

## NET LEASE INVESTMENT TEAM PRESENTS:

# BED BATH & BEYOND + GORDMANS

7450 GREEN BAY ROAD | KENOSHA, WISCONSIN 53142



## Terms of Sale

**OFFERING PRICE:** \$7,248,396

**CAP RATE:** 7.75%

**NOI:** \$561,751

**RENTABLE SF:** 75,000 SF

- › Endcap of the premier Kenosha shopping center - Additional anchors include Kohls, Petco and OfficeMax
- › High Quality construction - New Roof & HVAC installed
- › Rent Increases in option periods
- › Great visibility to both Green Bay Road and Route 50
- › Property is positioned midway between Chicago and Milwaukee
- › On hard corner of lighted intersection

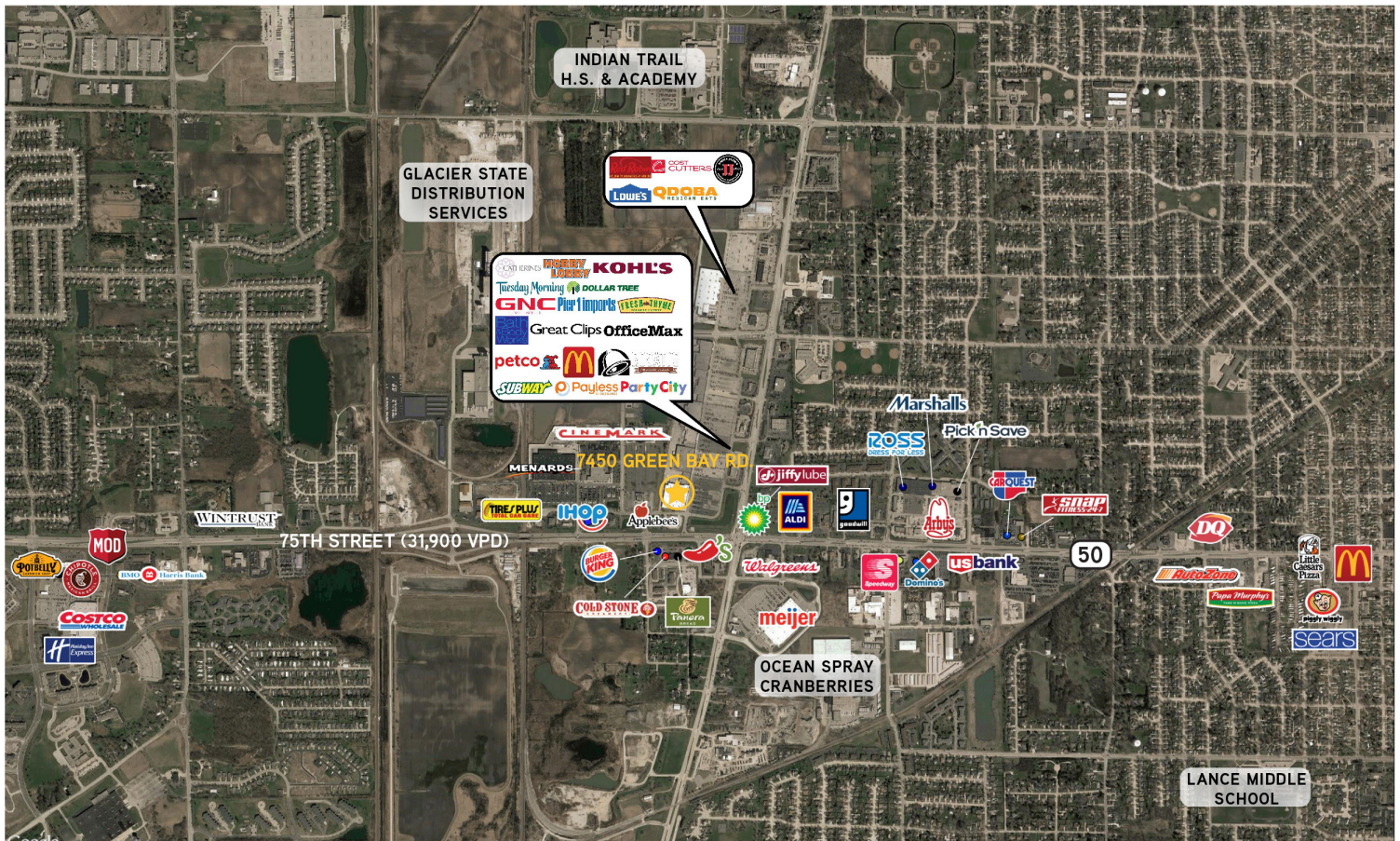
## Contact Us

PETER BLOCK  
847 384 2840  
[peter.block@colliers.com](mailto:peter.block@colliers.com)

RUSS SAGMOEN  
414 278 6810  
[russ.sagmoen@colliers.com](mailto:russ.sagmoen@colliers.com)



## 7450 GREEN BAY ROAD | KENOSHA, WISCONSIN



Please Contact The Net Lease Investment Team of Colliers Chicago:

PETER BLOCK  
[peter.block@colliers.com](mailto:peter.block@colliers.com)

ERIN TORNEY  
[erin.torney@colliers.com](mailto:erin.torney@colliers.com)

JASON YALE  
[jason.yale@colliers.com](mailto:jason.yale@colliers.com)

