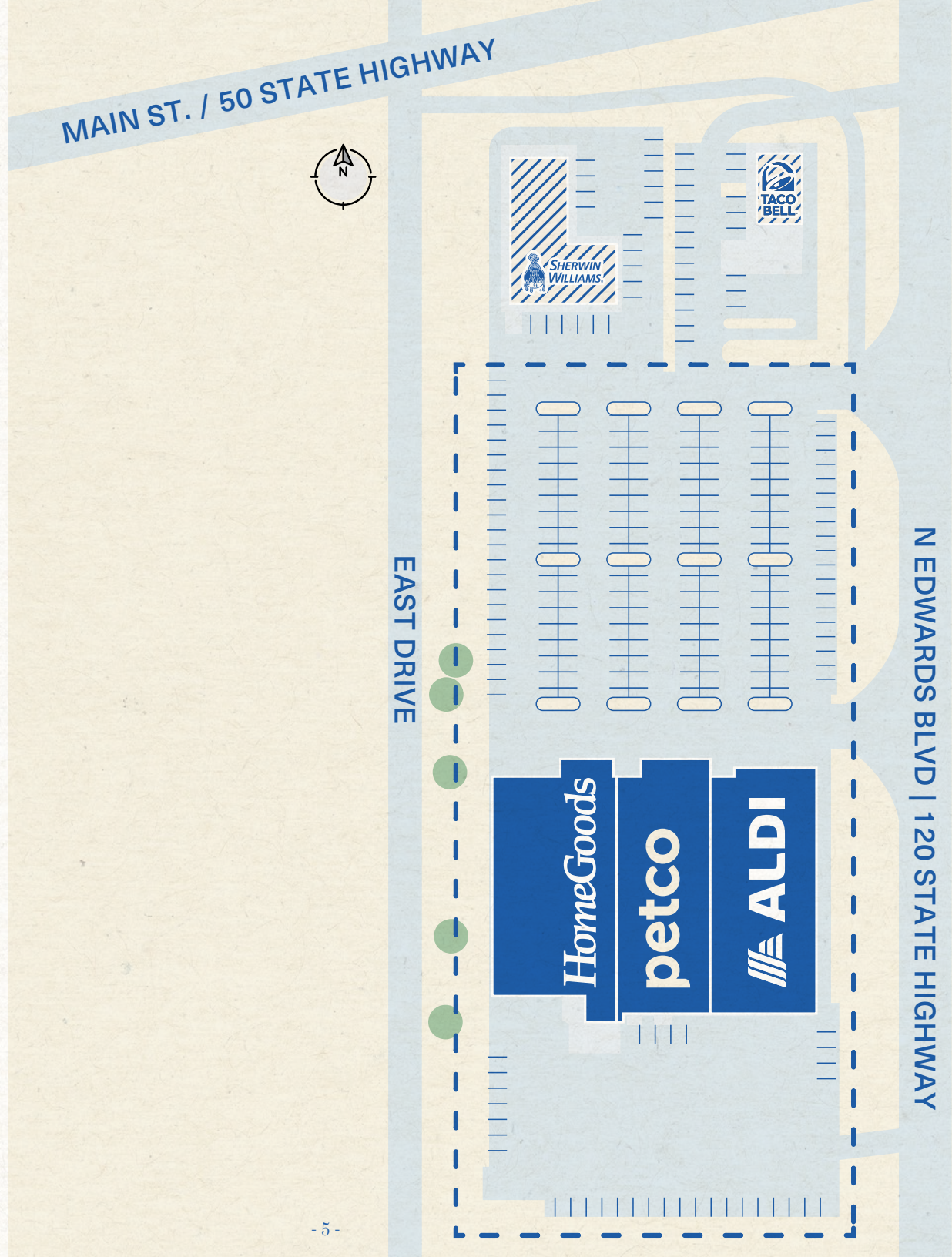
Petco - Nearest Location 18 Miles

HomeGoods - Nearest Location 20 Miles

**\$560,000
Median Lake
Geneva Home Value**



PERCENT OF INCOME BREAKDOWN



Lake Geneva - Midwest's Summer Destination

Lake Geneva is a popular vacation and tourist destination in Walworth County, Wisconsin, known for its scenic beauty and recreational opportunities. The Lake Geneva Region, which encompasses three major recreational lakes (Geneva Lake, Delavan Lake, and Lake Como), set a record in 2022 with \$503M in direct visitors spending, accounting for 75% of Walworth County's total tourism revenue. The region attracts visitors from major Midwestern cities like Chicago, Milwaukee, and Madison and offers a wide range of amenities and activities that have earned recognition from prestigious travel publications such as Conde Nast Traveler and Travel and Leisure Magazine.

\$675M in direct visitor spending
(Walworth County)

+7,000 jobs accounted for tourism

Tourism generated \$70.9M in state & local taxes
countywide in 2022

Consistently ranks 6th in state of Wisconsin for direct
tourism expenditures

#5 Best Small Midwest Towns
(Spectrum News)





Downtown
Lake Geneva

Lake Geneva
Public Beach

Lake Como

WI-50 (Main Street) VPD: 18,600



DUNKIN' SUBWAY Evergreen

Mercyhealth

SHERWIN WILLIAMS ROSATT'S

TACO BELL

QDOBA noodles verizon

Walgreens

THE HOME DEPOT

TJ-MAXX

JOANN

Great Clips T-Mobile

target BEST BUY SALLY BEAUTY maunices K.A.Y. JEWELS

Starbucks MOD at&t

BUONA RAINBOW CONE

Walmart Supercenter

US-12 (Iron Bridge Memorial Highway) VPD: 21,700

City	Distance (Miles)	Drive Time
Milwaukee	55	55 Min
Madison	75	1 Hour 20 Min
Chicago	80	1 Hour 50 Min

Tenant Overview



LEASE COMMENCEMENT DATE: MAR-15

LEASE EXPIRATION DATE: SEP-30

% OF INCOME: 33%

PARENT COMPANY: TJX COMPANIES

MOODY'S LONG TERM CREDIT A2

FORTUNE RANKINGS: #80

NASDAQ: TJX

HomeGoods is a furnishings company that operates under the TJX Companies umbrella. Operating about 930 stores across 47 states and Puerto Rico, HomeGoods offers a vast selection of stylish and affordable home decor and furniture.

TJX Companies is a global off-price retailers that owns and operates a variety of popular brands including TJ Maxx, Marshalls, HomeGoods, Sierra Trading Post, and HomeSense. With 6,000 stores in nine countries, TJX Companies is the leading discount retailer in the US and worldwide.

TJX COMPANIES CORPORATE OVERVIEW:

- FY 2025 sales increased 4% YoY to \$56,360,000,000
- Comparable store sales grew 4% for full year
- Gross margin improved 70 bps to 30.6% for FY25
- EBITDA grew 10% with FY25 EBITDA margin expanding 70 basis point to 13.5%
- Added 131 net new stores during FY25
- Increased long-term store potential to 7,000 stores, up from 6,300 previously



LEASE COMMENCEMENT DATE: NOV-16

LEASE EXPIRATION DATE: MAR-32

% OF INCOME: 34%

ALDI is a German-found hard discount grocery chain with a significant process in the United States. The company is known for its low prices and high concentration of private label products. ALDI is the third-largest grocery retailer in the US, trailing only Walmart and Kroger.

ALDI CORPORATE INTERVIEW:

- ALDI is investing \$9B to add 800 stores by 2028, bringing total US store count to around 3,200
- Estimated revenues increased to about \$28B in 2023
- ALDI recently acquired Southeastern Grocers (SEG), including about 400 Winn-Dixie and Harvey's Supermarket locations to support southeast expansion
- The Company recently completed a \$1.6B remodeling project, improving about 1,300 stores



LEASE COMMENCEMENT DATE: DEC-13

LEASE EXPIRATION DATE: JAN-28

% OF INCOME: 33%

NASDAQ: WOOF

Petco is a pet specialty retailer operating over 1,398 locations across US, Canada, Mexico, and Puerto Rico. The company also operates approximately three hundred full-service vet hospitals and offers pet products and services through physical locations and online.

PETCO CORPORATE OVERVIEW:

- FY 2024 Sales: \$6,116,500,000
- 4Q Comparable Store Sales Growth of 0.5%
- Petco recently three new executives were appointed to the leadership team in Feb. 2025, including a new CFO





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